

CITY OF POMPANO BEACH
BID PACKAGE SUBMITTAL CHECKLIST

Purchase of Land Parcel Portion of Parcel 4842 27 00 0335

By initialing each item, the Bidder acknowledges the following:

- ☒ 1. A complete set of documents, as detailed below, is included with the bid submittal package to comply with submission requirements.
- ☒ a. Bid Package Submittal Checklist
- ☒ b. Executed Bid Form (one for each folio a bid is submitted for)
- ☒ c. Bid Deposit in the amount of ten percent (10%) of the bid amount. Separate bid deposit is required for each folio bid upon.
- ☒ d. Conceptual plan and written proposal future use and development of the Property
- ☒ e. Written summary of experience, name(s) and contact information of the person(s) who will be authorized to make representations for the Bidder.
- ☒ 2. Bidder acknowledges that the Contract for Sale and Purchase is not subject to modifications or any additional conditions by the Bidder.
- ☒ 3. Bidder acknowledges that due diligence, including contacting the City of Pompano Beach to assess any mitigation for the development of the Parcel is the sole responsibility of the Bidder.
- ☒ 4. Bidder acknowledges that the City will not participate in any mitigation.
- ☒ 5. Bidder acknowledges that this bid submittal is to acquire the northern 56 feet by 30 foot area of Parcel #4842 27 00 0335 in "As Is" condition.
- ☒ 6. Bidder acknowledges development of this parcel must be in accordance with the City of Pompano Beach Zoning Code.
- ☒ 7. Bidder acknowledges requirement to coordinate with City on removal and replacement existing fence and gate as detailed in Bid Specifications.

1998 E Sunrise Blvd Ft Lauderdale, FL 33304
Address

408 221-2539
Phone Number

sportygame1@gmail.com
E-mail Address

By: 
Signature

Joe Kolling Managing Partner
Printed Name and Title

4/24/2019
Date

CITY OF POMPANO BEACH BID FORM

TO: Real Property Division, City of Pompano Beach, Florida

RE: Land Parcel Number: North 56 feet of Parcel 4842 27 00 0335

(A portion of 1549 NW 18 Street, Pompano Beach, FL 33069)

Pursuant to the terms and conditions set forth in this bid package, I offer the following purchase price for the above referenced parcel:

- | | |
|---|-------------|
| 1. Replacement Fence and Gate for Lift Station 101 | \$25,000.00 |
| 2. The Property - North 56 feet of Parcel 4842 27 00 0335 | \$ 1500.00 |
| (A minimum bid amount of \$1,000.00 is required) | |

Bid Grand Total \$ 26500.00

Plans for the use or development of the parcel are: We plan on developing an office/warehouse
park in conjunction with neighboring parcels

Form of payment for purchase: Equity x *Finance _____ Other (specify) _____



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

Paramount Park LLC
Address Line 1
1998 E Sunrise Blvd
Address Line 2
Ft Lauderdale FL 33304
Phone Number
408 221-2539

E-mail Address
sportygame1@gmail.com

By:


Signature

Joe Kolling

Print Name

4/24/2019

Date

This is a binding offer. The purpose of this bid form is to state the amount that you are willing to bid for the purchase of this parcel and shall be accompanied by a ten percent (10%) deposit of the bid amount.

This Bid Form must be placed in a sealed envelope marked:

(DO NOT OPEN)

"Purchase of Land Parcel Portion of Parcel 4842 27 00 0335"

(Folio Number)

**City of Pompano Beach
City Clerk's Office
100 W. Atlantic Boulevard, Room 253
Pompano Beach, FL 33060**

April 24, 2019

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 33060

RE: 1549 NW 18 Street Pompano Beach, FL 33069: Northern 56' of Folio/Parcel ID 4842 27 00 0335 a 30' by 56' area consisting of 1,680 square feet.

To whom it may concern:

This letter is to summarize our intent to purchase and develop the parcel referred to above in conjunction with the adjacent vacant property on the NW corner of NW 18 Street and NW 15 Avenue. We plan on building an office/warehouse park to house local businesses and tradesmen. This project will more than compliment the surrounding properties and continue the current redevelopment trend in the area.

Regards,

A handwritten signature in black ink, appearing to be 'JK' with a long, sweeping underline.

Joe Kolling, MGMR

Paramount Park, LLC
1998 E Sunrise Blvd
Ft Lauderdale, FL 33304

Edewaard Development Co.

