

**Lee County Board of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20021421**

**1. REQUESTED MOTION:**

Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$5,500.00, for Parcel 139, Palmetto Extension, Project No. 4073, pursuant to the terms and conditions set forth in the Purchase Agreement; authorize Chairman on behalf of the BoCC to execute Purchase Agreement if offer is accepted by Seller; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction and payment of all recording fees.

**WHY ACTION IS NECESSARY:** The Board must formally authorize the making of a binding offer to a property owner pursuant to F.S. §73.015 prior to initiation of condemnation proceedings.

**WHAT ACTION ACCOMPLISHES:** Makes binding offer to property owner as required by F.S. §73.015, as amended.

**2. DEPARTMENTAL CATEGORY:** 06

**COMMISSION DISTRICT #:** 2 AND 5

*C6F*

**3. MEETING DATE:**

*01-07-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

(Specify)

- STATUTE 73.125
- ORDINANCE
- ADMIN.
- OTHER Resolution of Necessity  
Blue Sheet No. 20020762 and Interlocal Agreement Blue Sheet No. 20020586

**6. REQUESTOR OF INFORMATION**

- A.
- B. DEPARTMENT *Independent Division*
- C. DIVISION *County Lands*
- BY *Karen L.W. Forsyth, Director*

**7. BACKGROUND:**

The Division of County Lands has been requested by the Department of Transportation and the City of Fort Myers to acquire property that is necessary for the Palmetto Extension, Project No. 4073.

This acquisition consists of vacant property, further identified as 3580 Thomas Street, Fort Myers. (Strap Number 19-44-25-06-00005.0020)

F.S. §73.015, as amended, requires the County to submit a binding offer to the property owner prior to the initiation of condemnation proceedings. The County obtained an appraisal dated November 4, 2002, performed by J. Lee Norris, MAI SRA, indicating a value of \$4,500.00. The binding offer to the property owner, Frances Hart, is for \$5,500.00. Should the property owner agree to accept this offer, condemnation proceedings will not be required. If the property owner elects not to accept this offer, then condemnation proceedings may be commenced.

Staff recommends the Board approve the Requested Motion.

Funds are available in City of Fort Myers Acct # 310-4315-541-6100

- ATTACHMENTS:**
- Purchase and Sale Agreement
  - In-House Title Search
  - Appraisal Letter
  - Sales History
  - City Engineer Approval

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>K. Forsyth</i>		N/A	<i>12/16/02</i>	<i>John D. Sledge</i> <i>12-16-02</i>	OA <i>ebw</i> <i>12-17-02</i>	OM <i>12/18/02</i>	RISK <i>12/18/02</i>	GC <i>12/18/02</i>	<i>lan</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
Date: *12/16/02*  
Time: *4:23 PM*  
Forwarded To: *12/17/02 9AM*

RECEIVED BY  
COUNTY ADMIN. *W*  
*12-17-02*  
*10:30 AM*  
COUNTY ADMIN.  
FORWARDED TO:  
*12/19 8:30*

This document prepared by  
Lee County Division of County Lands  
Project: Palmetto Extension Project  
Parcel: 139  
STRAP No.: 19-44-25-06-00005.0020

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY  
AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE  
IN LIEU OF CONDEMNATION PROCEEDINGS

THIS AGREEMENT for purchase and sale of real property is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between **Frances Hart, a single person**, hereinafter referred to as SELLER, whose address is \_\_\_\_\_, and **Lee County, a political subdivision of the State of Florida**, hereinafter referred to as BUYER.

WITNESSETH:

- 1. AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of 0.30 acres more or less, and located at 3580 Thomas Street, Fort Myers, Florida and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property is being acquired for the Palmetto Extension, hereinafter called "the Project", with the SELLER'S understanding that the property, if not voluntarily sold, would have been condemned by BUYER through the exercise of its eminent domain powers.
- 2. PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be **Five Thousand Five Hundred and no/100 dollars (\$5,500.00)**, payable at closing by County warrant or City check. The Purchase Price is mutually agreeable to both the SELLER and BUYER and represents the voluntary sale and purchase of the property in lieu of BUYER's condemnation.

