

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

Blue Sheet No. 20070715

1. ACTION REQUESTED/PURPOSE: Approve Purchase Agreement for acquisition of Parcel 308 (7,920 sq. ft.), Ortiz Avenue Project 4072, in the amount of \$57,000, pursuant to the terms and conditions set forth in the Agreement. Authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete this transaction.

2. FUNDING SOURCE: Fund: Road Impact Fee – Central District; Program: Capital Project; Project: Ortiz Avenue Widening

3. WHAT ACTION ACCOMPLISHES: Acquisition of property necessary for the Ortiz Avenue widening project, No. 4072.

4. MANAGEMENT RECOMMENDATION: Approve.

5. Departmental Category: 06

CUA

6. Meeting Date: MAY 29 2007

7. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

8. Requirement/Purpose: (specify)

- Statute 125
- Ordinance
- Admin. Code
- Other

9. Request Initiated:

Commissioner _____
 Department Independent
 Division County Lands
 By: Karen Forsyth, Director

10. Background:

Negotiated for: Department of Transportation

Interest to Acquire: Fee-simple interest (7,920 sq. ft.), in residential property improved with a mobile home.

Property Details:

Owner: Yolanda Garcia, a single person, and Maria C. Garcia, a married woman, j/t
 Address: 4942 Luckett Road, Fort Myers
 STRAP No.: 16-44-25-02-0000A.0070

Purchase Details:

Purchase Price: \$57,000 (Purchase price includes payment for moving expenses).
Costs to Close: Estimated to be \$750

Appraisal Information:

Appraised Value: \$55,000
Company: Carlson, Norris & Associates, Inc.

Staff Recommendation:

Staff is of the opinion that the purchase price increase of less than 4% over the appraised value can be justified, considering the costs of condemnation to range from \$5,000 - \$7,000, not including value increases and additional owner's attorney fees/costs.

Account: Ortiz Avenue Widening 4072 – 20407218823.506110

Attachments: Purchase Agreement, Appraisal Data, Location Map, Title Data, 5-Year Sales History

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>K. Forsyth</i>			<i>DO 5/19</i> <i>5/11/07</i>	<i>Robert Spudis</i> <i>5-15-07</i>	<i>5/16/07</i>	<i>5/16/07</i>	<i>5/16/07</i>	<i>5/16/07</i>	<i>5-16-07</i>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN:
 5/15 3:35
 COUNTY ADMIN
 FORWARDED TO:
 5-16-07
 4:15 PM

Rec. by CoAtty
 Date: 5/14/07
 Time: 3:25 pm
 Forwarded To:
 Admin
 3/15/07 1:52 PM

This document prepared by

Lee County
County Lands Division
Project: Ortiz Avenue 4072
Parcel: 308/ Garcia & Garcia
STRAP No.: 16-44-25-02-0000A.0070

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ___ day of _____, 20__ by and between **Yolanda Garcia, a single person and Maria C. Garcia, a married woman, as joint tenants with rights of survivorship** hereinafter referred to as SELLER, whose address is 1651 Heiman Avenue, Fort Myers, FL 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 7,920 square feet more or less, and located at 4942 Lockett Road, Fort Myers, Florida 33905, and more particularly described as Lot 7 Block A, Golden Lake Heights Subdivision, as recorded in Plat Book 10, Page 11, Public Records of Lee County, Florida, hereinafter called the "Property". This Property will be acquired for the Ortiz Avenue Widening Project No. 4072, hereinafter called the "Project."

2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Fifty-Seven Thousand and no/100 dollars (\$57,000.00), payable at closing by County Warrant. The Purchase Price includes payment for moving expenses.

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 the purchase price, 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, 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 (deed and affidavit to be prepared by BUYER'S title agent, at BUYER'S expense);
 - (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) documentary stamps on deed;
 - (c) 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. BUYER is exempt from ad valorem taxation. SELLER will pay all taxes determined to be legally due and payable by the County Tax Collector.

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 30 days after notice, BUYER may elect to accept the Property in its existing condition 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 the 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 or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations 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 or BUYER may terminate this Agreement without obligation.

11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER, to the best of SELLER'S knowledge, hereby 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. To the best of SELLER'S knowledge, 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, to the best of SELLER'S knowledge, 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.

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 90 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.

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. **See attached Special Conditions.**

WITNESSES:

SELLER:

Yolanda Garcia 5-3-07
Yolanda Garcia (DATE)

WITNESSES:

SELLER:

Maria C. Garcia 5-3-07
Maria C. Garcia (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)

SPECIAL CONDITIONS

Page 1

BUYER: Lee County

SELLER: Garcia & Garcia

PARCEL NO. 308/4942 Luckett Rd.

