

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

Blue Sheet No. 20050209

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$110,000 for Parcel 211, Ten Mile Linear Park, Project No. 2001, 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

C6R

3. MEETING DATE: *03-01-2005*

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*
 BY: *Karen L. W. Forsyth, Director*

7. BACKGROUND:

Negotiated for: Department of Construction and Design and the Division of Public Parks and Recreation
Interest to Acquire: Fee interest in 5.52 acres of property encumbered by the Ten Mile Canal.

Property Details:

Owner: John H. Woods; Bradley Pankow, Jr.; Robert F. Gregory; Jack A. Freeman; Alan C. Freeman; Mark Freeman; Harry M. Lowell

Purchase Details:

Binding Offer Amount: \$110,000

Appraisal Information:

Company: Coastal Engineering Consultants, Inc., by William H. Reeve, III, MAI, SRA

Appraised Value: \$110,000

Staff Recommendation: Staff recommends the Board approve the Requested Motion.

Account: 20200118700.506110

Attachments: Purchase and Sale Agreement, In-House Title Search, Appraisal Certificate of Value, Sales History

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>[Signature]</i> | <i>[Signature]</i> | OA | QM | Risk | GC | <i>[Signature]</i> <i>2-16-05</i> |
| | | | | | | <i>2/15/05</i> | <i>2/15/05</i> | <i>2/15/05</i> | |

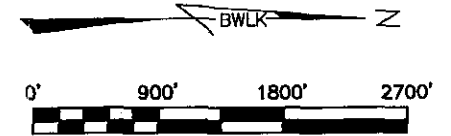
10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
 Date: *2/16/05*
 Time: *11*
 Forwarded To: *[Signature]*

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
2/15/05
11:50am
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
2/16/05
4pm

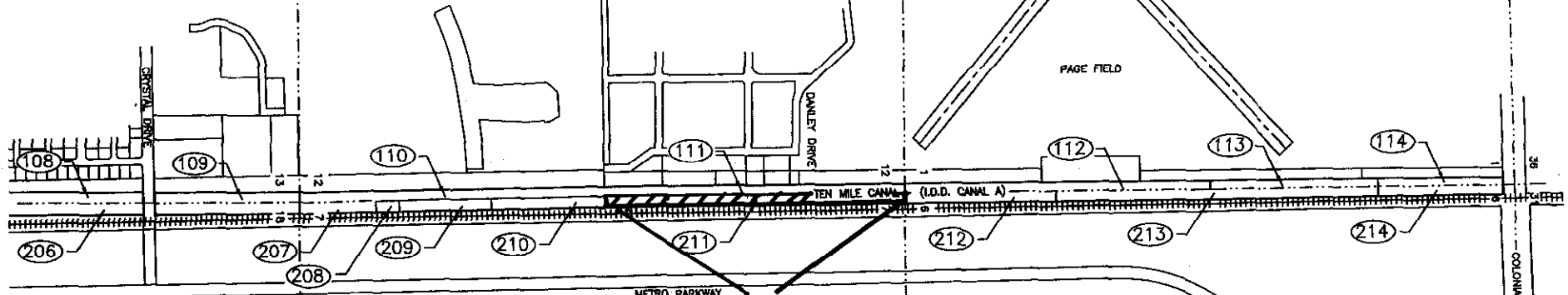
KEY MAP TEN MILE LINEAR PARK PHASE THREE AND PHASE FOUR



SECTION 13-45-24

SECTION 12-45-24

SECTION 1-45-24



SECTION 18-45-25

SECTION 7-45-25

SECTION 6-45-25

PHASE THREE

PHASE FOUR

LOCATION MAP

Bean, Whitaker, Lutz & Kereh, Inc.
CONSULTING ENGINEERS AND SURVEYORS LB 4919
12041-1 MCNEELOR BOULEVARD, FORT MYERS, FLORIDA 33919-0610 (841) 481-1331

| | | | | | |
|----------------|-------------|----------|-----------|--------|------------------|
| Keymap_1wg.dwg | | | | | |
| DATE | PROJECT NO. | DRAWN BY | SCALE | SHEET | FILE NO. (P-F-B) |
| 03-12-04 | 54377 | J.R.C. | 1" = 600' | 1 OF 1 | 00-00-00 |

This document prepared by
Lee County Division of County Lands
Project: Ten Mile Linear Park Project 2001
Parcel: 211

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 _____, 2005 by and between John H. Woods, Bradley Pankow, Jr., Robert F. Gregory, Jack A. Freeman, Alan C. Freeman, Mark Freeman, and Harry M. Lowell, 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 5.52 acres more or less, and located along Ten Mile Canal 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 Ten Mile Linear Park Project, No. 2001, 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 One hundred ten thousand and no/100 dollars (\$110,000.00), 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 \$110,000.00, 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) axes 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.