This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of an eminent domain proceeding by the BUYER.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for such survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants and/or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat such discrepancies, violations and/or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated

16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

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

SELLER:

\_\_\_\_\_  
Frances Hart (DATE)

CHARLIE GREEN, CLERK

BUYER:  
LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
DEPUTY CLERK (DATE)

BY: \_\_\_\_\_  
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM  
AND SUFFICIENCY

\_\_\_\_\_  
COUNTY ATTORNEY (DATE)

**Exhibit "A"**

August 19, 2002

**DESCRIPTION**

**PARCEL IN  
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA**

**PARCEL NO. 139**

**STRAP NO. 19-44-25-06-00005.0020**

A tract or parcel of land located in Lot 5, W. Stanley Hanson's Highland Subdivision as recorded in Plat Book 1 at Page 57 of the public records of Lee County, Florida, lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

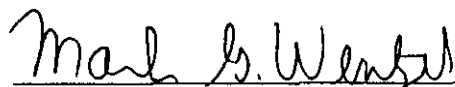
From the southeast corner of the Northeast Quarter (NE-1/4) of said section run N 00° 05' 21" W along the east line of said section for 1132.49 feet to the southeast corner of lands as described by deed recorded in Official Record Book 2078 at Page 2320 of said Public Records and the Point of Beginning.

From said Point of Beginning run S 88° 58' 13" W along the south line of said lands for 77.80 feet; thence run N 00° 10' 07" W along the west line of said lands for 166.92 feet to an intersection with the north line said Lot 5; thence run N 89° 02' 08" E along said north line for 78.03 feet to the northeast corner of said Lot 5; thence run S 00° 05' 21" E along said east fraction line and along the east line of said Lot 5 for 166.83 feet to the Point of Beginning.

Parcel contains 13,001 square feet, more or less.

**SUBJECT TO** easements, reservations, restrictions and right-of-ways of record.

Bearings hereinabove mentioned are based on the east line of the Northeast Quarter (NE ¼) of Section 19, Township 44 South, Range 25 East to bear N 00° 05' 21" W.



Mark G. Wentzel (For The Firm LB-642)  
Professional Land Surveyor  
Florida Certificate No. 5247

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE SIGNED: 8/21/02  
MARK G. WENTZEL (FOR THE FIRM - L.B.#42)  
PROFESSIONAL SURVEY AND MAPPER  
FLORIDA CERTIFICATE NO. 5247

*Mark G. Wentzel*

PARCEL NO. 139  
STRAP NO. 19-44-25-06-00005.0020  
PART OF LOT 5  
W. STANLEY HANSONS  
HIGHLAND SUBDIVISION  
(PLAT BOOK 1, PAGE 57,  
LEE COUNTY RECORDS)  
SECTION 19, T.44 S., R.25 E.  
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY

Page 2 of 2

- NOTES:
- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
  - BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AS BEING N00°05'21"W.
  - PARCEL CONTAINS 13,001 SQUARE FEET, MORE OR LESS.

- LEGEND
- COR. = CORNER
  - DESC. = DESCRIPTION
  - FD. = FOUND
  - L.B. = LAND SURVEYOR BUSINESS
  - MON. = MONUMENT
  - O.R. = OFFICIAL RECORD
  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R. = RANGE
  - T. = TOWNSHIP

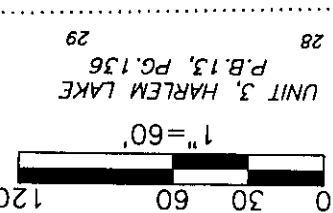
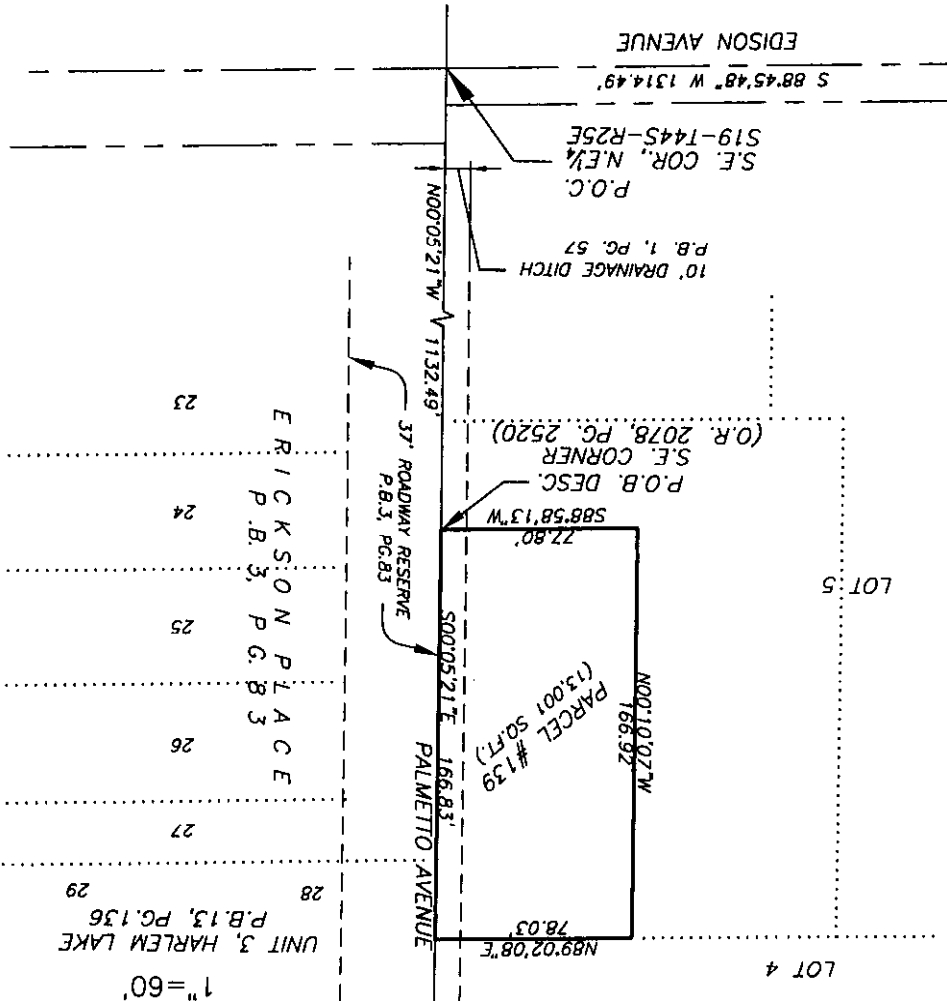