Cabot Edewaard is a 5th generation Florida native born and raised in Fort Lauderdale. His great great grandfather, Fred Cabot, is considered one of the founder's of Jupiter. His grandfather, Ted Cabot, was the first State Senator and the first Federal Judge of Broward Count. He along with his father, C. Craig Edewaard, own of C. Craig Edewaard, Inc. and Edewaard Development. For the past 35 years they have developed, built, managed, and sold well over 4,000,000 square feet of commercial warehouse and retail space, 1,000+ rental apartments, 400+ luxury townhomes, and 100+ luxury single family homes in South Florida including Pompano Beach. The roots and long standing track record in the community has earned them a reputation as one of the best family developers in South Florida. They have won countless awards including the only 3 time winner of the City of Ft Lauderdale Property of the Year. Their attention to detail and cost saving methods have kept them on the forefront for the better of 3 decades.

Prior to him joining his father Cabot attended Clemson University where he earned a Bachelor of Science in Biological Sciences. This along with being raised on a construction site has given him a unique understanding of development and how it impacts the environment. That is why as Edewaard Development looks to the future they are focusing on energy and cost savings methods. Not only to benefit them as developers but also to benefit their property owners far into the future. This constant evolution and effort to be the best if what keeps them on the cutting edge of todays development world.

JRK Development

Joseph "Joe" Kolling recently moved to Pompano Beach from California. In that time he has already expanded his real estate development experience from one coast to the other. He is currently working his way through the approval process for a 6 unit townhome project on NE 7 Street a block off the ocean in Pompano Beach. He has also developed and built 5 office/warehouse parks in Hayward, CA totaling more than 200,000 square feet.

Prior to him moving to Florida Joe used to run one of the largest off-lease wholesaling companies on the west coast. In doing so he has been involved in the acquisition and disposition of well over 100,000 vehicles. His vast experience and management greatly contribute to any real estate development project.