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)



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email - fmoffice@bwk.net
(Ph) 239-481-1331 (Fax) 239-481-1073


LEGAL DESCRIPTION

Ten Mile Linear Park
Parcel 211

A parcel of land in Section 7, Township 45 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Begin at the southwest corner of the northeast quarter of Section 7, Township 45 South, Range 25 East, thence N.00°45'56"W. along the west line of the northwest quarter of said Section 7 for 2640.39 feet to northwest corner of said Section 7; thence N.88°50'17"E. along the north line of the northwest quarter of said Section 7 for 90.00 feet to an intersection with the westerly right of way line of the Fort Myers Southern Railroad as described in Deed Book 71 at Page 212 and Deed Book 66 at Page 414 of the public records of Lee County, Florida; thence S.00°48'32"E. along said right of way line for 2640.50 feet to an intersection with the south line of the northwest quarter of said Section 7; thence S.88°54'47"W. along said south line for 92.00 feet to the point of beginning.

Bean, Whitaker, Lutz & Kareh, Inc.
Certificate Of Authorization Number LB0004919

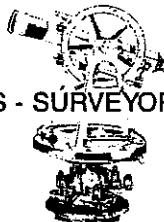
 Date: 15 JULY 04

James R. Coleman
Registered Land Surveyor
Florida Certificate Number 3205

BWLK34377Parcel 211.doc

PRINCIPALS:
WILLIAM E. BEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

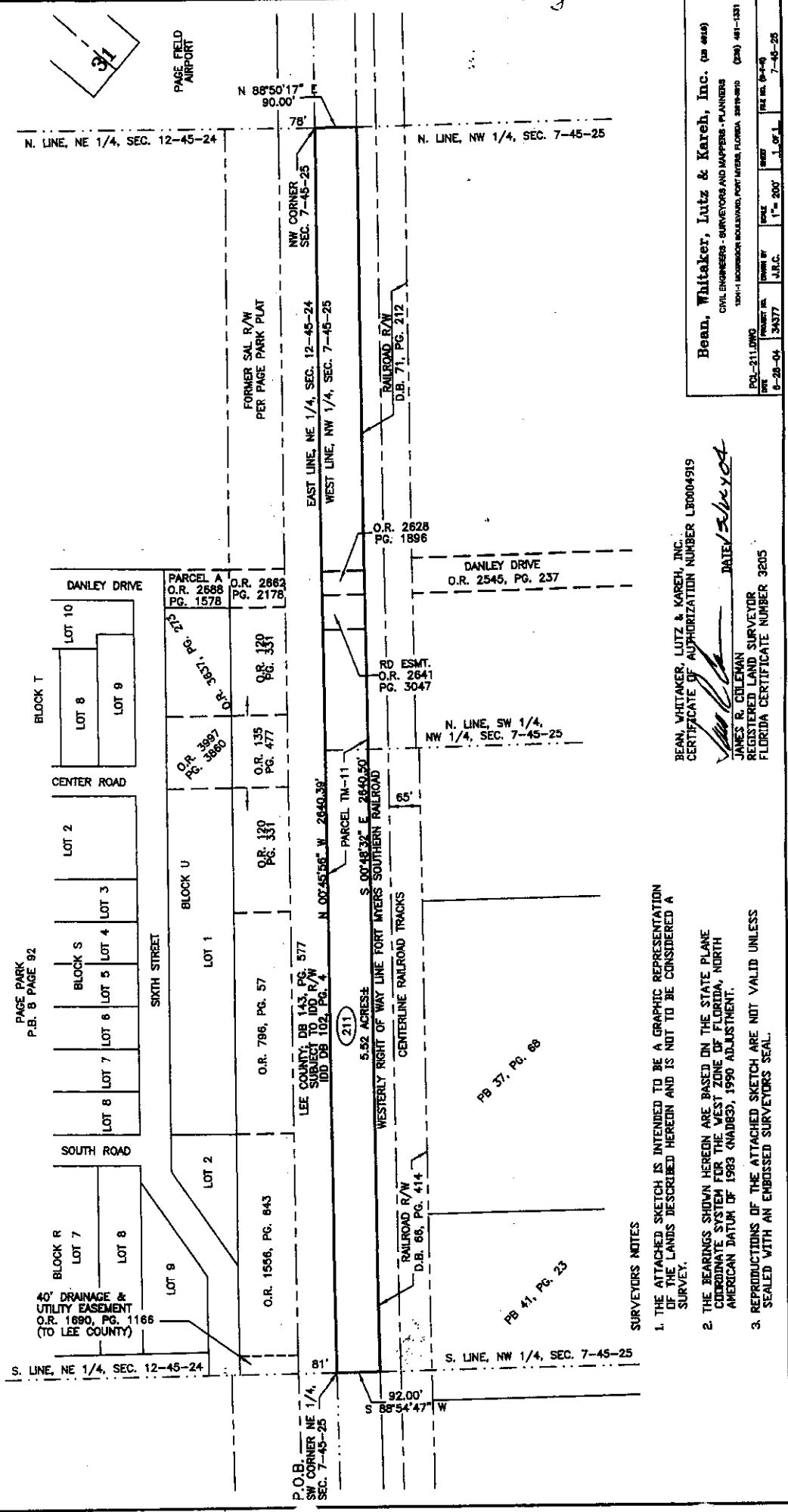
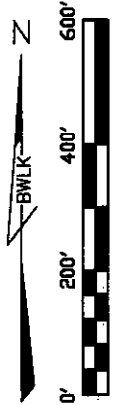
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:
TRACY N. BEAN, AICP
CHARLES D. KNIGHT, PSM
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OF
A PARCEL OF LAND
LYING IN
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