Exhibit "A"

**Division of County Lands**

**Updated In House Title Search**

Search No. 21885/C

Date: July 17, 2002

Parcel: 139

Project: Palmetto Avenue

Extension Project #4073

To: Michele S. McNeill, SR/WA  
Property Acquisition Agent

From: Shelia A. Bedwell, CLS  
Real Estate Title Examiner

*No changes as of 11/29/02*

STRAP: 19-44-25-06-00005.0020

An update has been requested of In House Title Search No. 21885/C which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through July 8, 2002, at 5:00 p.m.

**Subject Property:** Lot 5, less the West 566 feet and less the South 158 feet of W. Stanley Hanson's Highland Subdivision, recorded in the Public Records in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 57.

Title to the subject property is vested in the following:

***Frances Hart***

by that certain instrument dated June 6, 1989, recorded June 20, 1989, in Official Record Book 2078, Page 2320, Public Records of Lee County, Florida.

**Subject to:**

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Easement granted to Florida Power & Light Company recorded in Deed Book 253, Page 443, Public Records of Lee County, Florida.
3. NOTE: The Plat of W. Stanley Hanson's High Land Subdivision recorded in Plat Book 1, Page 57, Public Records of Lee County, Florida has language describing a 10 foot drainage ditch with a fall of 9 ft. per mile. The language also states that the ditch is used for subsoil irrigation. The drainage ditch appears to abut the East line of subject property.
4. Deeds recorded February 7, 1985 in Official Record Book 1767, Page 1261, and June 20, 1989 in Official Record Book 2078, Page 2320 in the Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

## Division of County Lands

### Updated In House Title Search

Search No. 21885/C

Date: July 17, 2002

Parcel: 139

Project: Palmetto Avenue

Extension Project #4073

5. Mortgage executed by Alcola and Frances Hart, in favor of David Resnick Management, dated April 24, 1981, recorded May 4, 1981, in Official Record Book 1509, Page 1026, Public Records of Lee County, Florida.
6. Order Imposing Fine/Lien, recorded in Official Record Book 2687, Page 352, Public Records of Lee County, Florida.

**Tax Status:** Tax certificates 96-004610, 97-004668, 98-005243, 99-005589, 00-004319, 01-004736 and 02-004825 outstanding for taxes for the years 1996 thru 2001.

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**



**STAFF REVIEW**

12-5-02  
Date

**LAND APPRAISAL REPORT**

File No. 02-79-139

Borrower OWNER: Hart, Frances Census Tract 6 Map Reference 19-44-25  
 Property Address 3580 Thomas Street  
 City Fort Myers County Lee State Fla. Zip Code 33901  
 Legal Description See Attached Legal Description STRAP# (19-44-25-06-00005.0020)  
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ 70.54 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client Lee County / City of Fort Myers Address P.O. Box 398, Fort Myers, Fla. 33902  
 Occupant Vacant Land Appraiser J. Lee Norris MAI, SRA Instructions to Appraiser Estimate Market Value

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<input type="checkbox"/> 40% 1 Family	<input type="checkbox"/> 10% 2-4 Family	<input type="checkbox"/> 10% Apts.	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> 5% Industrial	<input type="checkbox"/> 25% Vacant	<input type="checkbox"/> % Condo	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From <u>See Attached</u> To _____			Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>10,000</u> to \$ <u>150,000</u>		Predominant Value \$ <u>60,000</u>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>0</u> yrs. to <u>75</u> yrs.		Predominant Age <u>25</u> yrs.					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located in Central Fort Myers just south of Martin Luther King Jr. Blvd. The area is close to supporting services including schools, shopping, churches and medical facilities. The properties vary from fair to good condition residences typically of average quality construction to average quality retail uses and scattered heavy commercial and industrial uses.