1. BUYER and SELLER hereby covenant that the purchase price recited herein, except as noted below, includes payment for the ±781 square foot mobile home (Est. 1969, PLYM Mobile Home – ID NO. 60GV566312), improvements, patio, windows, doors, floor covering, fencing, landscaping, moving expenses, and all fixtures, including but not limited to the air conditioning unit, hot water heater, and range as of the date of the BUYER'S appraisal.

2. BUYER'S authorized agent will inspect the home and all other real property and improvements prior to closing. Removal of any fixtures(s), other than provided herein, by SELLER or occupant/tenant may cause a delay in closing and a reduction in the purchase price. Costs associated with any breach of this covenant will be paid by the SELLER. This covenant shall survive closing.

3. SELLER hereby agrees to deliver possession of the Property, absent of any resident(s) or tenant(s), to BUYER at the time of closing and further agrees that the purchase of the Property is NOT subject to any written or verbal lease agreement(s) of the SELLER.

WITNESSES:

SELLER:

Yolanda Garcia 5-3-07
Yolanda Garcia (DATE)

WITNESSES:

SELLER:

Maria C. Garcia 5-3-07
Maria C. Garcia (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

OFFICE OF THE COUNTY ATTORNEY (DATE)

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

Table with columns for Valuation Section items: ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, Total Estimated Cost New, Less Physical/Functional/External, Depreciation, etc.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property); See attached for floor plan and area calculations.

Main comparison table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price/Gross Living Area, etc.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.); See attached comments. Due to the limited number of recent sales of adequately similar manufactured homes in the immediate market area...

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Date, Price and Data Source, within year of appraisal.

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 55,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$

This appraisal is made [X] "as is" [] subject to the repairs, alterations, inspections or conditions listed below [] subject to completion per plans & specifications.

Final Reconciliation: The Sales Comparison Analysis typically best reflects the actions and attitudes of participants in the marketplace. The Cost Approach is supportive. Insufficient market data is available for a reliable GRM.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF April 26, 2007 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 55,000

APPRaiser: Phil Benning, Associate Signature: [Signature] SUPERVISORY APPRAISER (ONLY IF REQUIRED): J. Lee Norris, MAI, SRA Signature: [Signature]

UNIFORM RESIDENTIAL APPRAISAL REPORT MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered 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 the 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	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	4942 Luckett Road 16-44-25-02-0000A.0070	130 Connestoga Trail 36-43-24-09-00002.0060					
Proximity to Subject		4.19 miles NW					
Sales Price	\$ Not a Sale	\$ 64,600		\$	\$	\$	\$
Price/Gross Living Area	\$ <input type="checkbox"/> 79.17 <input type="checkbox"/>	\$ <input type="checkbox"/>		\$ <input type="checkbox"/>	\$ <input type="checkbox"/>	\$ <input type="checkbox"/>	\$ <input type="checkbox"/>
Data and/or Verification Sources	Inspection Pub.Records	Instr.2006000434488 MLS/WIn2Data/Lee County					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		PMM-Private \$50,000					
Date of Sale/Time		11/20/2006					
Location	Golden Lake Hts	Carriage Village	-10,000				
Leasehold/Fee Simple	Fee	Fee					
Site	7,920 Sq.Ft.	5,390 Sq.Ft.	+2,200				
View	Residential	Residential					
Design and Appeal	Singlewide	Singlewide					
Quality of Construction	MH/Avg.	MH/Avg.					
Age	Eff=19, A=35	Eff=16, A=35	-1,700				
Condition	Above Average	Superior	-1,700				
Above Grade	Total : Bdrms: Baths	Total : Bdrms: Baths		Total : Bdrms: Baths		Total : Bdrms: Baths	
Room Count	5 : 4 : 2	5 : 3 : 2	+2,000				
Gross Living Area	781 Sq. Ft.	816 Sq. Ft.	-1,100	Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade	None Cent.WaterUtilitie	100sf Utility Cent.WaterUtilitie	-800				
Functional Utility	Adequate	Adequate					
Heating/Cooling	Wall Units/Same	Central/Central	-2,000				
Energy Efficient Items	Typical	Typical					
Garage/Carport	Driveway	1 Carport	-2,000				
Porch, Patio, Deck, Fireplace(s), etc.	450sf patio None	244sfScr.Porch None	+2,200				
Fence, Pool, etc.	Fenced	None	+1,500				
Other Features	None	None					
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$	-11,400	<input type="checkbox"/> + <input type="checkbox"/> - : \$		<input type="checkbox"/> + <input type="checkbox"/> - : \$	
Adjusted Sales Price of Comparable		Net Gross	\$ 53,200	Net Gross	\$	Net Gross	\$
Date, Price and Data Source for prior sales within year of appraisal	No prior sale in past 36 months per Lee County	No qualified sale noted in past twelve months per Lee County					
Comments:							

EXECUTIVE SUMMARY

PROJECT NAME: STA #45, Ortiz Widening Project 4072

PARCEL NUMBER: 308

OWNER OF RECORD: Yolanda + Maria C. Garcia

STRAP NUMBERS: 16-44-25-02-0000A.0070

LOCATION: 4942 Lockett Road

LAND AREA: 7,920 Sq.Ft.

