

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

Blue Sheet No. 20041402

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$1,000 for Parcels 1003, 1004 and 1005, Veronica S. Shoemaker Blvd. (formerly Palmetto Avenue) Extension, Project No. 4073, pursuant to the Purchase Agreement; authorize the Division of County Lands to handle all documentation necessary to complete transaction.

WHY ACTION IS NECESSARY: The Board must authorize the making of a binding offer to a property owner prior to initiation of condemnation proceedings.

WHAT ACTION ACCOMPLISHES: Makes binding offer to property owner.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT # 2 and 5

CLD

3. MEETING DATE: *11-16-2004*

4. AGENDA:

CONSENT ADMINISTRATIVE APPEALS PUBLIC WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE 73 & 125
 ORDINANCE
 ADMIN. CODE
 OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
B. DEPARTMENT *Independent*
C. DIVISION *County Lands 10-2804*
BY: *Karen L. W. Forsyth, Director*

7. BACKGROUND:

Negotiated for: Department of Transportation and the City of Fort Myers
Interest to Acquire: 300 square feet of drainage easement interest in vacant property.

Property Details:

Owner: Southeast Episcopal Diocese of the Word of Faith, Inc.
STRAP No.: 19-44-25-P3-00911.0010; .0230 and 00914.0010

Purchase Details:

Binding Offer Amount: \$1,000

Appraisal Information:

Company: Hanson Real Estate Advisors, Inc.
Appraised Value: \$300

Staff Recommendation: Staff is of the opinion that the purchase price increase of \$700 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.

Account: City of Fort Myers Acct # 310-4315-541-6100

Attachments: Easement Purchase Agreement, In-House Title Search, Appraisal Summary, 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>			<i>11/3/04</i>	<i>[Signature]</i>	OA <i>11/3/04</i>	OM <i>11/4/04</i>	Risk <i>11/4/04</i>	GC <i>11/1/04</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: *11/3/04*
Time: *1:35*
Forwarded To:

RECEIVED BY COUNTY ADMIN:
11/3/04
3:45 pm SLT
COUNTY ADMIN FORWARDED TO:
11/4/04
3pm

Parcel: 1003, 1004, and 1005
Project: Veronica S. Shoemaker Blvd. Extension Project 4073
STRAP No.: 19-44-25-P3-00911.0010; .0230 and 00914.0010

EASEMENT PURCHASE AGREEMENT

This Agreement made and entered into this ____ day of _____, 20____, by and between SOUTHEAST EPISCOPAL DIOCESE OF THE WORD OF FAITH, INC., a Florida Non Profit Corporation whose address is 3810 N. 40th Street, Tampa, FL 33605, hereinafter referred to as Owner, and **LEE COUNTY**, a political subdivision of the State of Florida, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual, nonexclusive utility easement located and described as set forth in Exhibit "A", attached hereto and made a part hereof by reference, for the construction and maintenance of drainage improvements.

- a) Owner will grant said easement to Purchaser for the sum of \$1,000.00; Purchaser to pay recording costs and title insurance.
- b) Owner agrees that said easement will be granted to Purchaser by execution of a perpetual easement in form and substance as provided by Purchaser.
- c) Purchaser will pay Owner the amount agreed upon in item (a) of this agreement by County Warrant within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by Purchaser.
- d) Owner agrees that Purchaser, his successors and assigns will be allowed to use said perpetual easement area as specified in the Perpetual Easement instrument.
- e) Purchaser agrees to complete construction within the easement area in a timely manner.
- f) 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.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

**Southeast Episcopal Diocese of the
Word of Faith, Inc.**

1st Witness Signature

Chandra Tyson, President

2nd Witness Signature

1st Witness Signature

2nd Witness Signature

ATTEST:

CHARLIE GREEN, CLERK

**LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

By: _____
Deputy Clerk

By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney



January 15, 2003

DESCRIPTION

**DRAINAGE EASEMENT
PART OF LOT 1, BLOCK 11
CITY VIEW PARK NO. 3
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A tract or parcel of land being part of Lot 1, Block 11 as shown on the plat of City View Park No. 3 recorded in Plat Book 6 at Page 32 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida described as follows:

Beginning at the southeast corner of said Lot 1; thence run South 88° 47' 56" West along the south line of said lot for 10.00 feet; thence run North 00° 58' 24" West for 10.04; thence run North 89° 01' 36" East for 10.00 feet to an intersection with the east line of said Lot 1; thence run South 00° 58' 24" East, along the east line of said lot for 10.00 feet to the Point of Beginning.

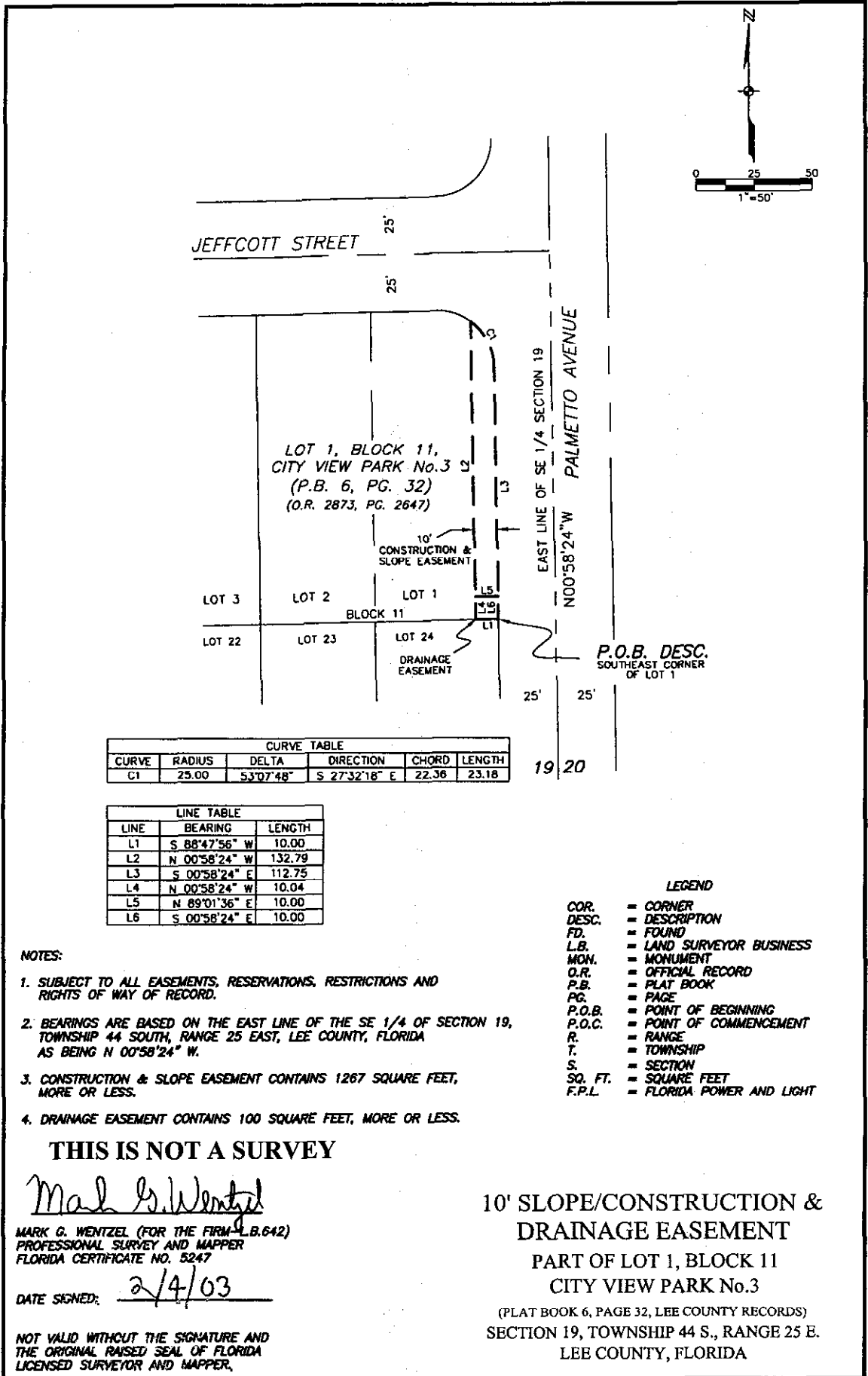
Parcel Contains 100 square feet, more or less.