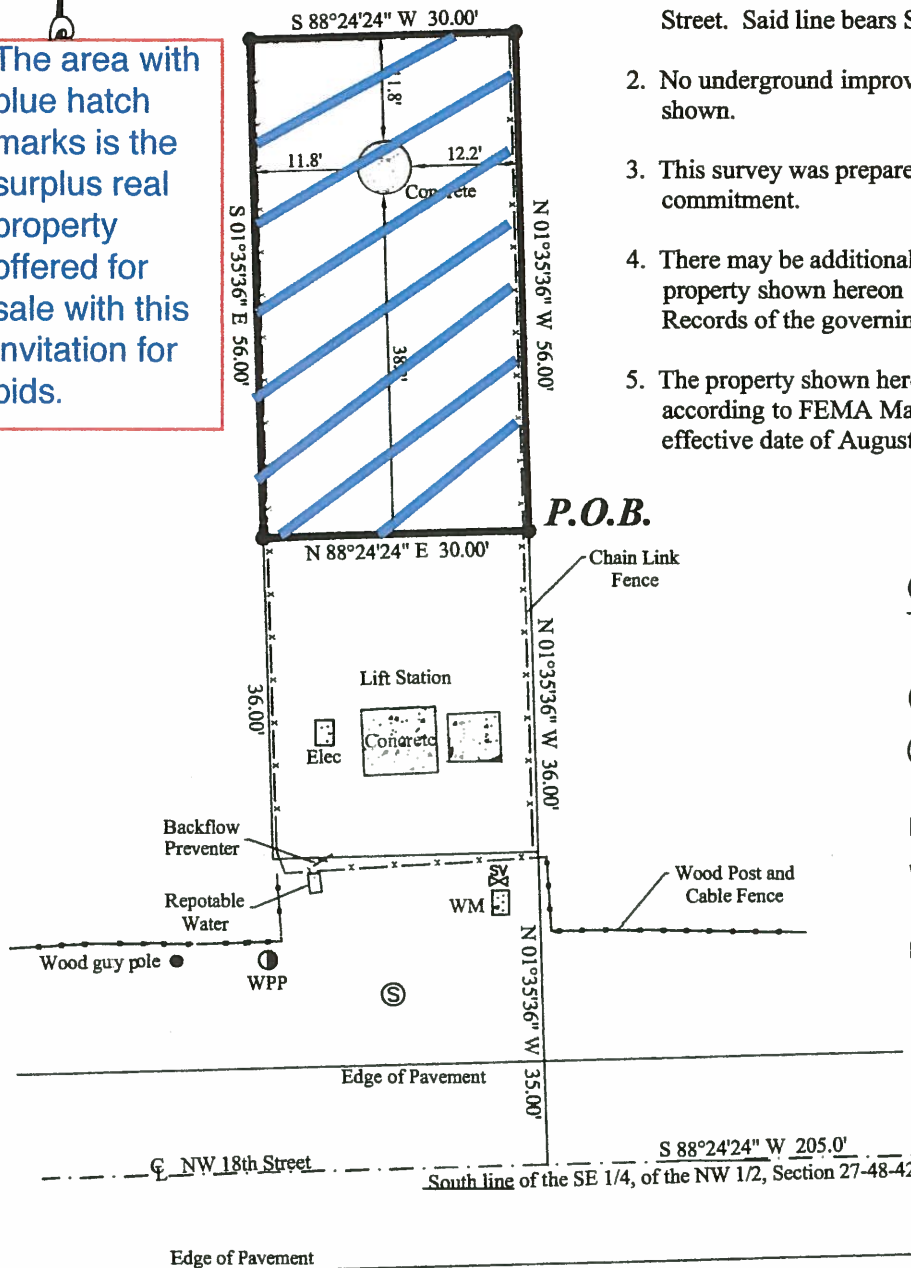
BOUNDARY SURVEY

(North 56.00 Feet)

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are on an assumed datum referenced to the centerline of NW 18th Street. Said line bears South 88°24'24" West.
2. No underground improvements have been located except as shown.
3. This survey was prepared without benefit of a title commitment.
4. There may be additional matters of record that affect the property shown hereon which can be found in the Public Records of the governing County.
5. The property shown hereon lies within Flood Zone X, according to FEMA Map No. 12011C0170H, with an effective date of August 18, 2014.

The area with blue hatch marks is the surplus real property offered for sale with this invitation for bids.



GENERAL LEGEND:

- ⊕ CENTERLINE
- ⊙ SANITARY MANHOLE
- ◐ WOOD POWER POLE (WPP)
- SV SEWER VALVE
- WM WATER METER (WM)
- POINT OF COMMENCEMENT (POC)
- POINT OF BEGINNING (POB)

P.O.C.

Center of Section
27-48-42

LEGAL DESCRIPTION:

A parcel of land lying in the Southeast one-quarter of the Northwest one-quarter of Section 27, Township 48 South, Range 42 East, being more particularly described as follows:

Commence at the center of said Section 27;

Thence, South 88°24'24" West, along the South line of the Southeast one-quarter of the Northwest one-half of Section 27 and the centerline of NW 18th Street, a distance of 205.00 feet;

Thence, North 01°35'36" West, a distance of 35.00 feet;

Thence, continue North 01°35'36" West, a distance of 36.00 feet to the **Point of Beginning**;

Thence, continue North 01°35'36" West, a distance of 56.00 feet;

Thence, South 88°24'24" West, a distance of 30.00 feet;

Thence, South 01°35'36" East, a distance of 56.00 feet;

Thence, North 88°24'24" East, a distance of 30.00 feet to the **Point of Beginning**.

