



Addendum 1	<u>OSCEOLA COUNTY</u> <u>BOARD OF COUNTY COMMISSIONERS</u>
	Procurement Services Office <i>1 Courthouse Square, Suite 2300 -- Kissimmee, Florida 34741</i> <i>Phone: (407) 742-0900 Fax: (407) 742-0901</i>

TO: All Proposers
FROM: Ted Phillips
SUBJECT: ITB-23-13649-TP - Sale of Real Property – Mac Overstreet Property ~~351~~ **309**+/- Acres
DATE: February 13, 2023

REMINDER: This addendum must be acknowledged, signed and returned with your proposal. Failure to comply may result in disqualification of your submittal.

I. CLARIFICATION:

C1. The solicitation title has been changed from “Sale of Real Property – Mac Overstreet Property – 351 +/- Acres” to “**Sale of Real Property – Mac Overstreet Property – 309 +/- Acres.**”

Note: **Bold underlined** item reflects changes while ~~strikethrough~~ reflect deletions

C2. The total number of acres being sold has been corrected from ~~351 +/-~~ to **309 +/-**. The County will retain 42 +/- acres for a proposed Park and Boat Ramp on Lake Tohopekaliga as shown on page two of Exhibit “B”. Of this acreage change, the following apply:

The acreage available for sale is 309 +/- acres, consisting of:

- a. Upland/Usable Acres: 209 +/- Acres (68% of property)
- b. Wetland/Conservation Acres consisting of 100 +/- Acres (32% of property)
- c. The property has 930 +/- feet of frontage along the western short of Lake Tohopekaliga

C3. The section titled “Property Location” on page two of the solicitation is hereby deleted in its entirety and replaced with the following:

Property Location: Property is located at Mac Overstreet, at the northeast quadrant of Pleasant Hill Road and Reaves Road, with the property having lake frontage along the western shore of Lake Tohopekaliga in northwest Osceola County. **The property for sale as detailed below does not include the Proposed Park and Boat Ramp consisting of 42 +/- acres as depicted in Exhibit “B”. The Proposed Park and Boat Ramp property will be retained by Osceola County.**

C4. The section titled “Description” on page two of the solicitation is hereby deleted in its entirety and replaced with the following:

Description: A total of ~~351~~ **309** acres, more or less. Please refer to ***Exhibit “A”***

Parcel ID Number: 29-26-29-3361-0001-0A20 – **Exhibit “A”**
General Location: Mac Overstreet Property; east of Pleasant Hill Road, north and east of Interior Street a.k.a Reeves Road and Bella Parc Drive, west of Lake Tohopekaliga
Land Size: ~~351~~ **309**+/- acres, consisting of (approximately)

- Upland/**Usable Acres** - ~~242~~ **209**+/- Acres (~~69~~ **68**%)
- Wetland/**Conservation** Acres – ~~108~~ **100**+/- Acres (~~31~~ **32**%)

Zoning: Institutional
Future Land Use: Employment Center
Frontage: The subject property has approx. 850± feet of frontage along the north side of Reaves Road. The property also has ~~2,650~~ **930**± feet of frontage along the western shore of Lake Tohopekaliga.
Utilities: Public – Kissimmee Utility Authority and Toho Water Authority
Access: The main access to the property is at the eastern terminus of Reaves Road.



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C5. The document “Bid Form” on page six of the solicitation is deleted in its entirety and replaced with Revised Bid Form, attached.

NOTE: Bidders must complete the revised bid form and submit with their bid. Failure to submit the revised bid form with your bid will disqualify your response.

II. ATTACHMENTS:

ATT1: ITB-23-13649-TP - Revised Bid Form

This addendum supersedes any verbal or other instructions given to any proposer qualified to respond pursuant to the requirements set forth in the ITB document. All other parts of the ITB have been maintained as originally distributed.

Acknowledgment is hereby made of Addendum #1 – ITB-23-13649-TP

Signature of Proposer	Date
cc: File	

ITB-23-13649-TP	Due Date: Tuesday, February 28, 2023, at 2:00 P.M., Local Time	Advertised Dates: Sunday, February 12, 2023, Thursday, February 16, 2023, Sunday, February 19, 2023 and Thursday, February 23, 2023
Contract: Ted Phillips Ted.phillips@osceola.org	Respond to: Procurement Services 1 Courthouse Sq., Suite 2300 Kissimmee, FL 34741 Phone: 407-742-0900; Fax 407-742-0901	
Title: Sale of Real Property – Mac Overstreet Property – 351 309 +/- Acres		

REVISED BID FORM

Bidder States:

To the Procurement Services Director: By my/our signature(s) below, I/We the undersigned certify that this Bid is genuine, not collusive or made in behalf of another person, firm or corporation not named herein and that the undersigned has not directly or indirectly induced or solicited any other bidder to submit a sham bid or any other person, firm or corporation to refrain from bidding and that the undersigned has not in any manner sought collusion to secure himself an advantage over any other bidder.

Legal Name of Bidder (s):		
Address:		
Phone Number	Fax Number	E-Mail Address

BID:

Parcel Number 29-26-29-3361-0001-0A20 - Mac Overstreet Property – 351 309+/- Acres	
_____ (alpha)	\$ _____ (numeric)

***Bid Submittal shall include intended use of property. Details outlined in items (1) through (6) under Acceptable Intended Use within the solicitation document must be submitted with bid. The County reserves the right to award to the highest bidder that, in the County's sole discretion, offers the highest and best use of the property.**

BIDDER SIGNATURE

Printed Name

NOTARY:

STATE OF: _____

COUNTY OF: _____

Sworn and Subscribed before me this _____ day of _____, 20____, by, _____ who is Personally known: _____, or produced: _____ as identification.

(stamp)

NOTARY PUBLIC, State of _____

Commission Expires: _____

BIDDERS MUST COMPLETE THIS REVISED BID FORM AND SUBMIT WITH THEIR BID

FAILURE TO SUBMIT THIS REVISED BID FORM WITH YOUR BID WILL DISQUALIFY YOUR RESPONSE