Bearings hereinabove mentioned are based on the east line of the Southeast Quarter (SE-1/4) of Section 19, Township 44 South, Range 25 East to bear North 00° 58' 24" West.

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

19991321/DE Parcel 13B 011503

Page 1 of 6



CURVE TABLE					
CURVE	RADIUS	DELTA	DIRECTION	CHORD	LENGTH
C1	25.00	53°07'48"	S 27°32'18" E	22.36	23.18

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°47'56" W	10.00
L2	N 00°58'24" W	132.79
L3	S 00°58'24" E	112.75
L4	N 00°58'24" W	10.04
L5	N 89°01'36" E	10.00
L6	S 00°58'24" E	10.00

NOTES:

- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°58'24" W.
- CONSTRUCTION & SLOPE EASEMENT CONTAINS 1267 SQUARE FEET, MORE OR LESS.
- DRAINAGE EASEMENT CONTAINS 100 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
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R. = RANGE
 - T. = TOWNSHIP
 - S. = SECTION
 - SQ. FT. = SQUARE FEET
 - F.P.L. = FLORIDA POWER AND LIGHT

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM L.B.642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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

10' SLOPE/CONSTRUCTION & DRAINAGE EASEMENT

**PART OF LOT 1, BLOCK 11
CITY VIEW PARK No.3**

(PLAT BOOK 6, PAGE 32, LEE COUNTY RECORDS)
SECTION 19, TOWNSHIP 44 S., RANGE 25 E.
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD
SUITE 110
CAPE CORAL, FLORIDA 33904
PHONE (941) 334-0046
FAX (941) 541-1383
E.B. #842 & L.B. #842

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
1-3-2003	19991321	19-44-25	1"=50'	1

S:\19991321\Surveying\autocad\easement\sketches\MAT 17.dwg (Layout1) KLL Jan 24, 2003 - 6:29pm

January 15, 2003

DESCRIPTION

**DRAINAGE EASEMENT
PART OF LOT 24, BLOCK 11
CITY VIEW PARK NO. 3
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A tract or parcel of land being part of Lot 24, Block 11 as shown on the plat of City View Park No. 3 recorded in Plat Book 6 at Page 32 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida described as follows:

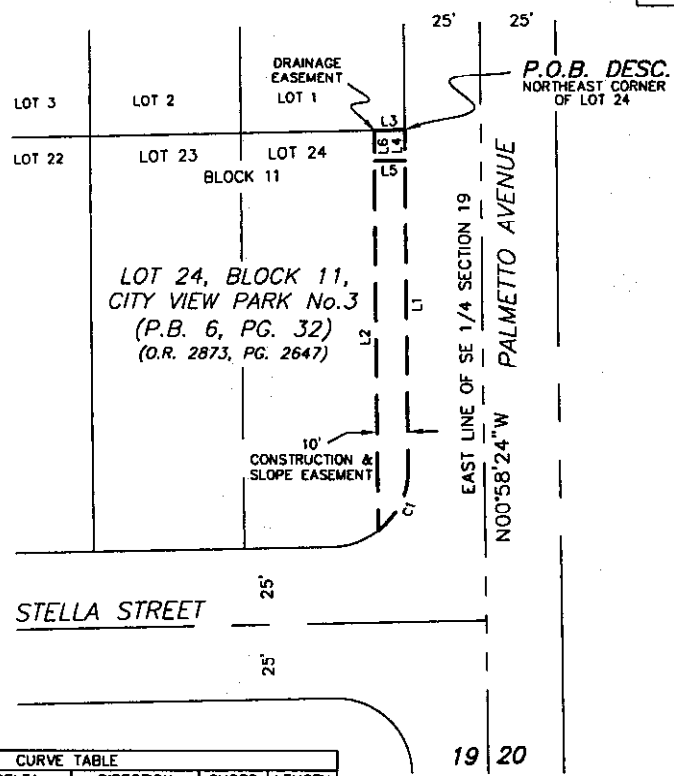
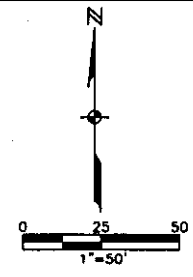
Beginning at the northeast corner of said Lot 24; thence run South 00° 58' 24" East along the east line of said lot for 10.00 feet; thence run South 89° 01' 36" West for 10.00 feet; thence run North 00° 58' 24" West for 9.96 feet to an intersection with the north line of said lot; thence run North 88° 47' 56" East, along said north line for 10.00 feet to the Point of Beginning.

Parcel Contains 100 square feet, more or less.

Bearings hereinabove mentioned are based on the east line of the Southeast Quarter (SE-1/4) of Section 19, Township 44 South, Range 25 East to bear North 00° 58' 24" West.

Mark G. Wentzel

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



CURVE TABLE					
CURVE	RADIUS	DELTA	DIRECTION	CHORD	LENGTH
C1	25.00	53°07'48"	S 25°35'30" W	22.36	23.18

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°58'24" E	112.95
L2	N 00°58'24" W	132.91
L3	N 88°47'56" E	10.00
L4	S 00°58'24" E	10.00
L5	S 89°01'36" W	10.00
L6	N 00°58'24" W	9.96

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 - R. = RANGE
 - T. = TOWNSHIP
 - S. = SECTION
 - SQ. FT. = SQUARE FEET
 - F.P.L. = FLORIDA POWER AND LIGHT

- NOTES:
1. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
 2. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°58'24" W.
 3. CONSTRUCTION & SLOPE EASEMENT CONTAINS 1269 SQUARE FEET, MORE OR LESS.
 4. DRAINAGE EASEMENT CONTAINS 100 SQUARE FEET, MORE OR LESS.

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM—L.B.642)
PROFESSIONAL SURVEY AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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

10' SLOPE/CONSTRUCTION & DRAINAGE EASEMENT
PART OF LOT 24, BLOCK 11
CITY VIEW PARK No.3
(PLAT BOOK 6, PAGE 32, LEE COUNTY RECORDS)
SECTION 19, TOWNSHIP 44 S., RANGE 25 E.
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD
SUITE 110
CAPE CORAL, FLORIDA 33904
PHONE (941) 334-0048
FAX (941) 541-1383
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
1-3-2003	19991321	19-44-25	1"=50'	1

S:\19991321\Survey\eg\antioad\assessment\sketches\sketch\18.dwg (Layout1) KLL Jan 24, 2003 - 6:35pm



January 15, 2003

DESCRIPTION

**DRAINAGE EASEMENT
PART OF LOTS 1 & 24, BLOCK 14
CITY VIEW PARK NO. 3
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

