

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

Blue Sheet No. 20030455

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$11,700.00, for Parcel 153, 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

C6A

3. MEETING DATE:

05-20-2003

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. 20030281 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*

4-28-03
KLF

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 3,078 sq. ft. of vacant property, further identified as part of Lots 10 and 17 Kaune's Subdivision, Plat Book 1, Page 60 (STRAP Number 19-44-25-08-00001.0100).

F.S. §73.015, as amended, requires the County to submit a binding offer to the property owners prior to the initiation of condemnation proceedings. The County obtained an appraisal dated March 4, 2003, performed by J. Lee Norris, MAI, SRA, indicating a value of \$10,700.00. The binding offer to the property owners, Mary Ellen Flint, Joseph G. Flint, and Charles W. Flint, Jr. as joint tenants with rights of survivorship, is for \$11,700.00. Should the property owners agree to accept this offer, condemnation proceedings will not be required. If the property owners elect not to accept this offer, then condemnation proceedings may be commenced.

Staff is of the opinion that the purchase price increase of \$1,000.00 above the appraised value can be justified considering the costs associated with condemnation proceedings, estimated between \$3,000- \$5,000 excluding land value increases and attorney fees.

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 <i>APM 5/6/03</i>				G County Manager
<i>KLF</i>		N/A	<i>KLF</i> <i>5/5/03</i>	<i>Submitted</i> <i>5-5-03</i>	OA	OM	RISK	GC	
					<i>5/5/03</i>	<i>5/5/03</i>	<i>5/6/03</i>	<i>5/6/03</i>	

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *5/5/03*
Time: *11:37*
9m
Forwarded To:
Co. ADM.
5/5/03 3PM

RECEIVED BY
COUNTY ADMIN. *EN*
5-5-03
4:00
COUNTY ADMIN.
FORWARDED TO: *AB*
5/6 10:00

This document prepared by
Lee County Division of County Lands
Project: Palmetto Extension Project
Parcel: 153
STRAP No.: 19-44-25-08-00001.0100

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 _____, 2003 by and between **Mary Ellen Flint, Joseph G. Flint and Charles W. Flint, Jr.** as joint tenants with rights or survivorship; hereinafter referred to as SELLER, whose address is 6071 Buckingham Road, Fort Myers, Florida 33905, 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 3078 square feet more or less, and located at 3570 Dr. Martin Luther King Jr. Blvd., 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 **Eleven thousand seven hundred and no/100 dollars (\$11,700.00)**, payable at closing by County warrant. 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.

3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of **\$11,700.00**, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER'S sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (d) payment of partial release of mortgage fees, if any;
- (e) SELLER'S attorney fees, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing. 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 hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or

containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before 60 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

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:

CHARLIE GREEN, CLERK

BY: _____
DEPUTY CLERK (DATE)

SELLER:

Mary Ellen Flint (DATE)

Joseph G. Flint (DATE)

Charles W. Flint, Jr. (DATE)

BUYER:

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

January 30, 2003

DESCRIPTION

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

(REVISED) PARCEL NO. 153

PARENT STRAP NO. 19-44-25-08-00001.0100

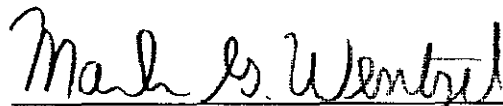
A tract or parcel of land located in Lots 10 and 17, Block 1, Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida, lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southwest corner of said Lot 17 run N 00° 06' 52" W along the west line of said Lots 17 and 10 for 106.07 feet to an intersection with the existing southerly Right-of-Way Line of Dr. Martin Luther King Jr. Boulevard; thence run N 89° 20' 35" E along said Right-of-Way for 50.06 feet to the northeast corner of said Lot 10; thence run S 35° 42' 14" W for 44.74 feet; thence run S 01° 07' 56" E for 70.00 feet to the southerly line of said Lot 17; thence run S 89° 14' 19" W along said southerly line for 25.12 feet to the Point of Beginning.

Parcel contains 3,078 square feet, more or less.

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

Bearings hereinabove mentioned are based on the south line of Lot 17, Block 1, Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida to bear S 89° 14' 19" W.