IMPROVEMENTS: Mobile Home

ZONING/LAND USE: MH-1, Mobile Home

ESTIMATE OF VALUE - COST APPROACH: \$56,007

ESTIMATE OF VALUE - MARKET APPROACH: \$55,000

ESTIMATE OF VALUE - INCOME APPROACH: N/A

FINAL VALUE ESTIMATE:

If other than fee simple value:

TYPE OF EASEMENT (OR OTHER INTEREST):

VALUE:

PER UNIT VALUE (i.e. square foot):

PERCENTAGE OF UNIT VALUE AND DOLLAR AMOUNT:
(i.e.: 25% of fee X \$10 = \$2.50 psf)

PER ACRE VALUE: Not Applicable

INTEREST APPRAISED: Fee Simple

DATE OF VALUATION: April 26, 2007

APPRAISER: Phil Benning, State Certified Residential Appraiser #RD1220

SPECIAL ASSUMPTIONS: Window units for air conditioning will be re-installed.

Division of County Lands**Ownership and Easement Search**

Search No. 16-44-25-02-0000A.0070

Date: October 31, 2006

Parcel: 309

Project: Ortiz Avenue Widening (Lockett Rd.),
4072To: J. Keith Gomez
Property Acquisition AgentFrom: Bill Abramovich *B.A.*
Real Estate Title Examiner

STRAP: 16-44-25-02-0000A.0070

Effective Date: October 28, 2006, at 5:00 p.m.

Subject Property: Lot 7, Block A, GOLDEN LAKES HEIGHTS SUBDIVISION, a subdivision according to the map or plat thereof recorded in the office of the Clerk of Circuit Court, in and for the LEE, County, Florida in Plat Book 10 at Page 11, including a 1969 PLYM Mobile Home, Florida I.D. #60GV566312.

Title to the subject property is vested in the following:

**Yolanda Garcia, a single woman and Maria C. Garcia, a married woman
as joint tenants with rights of survivorship**

By that certain instrument dated February 15, 2006, recorded February 17, 2006, in Instrument Number 2006000073899, Public Records of Lee County, Florida.

Easements:

1. Utility Easements established on the Plat of Golden Lake Heights Subdivision recorded in Plat Book 10, Page 11, Public Records of Lee County, Florida.
2. Florida Power and Light Company Easement in Deed Book 256, Page 365, Public Records of Lee County, Florida.

NOTE (1): Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County, Florida.

NOTE (2): Judgment against a/an Yolanda Garcia recorded September 2, 2004, in Official Record Book 4417, Page 1675 and re-recorded August 1, 2006 in Instrument Number 2006000300782, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (3): Judgment against a/an Maria Garcia recorded August 4, 2006, in Instrument Number 2006000307434, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

*Maria M. Garcia - different Garcia
Still residing @ Andria St.*

Division of County Lands

Ownership and Easement Search

Search No. 16-44-25-02-0000A.0070

Date: October 31, 2006

Parcel: 309

Project: Ortiz Avenue Widening (Luckett Rd.),
4072

NOTE (4): Judgment against a/an Maria Garcia recorded November 24, 1997, in Official Record Book 2891, Page 3152 and re-recorded December 15, 1997, in Official Record Book 2899, Page 1698, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

*- Bonita Sigs
address.*

NOTE (5): Judgment against a/an Maria Yolanda Garcia recorded June 25, 1998, in Official Record Book 2977, Page 2540, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (6): Judgment against a/an Maria Garcia recorded June 19, 2003, in Official Record Book 3964, Page 2566, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Roy Garcia & Maria Garcia?

NOTE (7): Judgment against a/an Maria Trevino Garcia recorded January 27, 2004, in Official Record Book 4183, Page 621 and re-recorded March 3, 2004, in Official Record Book 4215, Page 3045, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Wifes address of Lionel Martinez Garcia?

NOTE (8): Judgment against a/an Ruben Garcia recorded December 3, 2001, in Official Record Book 3531, Page 2553 and re-recorded December 26, 2001, in Official Record Book 3545, Page 4283, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Judgment only pertains to Jorge Tejada?

Tax Status: Taxes in the amount of \$715.43 have been paid on January 26, 2006.
(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 or warranty as to its accuracy.