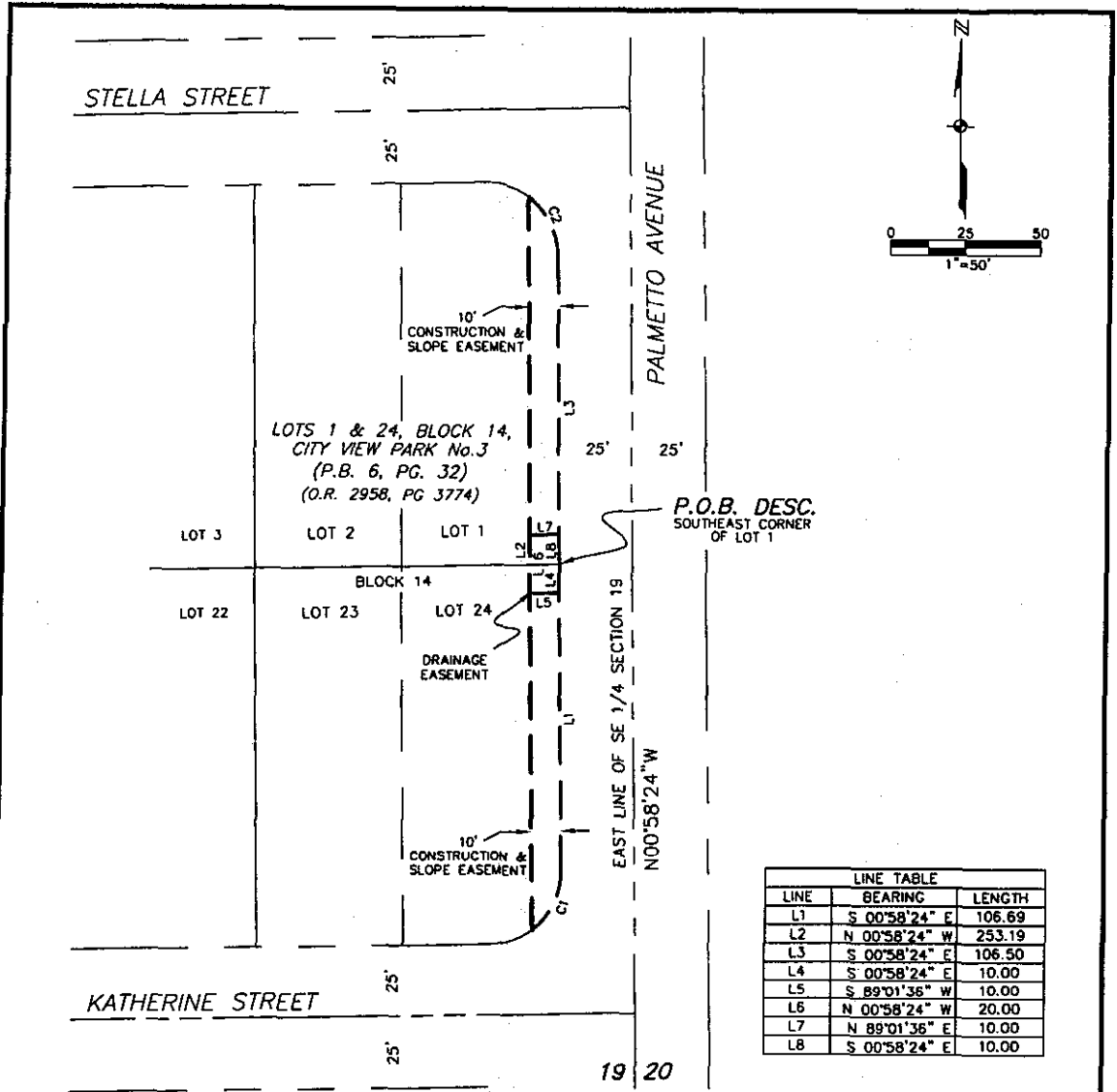
A tract or parcel of land being part of Lots 1 and 24, Block 14 as shown on the plat of City View Park No. 3 recorded in Plat Book 6 at Page 32 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida described as follows:

Beginning at the northeast corner of said Lot 24; thence run South 00° 58' 24" East along the east line of said Lot 24 for 10.00 feet; thence run South 89° 01' 36" West for 10.00 feet; thence run North 00° 58' 24" West for 20.00; thence run North 89° 01' 36" East for 10.00 feet; thence run South 00° 58' 24" East along the east line of said Lot 1 for 10.00 feet to the Point of Beginning.