SURVEYORS NOTES

1. THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREIN AND IS NOT TO BE CONSIDERED A SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT.
3. REPRODUCTIONS OF THE ATTACHED SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

BEAN, WHITAKER, LUTZ & KAREH, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB0004919

JAMES R. GILCHMAN
DATE: 5/16/2024

JAMES R. GILCHMAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3205

Bean, Whitaker, Lutz & Kareh, Inc. (INCORPORATED)
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
12011 LACONIA BOULEVARD, FORT MYERS, FLORIDA 33907 (888) 461-1371

PG. 211, DWG. NO. 1
DATE: 5-28-04
PROJECT NO. 134377
SCALE: 1" = 200'
JOB NO. 04-03
7-10-25

FUND COMMITMENT FORM

SCHEDULE A

Commitment No.: C-1537289 Effective Date: 06/06/91 Member's File Reference: LEE COUNTY Parcel 11
11:00 p.m.

1. Policy or Policies or Guarantee to be issued: Proposed Amount of Insurance:

OWNER'S: \$10,000.00

Proposed Insured:

LEE COUNTY, a political subdivision of the State of Florida

MORTGAGEE: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is at the effective date hereof vested in:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

3. The land referred to in this commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

ISSUED BY
Foley & Lardner

(Attorney or Firm of Attorneys)
101 E. Kennedy Blvd.
Suite 3650
(Mailing Address)

1303
MEMBER NO.

[Handwritten Signature]
ATTORNEY-MEMBER'S SIGNATURE

Tampa
(City)

Florida 33602
(Zip)

FUND COMMITMENT FORM

SCHEDULE B

Commitment No.: C-1537289

I. The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - a. Warranty Deed executed by the parties described on Exhibit "B" attached hereto to Lee County, a Political Subdivision of the State of Florida.
 - ✓ b. The Deed must state that the property is not the homestead property of the individual Grantors.
 - c. A copy of the Trust Agreement must be provided for inspection and this Commitment is subject to such further requirements as are deemed necessary.
 - d. Ordinances or resolutions of Lee County authorizing the purchase of the property described in Schedule "A". This commitment is subject to such further requirements as are deemed necessary.