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF

D. J. Gabriele

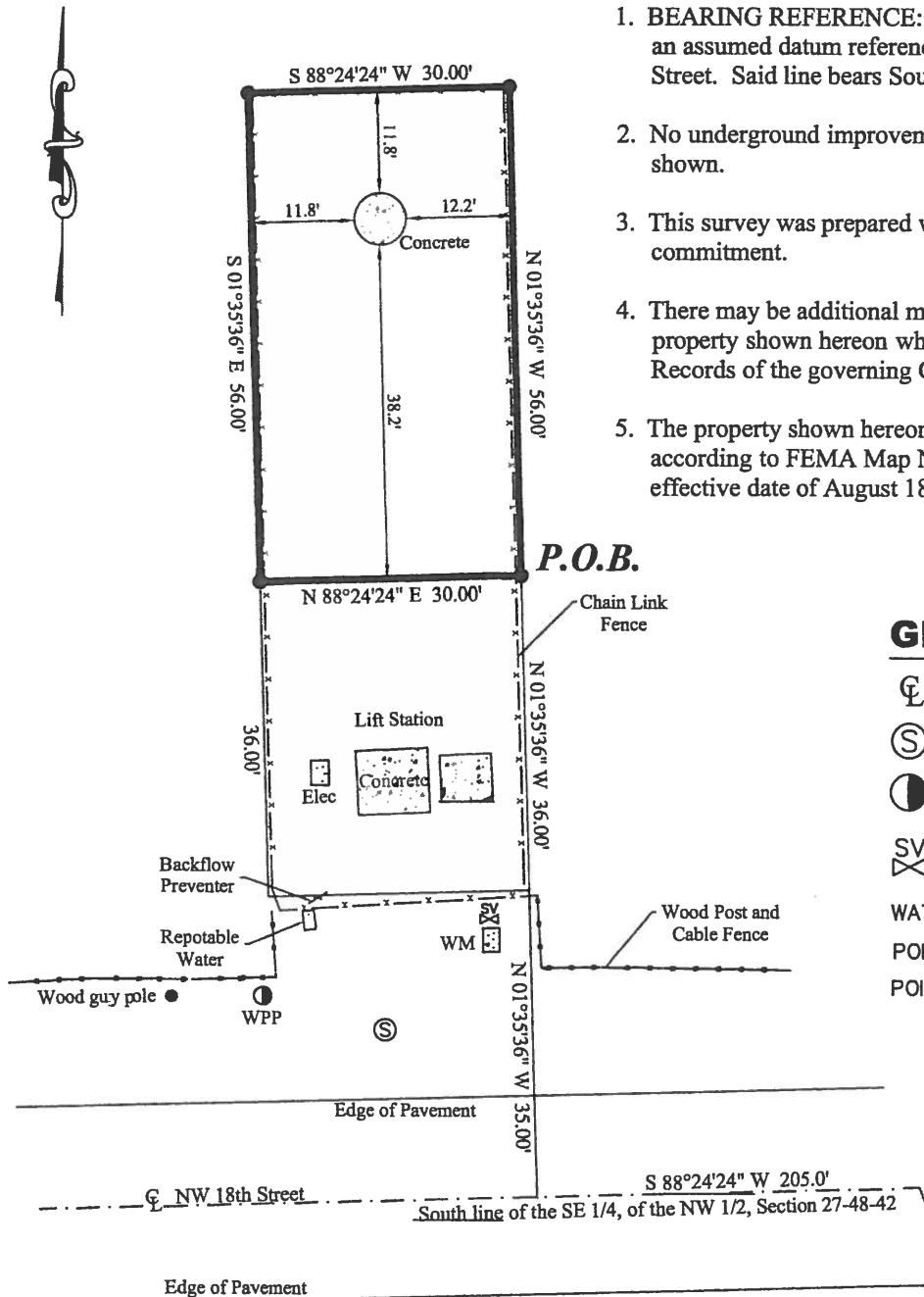
DENNIS J. GABRIELE
License Number
5709

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(North 56.00 Feet)

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**NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF**

Dennis J. Gabrielle

DENNIS J. GABRIELLE
License Number
5709

SITE DATA TABLE
SEE SURVEY AND FLOOR PLAN
FOR ADDITIONAL INFORMATION

ZONING AND PROPERTY INFORMATION

LAND USE : GENERAL INDUSTRIAL (I-1)

SITE AREA : 4.1 ACRES (NET)

FLOOD ZONE : "X"

UTILITIES AND SERVICES:
CITY OF POMPAÑO BEACH FLORIDA

PROPOSED PRINCIPAL USE: WAREHOUSE

OVERLAY : APO / NWCRA

SITE DATA:

LOT AREA : 178,620.01 sq.ft. = 100%

LOT COVERAGE : 48,437.00 sq.ft. = 27.1%

PERVIOUS AREA : 38,716.97 sq.ft. = 21.7%

VUA : 80,268.27 sq.ft. = 44.9%

VEHICULAR USE AREA

SIDEWALK : 11,197.77 sq.ft. = 6.3%

IMPERVIOUS AREA :139,903.04 sq.ft. = 78.3%

LOT WIDTH : 284'-11"

FRONT YARD SETBACK : 90'-9"

STREET SIDE SETBACK: 80'-0"

INTERIOR SIDE SETBACK: 62'-0"

REAR YARD SETBACK : 52'-2"

PARKING DATA: SEE FLOOR PLAN

TOTAL SPACES REQUIRED: 86

TOTAL SPACES PROVIDED: 96

TOTAL HANDICAP SPACES: 7

BUILDING DATA:

BUILDING HEIGHT: 24' - 26'

NUMBER OF STORIES: 1

STRUCTURE LENGTH: 498'

NUMBER OF UNITS = 28

TOTAL GROSS SQ.FT. = 60,929 S.F.

TOTAL GROSS EAST = 33,117 S.F.