Parcel Contains 200 square feet, more or less.

Bearings hereinabove mentioned are based on the east line of the Southeast Quarter (SE-1/4) of Section 19, Township 44 South, Range 25 East to bear North 00° 58' 24" West.

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°58'24" E	106.69
L2	N 00°58'24" W	253.19
L3	S 00°58'24" E	106.50
L4	S 00°58'24" E	10.00
L5	S 89°01'36" W	10.00
L6	N 00°58'24" W	20.00
L7	N 89°01'36" E	10.00
L8	S 00°58'24" E	10.00

CURVE TABLE					
CURVE	RADIUS	DELTA	DIRECTION	CHORD	LENGTH
C1	25.00	53°07'48"	S 25°35'30" W	22.36	23.18
C2	25.00	53°07'48"	S 27°32'18" E	22.36	23.18

NOTES:

- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 00°58'24" W.
- CONSTRUCTION & SLOPE EASEMENT CONTAINS 2411 SQUARE FEET, MORE OR LESS.
- DRAINAGE EASEMENT CONTAINS 200 SQUARE FEET, MORE OR LESS.

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM—L.B.642)
PROFESSIONAL SURVEY AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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 - R. = RANGE
 - T. = TOWNSHIP
 - S. = SECTION
 - SQ. FT. = SQUARE FEET
 - F.P.L. = FLORIDA POWER AND LIGHT

10' SLOPE/CONSTRUCTION & DRAINAGE EASEMENT

PART OF LOTS 1 & 24, BLOCK 14 CITY VIEW PARK No.3

(PLAT BOOK 6, PAGE 32, LEE COUNTY RECORDS)
SECTION 19, TOWNSHIP 44 S., RANGE 25 E. LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD SUITE 110
CAPE CORAL, FLORIDA 33904
PHONE (941) 334-0048
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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
1-3-2003	19991321	19-44-25	1"=50'	1

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Division of County Lands

Ownership and Easement Search

Search No. 22440

Date: April 21, 2003

Parcel: 1003 SE

Project: Palmetto Extension Project #4073



To: Michele S McNeill, SRWA
Property Acquisition Agent

From: Kenneth Pitt
Real Estate Title Examiner

STRAP: 19-44-25-05-00011.0010

Effective Date: March 6, 2003, at 5:00 p.m.

Subject Property: PARCEL ONE: Lots 1 and 2, Block 11, CITY VIEW PARK No. 3, according to the map or plat thereof recorded in Plat Book 6, Page 32, of the Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Southeast Episcopal Diocese of the Word of Faith, Inc. a Florida Non-Profit Corp.
~~Word of Truth Ministries, Inc. (a Florida Corporation not for profit)~~

2, 2003 *January 3, 2004*

by that certain instrument dated September ~~30, 1997~~, recorded ~~October 2, 1997~~, in Official Record Book ~~2873~~, Page ~~2647~~, Public Records of Lee County, Florida.
4163 *383*

Easements: None found of record.

NOTE(1): Subject property is not encumbered by a mortgage.

NOTE(2): Property subject to Lee County Ordinance No. 86-14 relating to Garbage and Solid Waste Collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

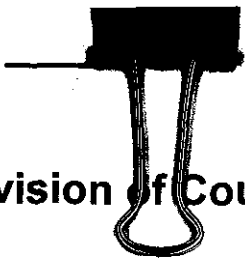
NOTE(3): ~~Subject to a Resolution by the Lee County Board of Commissioners relating to East Lee County Sewer Assessments, recorded in Official Record Book 1669 Page 3414, Public Records of Lee County, Florida.~~

Release
OR 3979-4651

Tax Status: Zero tax.