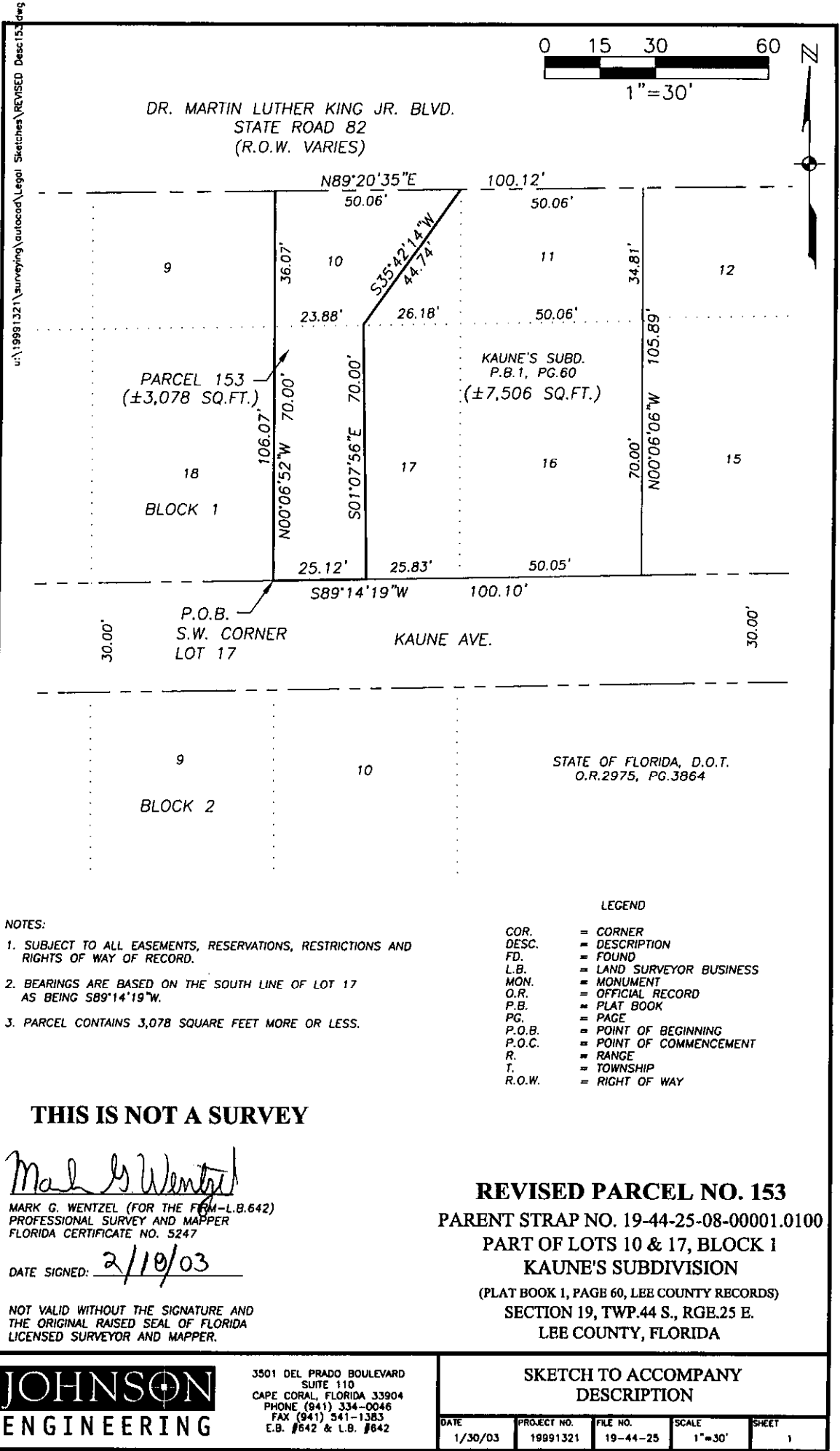


Mark G. Wentzel (For the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5247

19991321/Parcel No. 153 - 013003

Page 1 of 2

Exhibit "A"



Division of County Lands

Updated Ownership and Easement Search

Search No. 21888/D

Date: July 25, 2002

Parcel: 153

Project: Palmetto Extension, #4073

To: Michele S. McNeill, SR/WA

Property Acquisition Agent

From: Linda K. Fleming, CLS, SR/WA *LKF*

Real Estate Title Examiner

STRAP: 19-44-25-08-00001.0100

*No other changes as of
4/14/03* *SK*

Effective Date: July 16, 2002, at 5:00 p.m.

Subject Property: Lots 10, 11, 16 and 17, Block 1, Kaune's Subdivision, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 1, Page 60, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Mary Ellen Flint and Joseph G. Flint and ~~Charles W. Flint~~ *deceased* and Charles W. Flint, Jr. as Joint Tenants With Rights of Survivorship and not tenants in common

by that certain instrument dated April 24, 1963, recorded April 24, 1963, in Official Record Book 187, Page 207, Public Records of Lee County, Florida.

Easements:

1. Reservation by the State of Florida an easement for State Road Right-of-Way. 200 foot wide lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described as is within one hundred feet of said center line as recited in Deed Book 144, Page 547, Public Records of Lee County, Florida. A portion of this reservation was transferred to the Florida Department of Transportation by the instrument recorded in Official Record Book 2875, Page 759, Public Records of Lee County, Florida. The portion transferred pertains to Lots 10 and 17, Block 1, only.
2. Perpetual Easement for right-of-way in favor of the State Road Department of Florida, dated December 8, 1942, recorded January 11, 1943 in Deed Book 147, Page 471, Public Records of Lee County, Florida. (As to Lots 10 and 11, Block 1, only).
3. Perpetual Easement for construction and maintenance of a 42" pipe and access to the adjacent storm water management facility as recited in Official Record Book 3032, Page 804, Public Records of Lee County, Florida. (As to Lots 10 and 17, Block 1, only).