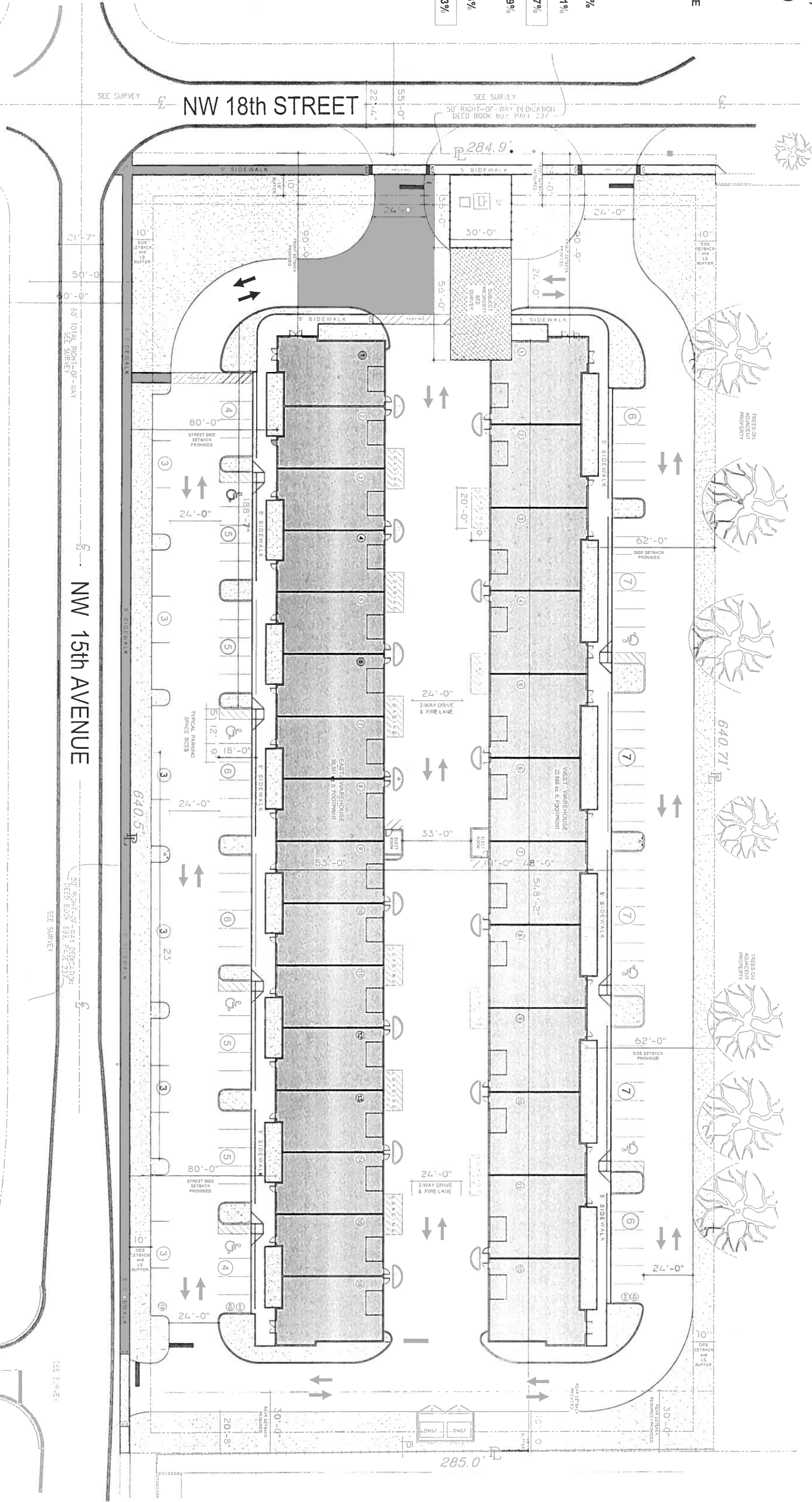
TOTAL 1st Flr. EAST = 25,551 S.F.

TOTAL MEZZ. EAST = 7,566 S.F.

TOTAL GROSS WEST = 27,812 S.F.

TOTAL 1st Flr. WEST = 22,866 S.F.

TOTAL MEZZ. WEST = 4,946 S.F.



CONCEPTUAL SITE PLAN

SC. 1" = 30'-0"

SC. N.T.S. ON REDUCED PRINT

MARK THOMAS BUDD, ARCHITECT

221 S. FEDERAL HIGHWAY, SUITE #4
FT LAUDERDALE, FLORIDA 33301

(954) 798-6570

FLA. REG. #AR-9549

THESE DRAWINGS ARE THE PROPERTY OF MARK THOMAS BUDD, ARCHITECT AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM A PRINCIPAL OF THE FIRM OR BE LIABLE FOR THE FULLEST LEGAL REMEDY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THIS OFFICE IN WRITING OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

Paramount Park LLC

Warehouse Complex
1801 NW 15th Ave. Pompano Beach Fl. 33069

DRAWN BY: DS
CHECKED BY: MB
DATE: 4-12-19
REV:

SHEET

SP-1

SC. 1" = 30'-0"