(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.



Division of County Lands

Ownership and Easement Search

Search No. 22441

Date: April 18, 2003

Parcel: 1004 DE & SE

Project: Palmetto Extension Project
#4073

JCRP

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

From: Kenneth Pitt
Real Estate Title Examiner

STRAP: 19-44-25-05-00011.0230

Effective Date: March 6, 2003, at 5:00 p.m.

Subject Property: Parcel Two: Lots 23 and 24, Block 11, CITY VIEW PARK No. 3, according to the map or plat thereof recorded in Plat Book 6, Page 32 of the Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

*Southeast Episcopal Diocese of the Word of Faith, Inc., a
~~Word of Truth Ministries, Inc.~~ (a Florida Corporation-not for profit)
Florida Non-Profit Corp. ² 2003 ^{January 5, 2004}*

by that certain instrument dated September ~~30, 1997~~, recorded ~~October 2, 1997~~, in Official Record Book ~~2873~~, Page ~~2647~~, Public Records of Lee County, Florida.

4163 383

Easements: None found of record.

NOTE(1): Subject property is not encumbered by a mortgage.

NOTE(2): Property subject to Lee County Ordinance No. 86-14 relating to Garbage and Solid Waste Collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE(3): Subject to a Resolution by the Lee County Board of Commissioners relating to East Lee County Sewer Assessments, recorded in Official Record Book 1669 Page 3414, Public Records of Lee County, Florida.

*release
OR 3979-4651*

Tax Status: Zero tax.

(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.

**Division of County Lands
Search**

Updated Ownership and Easement

Search No. 21882/B
Date: May 5, 2003
Parcel: 1005 SE
Project: Palmetto Extension, No. 4073

KBP

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

From: Kenneth Pitt
Real Estate Title Examiner

STRAP: 19-44-25-05-00014.0010

Effective Date: March 6, 2003, at 5:00 p.m.

Subject Property: Lots 1, 2, 23 and 24, Block 14, City View Park, No. 3 according to the map or plat thereof recorded in Plat Book 6, Page 32, of the Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

*Southeast Episcopal Diocese of the Word of Faith, Inc. a Florida
Non-Profit Corp. ~~Word of Truth Ministries, Inc. (a Florida Corporation)~~*

by that certain instrument dated *September 2, 2003* ~~May 6, 1998~~ *January 5, 2004* recorded ~~May 12, 1998~~ in Official Record Book *4163* 2958, Page ~~3774~~ *383*, Public Records of Lee County, Florida.

Easements:

None of record.

NOTE 1: Subject property is not encumbered by a mortgage.

NOTE 2: Subject to a resolution by the Lee County Board of County Commissioners for East Lee County Sewer Assessment recorded in Official Record Book 1669, Page 3414, Public Records of Lee County, Florida.

NOTE 3: ~~Subject to~~ Lee County Ordinance No. 86-14 relating to Garbage and Solid Waste Collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

*release
OR 3979-4651*

Tax Status: Zero tax.

(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.

EXECUTIVE SUMMARY

PROJECT NAME: Veronica S. Shoemaker Blvd. **PARCEL NUMBERS:** 1003 & 1004
(Formerly Palmetto Avenue Extension)

OWNER OF RECORD: Southeast Episcopal Diocese of the Word of Faith, Inc.

LOCATION: East of Highlands Avenue and north of Canal Street in the Fort Myers market area, Lee County, Florida.

LAND AREA: 28,354 square feet or 0.65 acres.

IMPROVEMENTS: None

ZONING/LAND USE: TFC-2 (Two Family Conservation), Central Urban

HIGHEST AND BEST USE: Future Residential Development

ESTIMATE OF VALUE – COST APPROACH: N/A

ESTIMATE OF PARENT TRACT VALUE – MARKET APPROACH: \$14,200

ESTIMATE OF VALUE – INCOME APPROACH: N/A

FINAL VALUE ESTIMATE: N/A

INTEREST APPRAISED: Fee Simple in the parent tract before and after the proposed acquisitions.