#7
B-II — Here

II. Schedule B of the policy or policies or guarantee to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the FUND:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any owner policy or owner guarantee issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any mortgagee policy will contain under Schedule B the standard exceptions unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to mechanics' liens which could take priority over the mortgage (where the liens would otherwise take priority, submission of waivers is necessary).
3. Lee County Ordinance No. 86-14 recorded on November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, of the Public Records of Lee County, Florida.
4. Subject to interest of Lee County as Successors of Iona Drainage District. This should not be an exception after Lee County is in title -
5. Subject to possible taxes for the years 1988, 1989, 1990, and 1991.
6. Subject land lies within the boundaries of the South Fort Myers Sewer System District and is subject to any acts and/or assessments thereof. (There are no current assessments due or payable as of the effective date of this commitment.)
7. Mortgage from James M. Dwyer, Trustee, to William H. Reynolds, Jr., Trustee, dated Mary 2, 1984, and recorded March 6, 1984, in O.R. Book 1715, Page 788, of the Public Records of Lee County, Florida.

Release

See Continuation Sheet

FUND CONTINUATION SHEET
(SCHEDULE B-I CONTINUED)

Commitment, Policy or Guarantee No.: C-1537289

8. Notice of Development Order recorded in O.R. Book 1849, Page 4274, of the Public Records of Lee County, Florida.
9. Notice of Development Order recorded in O.R. Book 1849, Page 4336, of the Public Records of Lee County, Florida.
10. Notice of Development Order recorded in O.R. Book 1850, Page 5, of the Public Records of Lee County, Florida.

PLAT

That portion of the Northwest One Quarter of Section 7, Township 45 South, Range 25 East, Lee County, Florida, lying Westerly of the Westerly Right of Way Line of Fort Myers Southern Railroad as described in Deed Book 66, Page 414, of the Public Records of Lee County, Florida and Deed Book 71, Page 212, of said Public Records.

EXHIBIT "B"

JOHN H. WOODS; BRADLEY W. PANKOW, JR.; ROBERT GREGORY; JACK A. FREEMAN, TRUSTEE; ROBERT F. GREGORY, AS TRUSTEE; ALAN C. FREEMAN, TRUSTEE; JACK A. FREEMAN AND GERTRUDE FREEMAN; GERTRUDE FREEMAN AND MARK S. FREEMAN, as CO-TRUSTEES OF THE JACK A. FREEMAN TRUST for the benefit of MARK FREEMAN; and HARRY M. HOWELL.

CERTIFICATE OF VALUE

Item/Segment: N/A
State Road: N/A
County: Lee
Managing District: N/A
FAP No.: N/A
Parcel No.: 211

I certify to the best of my knowledge and belief, that:


1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, unbiased, professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
6. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and comparable sales relied upon in making this appraisal was as represented by the photographs as contained in this appraisal.
7. No persons other than those named herein provided significant professional assistance to the person signing this report.
8. I understand that this appraisal is to be used in connection with the acquisition of an existing drainage easement for a community park known as "Ten Mile Linear Park Project" to be constructed by Lee County Florida.
9. This appraisal has been made in conformity with appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
10. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Lee County and I will not do so until authorized by Lee County officials or until I am required by due process of law, or until I am released from this obligation my having publicly testified as to such findings.
11. Regardless of any stated limited condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the Department without restriction or limitation of their use.
12. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 29th day of December, 2004, is: **\$110,000**.

Market Value should be allocated as follows:

| | | | |
|-----------------------------------|------------------|--------------------|-----------------------------|
| Land: | \$110,000 | Land Area (Ac/SF): | <u>5.52 Ac / 240,451 SF</u> |
| Improvements: | \$ 0 | Land Use: | Drainage Easement |
| Net Damages &/or Cost to Cure: | \$ <u>n/a</u> | | |
| Total: | \$110,000 | | |

01/24/2005
Date


Appraiser: William H. Reeve, III, MAI, SRA
State Certified General Real Estate Appraiser RZ943

5-Year Sales History

Parcel No. 211

Ten Mile Linear Park Project, No. 2001

NO SALES in PAST 5 YEARS