INVITATION FOR BIDS
ON SALE OF COUNTY PROPERTY

NOTICE is hereby given, pursuant to Florida Statute 125.35, that Leon County will be receiving sealed bids at the Leon County Purchasing Division, 2284 Miccosukee Road, Tallahassee, FL 32308, until August 14, 2003, at 2:00 PM, for the sale and development of 0.74 acre of real property located in section 30, Township 1 North, Range 1 East and located on the northwest corner of the Magnolia Drive/Miccosukee Road intersection. The parcel is 0.74 acre and the bidder will be required to work with the County to incorporate the County's stormwater retention requirements into the development of the site.

BIDDERS BE ADVISED the County is specifically seeking bids which are based on the following criteria for the purchase and development of the property:

1. The Bidder will be required to indicate on the Bid Form the intended use to be developed on the Property and the Board, in awarding the bid, may take into consideration the compatibility of the various uses proposed for the Property with the surrounding neighborhood.
2. The successful Bidder shall, within two (2) years of the Closing Date, construct the improvements consistent with the use indicated on the Bid Form submitted by the Bidder in its bid to purchase the Property.
3. The successful Bidder shall design, construct and maintain, in perpetuity, at their sole cost and expense, a stormwater retention facility underneath the Property upon the earlier of: (i) the completion and opening for business of the intended use for the Property, or (ii) two (2) years from the Closing Date, subject to events of force majeure.
4. The underground vaulted stormwater retention facility shall be designed and constructed to provide a minimum of 0.33 acre-feet of treatment volume and provides a total storage volume of 2.52 acre-feet including attenuation as permitted for the Miccosukee Road Widening Project
5. Within thirty (30) days of the date of execution of the Purchase and Sale Agreement, the successful Bidder shall cause to be prepared conceptual drawings and a development plan reasonably necessary to document the design and construction of the underground stormwater retention facility for the Board's reasonable review and approval.
6. The successful Bidder and the Board shall execute and record a perpetual maintenance agreement against the Property at Closing to document the Purchaser's obligation to maintain the stormwater retention facility in perpetuity.

The County is seeking the highest and best bidder for sale and development of the property. The Leon County Board of County Commissioners reserves the right to accept or reject any and/or all bids in the best interest of Leon County.

The formal bid package may be obtained from and any inquiries are to be directed to:

Keith M. Roberts, Purchasing Director
Leon County Purchasing Division
2284 Miccosukee Road
Tallahassee, FL 32308
Phone:850 488-8003
Fax: 850 922-4084

/s/ Tony Grippa
Chairman, Board of County Commissioners
Leon County, Florida

/s/ Bob Inzer
Clerk of Circuit Court
Leon County, Florida

NOTE: To be advertised on Thursday, July 31, 2003, and Thursday, August 7, 2003.