DATE OF VALUATION: October 14, 2004

APPRAISERS: Woodward S. Hanson, MAI, CRE, CCIM and Andrew D. Anderson

SPECIAL ASSUMPTIONS: None

AMOUNT DUE OWNER:

Value of Property Rights Taken:

Parcel 1003 (Drainage Easement):	\$100	
Parcel 1004 (Drainage Easement):	<u>100</u>	
Sub Total (Property Rights Taken):		\$200
Incurable Severance Damages:		<u>-0-</u>
Total Amount Due Owner:		\$200

EXECUTIVE SUMMARY

PROJECT NAME: Veronica S. Shoemaker Blvd. **PARCEL NUMBER:** 1005
(Formerly Palmetto Avenue Extension)

OWNER OF RECORD: Southeast Episcopal Diocese of the Word of Faith, Inc.

LOCATION: East of Highlands Avenue and north of Canal Street in the Fort Myers market area, Lee County, Florida.

LAND AREA: 27,663 square feet or 0.64 acres.

IMPROVEMENTS: None

ZONING/LAND USE: TFC-2 (Two Family Conservation), Intensive Development

HIGHEST AND BEST USE: Future Residential Development

ESTIMATE OF VALUE – COST APPROACH: N/A

ESTIMATE OF PARENT TRACT VALUE – MARKET APPROACH: \$13,900

ESTIMATE OF VALUE – INCOME APPROACH: N/A

FINAL VALUE ESTIMATE: N/A

INTEREST APPRAISED: Fee Simple in the parent tract before and after the proposed acquisitions.

DATE OF VALUATION: October 14, 2004

APPRAISERS: Woodward S. Hanson, MAI, CRE, CCIM and Andrew D. Anderson

SPECIAL ASSUMPTIONS: None

AMOUNT DUE OWNER:

Value of Property Rights Taken:

Parcel 1005 (Drainage Easement): \$100

Sub Total (Property Rights Taken): \$100

Incurable Severance Damages: -0-

Total Amount Due Owner: \$100

5-Year Sales History

Parcel No. 1003, 1004 and 1005

Veronica S. Shoemaker Blvd. Extension Project, No. 4073

Grantor	Grantee	Price	Date	Arms Length Y/N
Word of Truth Ministries, Inc. a Florida Non-Profit Corporation	Southeast Episcopal Diocese of the Word of Faith, Inc., a Florida Non-Profit Corporation	\$400,000	9/2/03	Y

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



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239.479.8505
239.479.8391 FAX

Bob Jones
District One

VIA FAX TO 332-6804

Douglas R. St. Gemy
District Two

October 25, 2004

Ray Judah
District Three

Andrew W. Gay
District Four

Saeed Kazemi, P.E. City Engineer

John E. Albion
District Five

City of Fort Myers

P.O. Box 2217

Fort Myers, FL 33902-2217

Donald D. Stillwell
County Manager

RE: PARCEL 1003, 1004, AND 1005, VERONICA S. SHOEMAKER BLVD. EXTENSION PROJECT
Request for review and sign-off on acquisition proposal

James G. Yeager
County Attorney

Dear Saeed:

Diana M. Parker
County Hearing Examiner

The appraisals for parcels 1003, 1004 and 1005 have 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 1003, 1004, 1005

Property Owner: Southeast Episcopal Diocese of the Word of Faith, Inc. a Florida Non-Profit Corporation

Appraiser: Hanson Real Estate Advisors, Inc. (W.S. Hanson, MAI, CCIM, CRE)

Appraisal Date: October 14, 2004

Appraised Amount: \$300

Binding Offer Amount: \$1,000

Binding Offer Approved:

Funds are available in account:

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

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