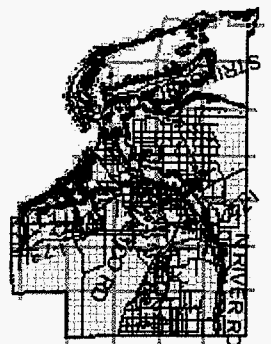
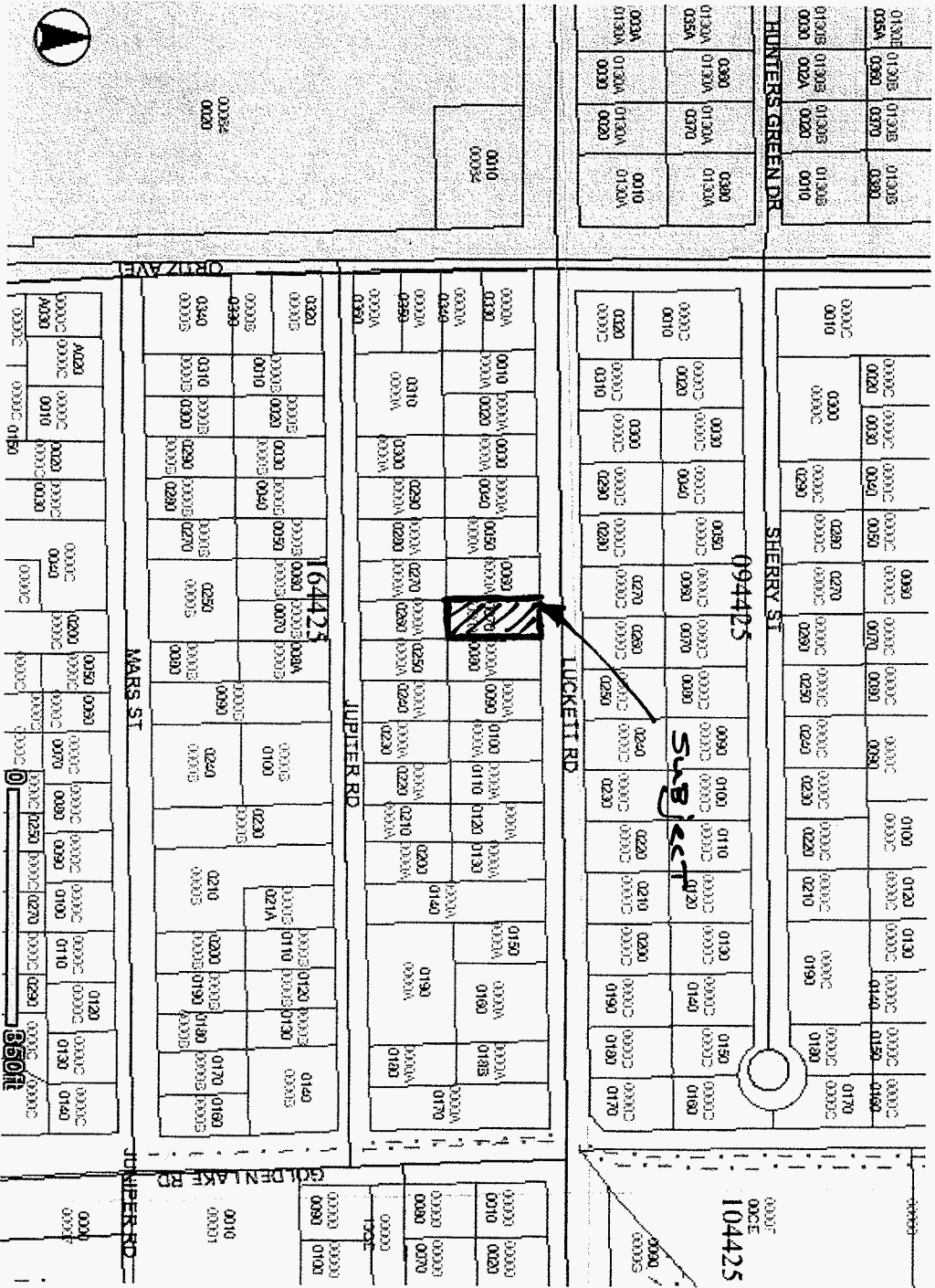
5-Year Sales History

Parcel No. 308/Garcia & Garcia

Ortiz Avenue Widening
Project No. 4072

Grantor	Grantee	Price	Date	Arms Length Y/N
Darlene Head	Rueben Garcia	\$14,700	9/30/05	N
Rueben Garcia	Yolanda Garcia & Maria Garcia, j/t	\$100	2/17/06	N

Ortiz Ave 4072 - Parcel 308/Garcia & Garcia



Legend

- Selected Features
- Block
- Lot
- Condo Block
- Condo Lot
- Condo Building
- Parcels
- Parcel Hooks
- Hydro Features
- Road Center Line
- Township Range Lines
- Township Range Labels
- Section Lines
- City Limits
- Salt Springs
- Cape Cuts
- Fort Myers
- State
- Town of Fort Myers Beach