Dimensions 77.80 x 166.92 x 78.03 x 166.83 = 13,001 Sq. Ft. or Acres  Corner Lot  
 Zoning classification TFC-2 (single family and duplex) Present Improvements  do  do not conform to zoning regulations  
 Highest and best use  Present use  Other (specify) develop with single family or duplex structure  
 Elec.  Public  Other (Describe) \_\_\_\_\_ OFF SITE IMPROVEMENTS  
 Gas  Street Access  Public  Private Topo Mostly Level  
 Water  Surface Dirt Size Typical  
 San. Sewer  Maintenance  Public  Private Shape Very Irregular  
 Storm Sewer  Curb/Gutter View Residential  
 Sidewalk  Street Lights Drainage Typical  
 Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The parcel is typical in size. The road is a dirt surface and is not maintained by any public entity. The site has been cleared of most native vegetation. No apparent adverse easements or encroachments were observed.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	3580 Thomas Street Fort Myers	2107 French Street Fort Myers	2002 Cuba Street Fort Myers	1656 Starnes Fort Myers
Proximity to Subject		0.34 miles	0.49 miles	0.73 miles
Sales Price	\$ N/A	\$ 6,000	\$ 10,000	\$ 4,000
Price		\$ .40	\$ .69	\$ .53
Data Source		OR 3725 Pg. 3806	OR 3441 Pg. 1564	OR 3182 Pg. 4875
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	9/02	6/01	9/99
Location	Central Ft. Myers	Central Ft. Myers	Central Ft. Myers	Central Ft. Myers
Site/View	13,001	15,000 sf	14,500 sf	7500 sf
Zoning	TFC-2	TFC-2	TFC-2	Residential
Road Frontage	Dirt/Private	Paved	Paved	Paved
Highest and Best Use	Single Family/Duplex	Single Family	Single Family	Single Family
Sec Two Range	19-44-25	19-44-25	19-44-25	18-44-25
Sales or Financing Concessions	N/A	Cash/Condo of Sale	Cash	Cash
	Utilities - E, T, W	E, T, W, S	E, T, W, S	E, T, W, S
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 600
Indicated Value of Subject		Net 40.0% \$ 3,600	Net 54.0% \$ 4,600	Net 16.0% \$ 3,400

Comments on Market Data: The comparable sales used are located in the same general market area and have similar highest and best use, additional sales are included on the attached pages. Also attached are detailed explanations for the adjustments made. The reconciliation will explain which sales provide the best support for the subjects market value.

Comments and Conditions of Appraisal: See attached limiting conditions and special limiting conditions. A complete site inspection was not performed as there were pit bulls guarding the entrance to the property. There may be someone living in a trailer on the site, there appears to be power running into the property. A environmental audit is recommended. No adjustments are made for these factors.

Final Reconciliation: The Sales Comparison Approach receives the greatest emphasis as a reasonable amount of comparable sales data was available to support the market value estimate. The Cost Approach is not used as there are no improvements to be valued and the subject does not have income potential in its current state. See attached comments.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF November 4, 2002 to be \$ 4,500

J. Lee Norris MAI, SRA, State Certified General Appraiser #0000643  
*J. Lee Norris*  
 Appraiser(s)  Did  Did Not Physically Inspect Property  
 Review Appraiser (if applicable)

# LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No. 02-79-139

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	3580 Thomas Street Fort Myers	2341 Towles Street Fort Myers		3442 South Street Fort Myers		102 Santa Lucia Fort Myers	
Proximity to Subject		0.38 miles		0.49 miles		1.13 miles	
Sales Price	\$ N/A	\$ 6,500		\$ 12,000		\$ 9,000	
Price	\$	\$ .45		\$ .44		\$ .22	
Data Source		OR 3155 Pg. 1580		OR 3347 Pg. 2381		OR 3635 Pg. 3876	
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Location	N/A	8/99		01/01		02/02	
Site/View	Central Ft. Myers	Central Ft. Myers		Central Ft. Myers		Central Ft. Myers	
Zoning	13,001	14,400 sf	-350	27,600 sf	-1,400	40,565 sf	-2,700
Road Frontage	TFC-2	TFC-2		TFC-2		RS-1	
Highest and Best Use	Dir/Private	Paved	-3,250	Paved	-6,000	Paved	-4,500
Sec 1 w/ Range	Single Family/Duplex	Single Family/Duplex		Single Family/Duple		Single Family	
Sales of Financing	19-44-25	20-44-25		19-44-25		17-44-25	
Concessions	N/A	Cash		Cash		Cash	
Net Adj. (Total)	Utilities - E.T.W	E.T.W.S		E.T.W.S		E.T.W.S	
Indicated Value of Subject		+   X -   \$ 3,600		+   X -   \$ 7,400		+   X -   \$ 7,200	
		Net 55.4 % \$ 2,900		Net 61.7 % \$ 4,600		Net 80.0 % \$ 1,800	
Comments: See attached comments regarding adjustments made to the comparable sales. Additional comparable sales are attached.							

COMMENTS

# LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No. 02-79-139

	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 7	COMPARABLE NO. 8	COMPARABLE NO. 9		
	Address	3580 Thomas Street Fort Myers	3600 Marion Street Fort Myers	2074 Fountain Street Fort Myers	3108 Lincoln Blvd. Fort Myers		
	Proximity to Subject		1.28 miles	0.34 miles	0.54 miles		
	Sales Price	\$ N/A	\$ 5,000	\$ 6,000	\$ 9,000		
	Price	\$	\$ .56	\$ .60	\$ .75		
MARKET DATA ANALYSIS	Data Source		OR 3286 Pg. 2992	OR 3491 Pg. 1315	OR 3154 Pg. 3709		
	Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	
		N/A	6/00		9/01	8/99	
	Location	Central Ft. Myers	Central Ft. Myers		Central Ft. Myers	Central Ft. Myers	
	Site/View	13,001	9000 sf	+1,000	10,000 sf	12,000 sf	+300
	Zoning	TFC-2	RS-1		TFC-2	TFC-2 / E,T,W,S	
	Road Frontage	Dirt/Private	Paved	-2,500	Paved	Paved	-4,500
	Highest and Best Use	Single Family/Duplex	Single Family		Single Family/Duplex	Single Family/Duplex	
	Sec Twp Range	19-44-25	17-44-25		19-44-25	19-44-25	
	Sales or Financing	N/A	Cash		Cash	Cash	
Concessions	Utilities - E,T,W	E,T,W,S		E,T,W,S	Superior		
	Net Adj. (Total)		\$ 1,500	\$ 2,200	\$ 4,200		
	Indicated Value of Subject		Net 30.0 % \$ 3,500	Net 36.7 % \$ 3,800	Net 48.7 % \$ 4,800		
COMMENTS	Comments: See attached comments on the adjustments made to the comparable sales.						

# 5-Year Sales History

Parcel No.139

Palmetto Avenue Extension Project, No. 4073

**NO SALES in PAST 5 YEARS**

12/05/2002 THU 10:51 FAX 239 479 8301

LEE COUNTY-COUNTY LANDS

003



**LEE COUNTY**  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

239 479 8505  
239.479.8391 FAX

Writer's Direct Dial Number: \_\_\_\_\_

Bob James  
District One

**VIA FAX TO 332-6604**

Douglas R. St. Cerny  
District Two

December 5, 2002

Ray Judah  
District Three

Saeed Kazemi, P.E. City Engineer  
City of Fort Myers  
P.O. Box 2217  
Fort Myers, FL 33902-2217

Andrew W. Coy  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

**RE: PARCEL 139, PALMETTO EXTENSION PROJECT**  
Request for review and sign-off on acquisition proposal

James G. Yager  
County Attorney

Dear Saeed

Diane M. Parker  
County Hearing Examiner

The appraisal for parcel 139 has been reviewed and approved by County Staff and we are preparing to request Board approval to make a binding offer. Below is the relevant data for this parcel. Please review and approve on behalf of the City as well as confirm that funds are available. Thank you.

Sincerely,

Michele S. McNeill, SR/WA  
Property Acquisition Agent

**Parcel 139**  
Property Owner: Frances Hart  
Appraiser: Carlson Norris and Associates, Inc.  
Appraisal Date: 11/4/02  
Appraised Amount: \$4,500  
**Binding Offer Amount: \$5,500**

Binding Offer Approved:

Funds are available in account:

Saeed Kazemi, P.E.  
City Engineer, City of Fort Myers

310-4315-541-6100