Division of County Lands

Updated Ownership and Easement Search

Search No. 21888/D

Date: July 25, 2002

Parcel: 153

Project: Palmetto Extension, #4073

Tax Status: 2001 Ad Valorem Taxes are PAID IN FULL.

(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.

Carlson, Norris and Associates, Inc.

APPRAISAL • CONSULTATION • REALTORS

C. William Carlson, MAI, SRA
State Certified General Appraiser #0000667
ccarl1@hotmail.com

J. Lee Norris, MAI, SRA
State Certified General Appraiser #0000643
leenor56@hotmail.com

April 8, 2003

Lee County/City of Fort Myers
P.O. Box 398
Fort Myers, Florida 33902
Attention: Robert Clemens, Project Acquisition Manager

Re: Vacant Land - Partial Take
Parcel 153, Shoemaker Blvd. Extension
Fort Myers, Florida

Dear Mr. Clemens:

In accordance with your request, we have inspected the above referenced property for the purpose of estimating the market value of the parent tract, the remainder parcel thereby yielding a value for the part taken. This parcel is within the alignment of the Shoemaker Blvd. Extension Right of Way.

The parent tract contains road frontage along the south side of Dr. Martin Luther King Jr. Boulevard. The parent tract contains 10,584 square feet. The remainder parcel is estimated to contain 7,506 square feet. Based upon documentation provided to the appraiser the part taken contains 3,078 square feet.

This analysis has utilized the most current market value definition which is contained within the attached appraisal report. The site is being valued under market conditions existing as of the last date of physical inspection of the property. As per your request this is a **Complete-Summary Appraisal Report** which presents summary data and analysis that was used in the appraisal process to develop the appraiser's opinion of value. As this is a complete appraisal, the departure provision of the Uniform Standards of Professional Appraisal Practice was not invoked.

Based on market conditions existing as of the date of appraisal and in consideration of the property as it existed on this date, it is our opinion the subject property (a partial take parcel) warranted a market value in fee simple ownership on March 4, 2003 of:

TEN THOUSAND SEVEN HUNDRED DOLLARS (\$10,700.00).

This value represents all property rights to be acquired including all legally compensable diminution in value to the remaining land.

This report is made subject to certain assumptions and limiting conditions as set forth in the body of the appraisal. The analyst was engaged by the Lee County Government in association with the City of Fort Myers to prepare the appraisal of the subject property.

Mr. Robert Clemens
April 8, 2003
Page 2

If you should have any questions relating to this or any other matter, please do not hesitate to call upon us.

Respectfully submitted,

CARLSON, NORRIS AND ASSOCIATES, INC.


J. Lee Norris, MAI, SRA
State Certified General Appraiser #0000643

5-Year Sales History

Parcel No. 153

Veronica S. Shoemaker Blvd. (formerly Palmetto Avenue) Extension Project, No. 4073

NO SALES in PAST 5 YEARS

NOTE: Sale(s) relate to "parent tract" of the subject parcel.



BOARD OF COUNTY COMMISSIONERS

Wireless Direct Dial Number

239.471.9544
239.471.8381 FAX

Bob Jones
District One

VIA FAX TO 331 6604

Colgate R. B. Perry
District Two

April 16, 2003

Rita Rodan
District Three

Andrew W. Carr
District Four

John E. Gibson
District Five

Donak L. Stilwell
County Manager

James L. Keger
County Attorney

Lynna M. P. ...
County Health
Examiner

Steele Hazen, P.E. City Engineer
City of Fort Myers
P.O. Box 2217
Fort Myers, FL 33902 2217

RE: PARCEL 153, PALMETTO EXTENSION PROJECT
Request for review and sign-off on acquisition proposal

Dear Sirs:

The appraisal for parcel 153 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. McKnight, SR/WA
Property Acquisition Agent

Parcel 153
Property Owner: Mary Ellen Flint, Joseph G. Flint and Charles W. Flint, Jr.
Appraiser: Carlson Norris and Associates, Inc.
Appraisal Date: 04/03
Appraised Amount: \$10,700
Binding Offer Amount: \$11,100

Binding Offer Approved.

Funds are available in account

Steele Hazen, P.E.
City Engineer, City of Fort Myers

331-6604-541-6100

APPROPRIATE TO LEE COUNTY PARCEL 153 CITY ENGINEER APPROVED

P.O. Box 391, Fort Myers, Florida 33902-0391 (239) 471-2111
Internet address: http://www.lee-county.com
LEE COUNTY EMPLOYMENT FIRM CONTACT EMPLOYER

See Page