

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

Blue Sheet No. 20040670

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve change of ownership of lease for 8951 Bonita Beach Road, Suite 565 in Bonita Springs, Florida from CRF Springs Plaza Limited Partnership to Bonita Beach 41 LLC, c/o Ram Realty Services, 3399 PGA Blvd., Suite 450, Palm Beach Gardens, Florida 33410. This lease is in effect until July 31, 2005 and has one, two year renewal period that would extend it to July 31, 2007. This facility is currently being utilized by the Lee County Sheriff's Department.

**WHY ACTION IS NECESSARY:** Board must approve all leases and change of ownership of those leases.

**WHAT ACTION ACCOMPLISHES:** Enables the county to be able to pay the new owner of the facility.

**2. DEPARTMENTAL CATEGORY:**  
COMMISSION DISTRICT #: 3

*C2B*

**3. MEETING DATE:**

*06-08-2004*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE AC-4-1
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT Construction & Design
- C. DIVISION Facilities Management
- BY: Richard Beck, Director

*[Signature]*

**7. BACKGROUND:**

Facilities Management negotiated a lease agreement with CRF Springs Plaza Limited Partnership for the property located at 8951 Bonita Beach Road, Suite 565 in Bonita Springs on August 1, 2000. This facility has been occupied since that time by the Lee County Sheriff's Department and utilized as their South district substation. On May 3, 2004, CRF Springs Plaza Limited Partnership sold this property to Bonita Beach 41 LLC.

**NO FUNDING REQUIRED FOR THIS ACTION AS ACCOUNTS ARE ALREADY ESTABLISHED**

Attachments: Letter from Henderson, Franklin Attorneys at Law for CRF Springs Plaza Limited Partnership  
Letter from Ram Realty Services for Bonita Beach 41 LLC

**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>6-17-04 5/25/04</i>			G County Manager
	N/A				OA	OM	Risk	GC
<i>[Signature]</i>				<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
 Date: *5/21/04*  
 Time: *1:10 pm*  
 Forwarded To:  
 Co. Admin  
*5/21/04*

RECEIVED BY  
 COUNTY ADMIN: *CA*  
 COUNTY ADMIN  
 FORWARDED TO: *PR*  
*5-26-04*  
*8:30 AM*



May 3, 2004

RECEIVED  
MAY 11 2004  
MAY -6 AM 10:20

To All tenants of Springs Plaza Shopping Center:

Please be advised that effective as of May 3, 2004, Springs Plaza Shopping Center has been sold to RRR Springs Plaza LLC, KJR Springs Plaza LLC, and Bonita Beach 41 LLC. As part of the closing, your lease, security deposit and prepaid rent, if any, has been assigned to the purchaser.

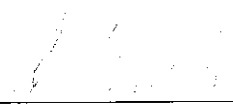
All future rent payments, commencing May 1, 2004, should be paid to:

**RAM Development Company  
c/o Robert H. Hamor  
3399 PGA Boulevard  
Suite 450  
Palm Beach Gardens, FL 33410**

**Telephone: 561-630-6110  
Fax: 561-630-3082**

Please update your records to reflect the above.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.  
Attorneys for CRF Springs Plaza Limited Partnership

By:   
David K. Fowler, Esq.

May 20, 2004

Lt. Les Partington  
Lee County Sheriff's Office  
8951 Bonita Beach Road, Suite 565  
Bonita Springs, FL 34135



*ram*

RE: Springs Plaza, Bonita Springs, Florida  
Subject: Change of Ownership

Dear Lt. Partington,  
We are pleased to announce the purchase of Springs Plaza effective Monday, May 3<sup>rd</sup>, 2004. Ram Realty Services has been contracted to provide property management services. We are hopeful the transition of ownership will be a seamless one and provide the following information to make the transition as easy as possible.

**Rent Payments:**

Rents continue to be due and payable, in advance, on the first of every month. Please note: **RAM REALTY SERVICES DOES NOT SEND MONTHLY INVOICES.** However, in the event of a scheduled increase or adjustment to your participation in common area expenses, you will receive a one time invoice announcing the change.

**Rents shall be made payable to: Bonita Beach 41 LLC**  
c/o Ram Realty Services  
3399 PGA Blvd, Suite 450  
Palm Beach Gardens, FL 33410

*If your rental payments are remitted from a Corporate office or another office other than the Leased Premises, please forward this information accordingly in order to avoid any delays in the processing of present and future rental payments.*

**Insurance Certificate:**

In accordance with the terms of your lease you are required to provide evidence of insurance in the form of a Certificate. This form should provide details of the insurance limits required by the lease and shall name the owner and agents as additional insured, and Certificate Holders.

**Named as additional insured: Bonita Beach 41 LLC**  
**& Ram Realty Services, as Agents**  
3399 PGA Blvd, Ste 450  
Palm Beach Gardens, FL 33410

