

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

**Blue Sheet No. 20050903**

**1. ACTION REQUESTED/PURPOSE:**

Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$7,700 for Parcels 1010 & 1011, Veronica S. Shoemaker Blvd. Extension, Project No. 4073, pursuant to the Purchase Agreement; authorize the Division of County Lands to handle all documentation necessary to complete transaction.

**2. WHAT ACTION ACCOMPLISHES:**

Authorizes binding offer to property owner.

**3. MANAGEMENT RECOMMENDATION:**

Management recommends Board approve the Action Requested.

*CLD*

**4. Departmental Category: 6**

**5. Meeting Date: 08-02-2005**

<b>6. Agenda:</b>		<b>7. Requirement/Purpose: (specify)</b>	
<input checked="" type="checkbox"/> Consent	<input checked="" type="checkbox"/> Statute		73 & 125
<input type="checkbox"/> Administrative	<input type="checkbox"/> Ordinance		
<input type="checkbox"/> Appeals	<input type="checkbox"/> Admin. Code		
<input type="checkbox"/> Public	<input type="checkbox"/> Other		
<input type="checkbox"/> Walk-On			

**8. Request Initiated:**  
**Commissioner** \_\_\_\_\_  
**Department** Independent *SS*  
**Division** County Lands *6-16-05*  
**By:** Karen L.W. Forsyth, Director *KLW*

**9. Background:**

**Negotiated for:** Department of Transportation and the City of Fort Myers  
**Interest to Acquire:** 31,157 square feet of drainage easement interest in improved property  
**Property Details:**

**Owner:** Jack L. Lipscomb and Kevin M. Lipscomb  
**Address:** 3789/3791 Edison Avenue  
**STRAP No.:** 20-44-25-P1-00002.0000 and 2.0010

**Purchase Details:**

**Binding Offer Amount:** \$7,700  
**Costs to Close:** \$300

In order to expedite acquisition efforts, staff recommends Board make a binding offer in the amount of \$7,700 and commence Eminent Domain procedures.

**Appraisal Information:**

**Company:** Hanson Real Estate Advisors, Inc.  
**Appraised Value:** \$7,200

**Justification:** Staff is of the opinion that the purchase price increase of \$500 above appraised value may entice the property owner to sell the required property without the full expense of an Eminent Domain Action and can be justified considering costs associated with condemnation proceedings, estimated between \$1,000 and \$2,500 excluding land value increase and attorney fees.

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

**Attachments:** Easement Purchase Agreement, In-House Title Search, Appraisal Letter, Sales History, City Engineer Approval

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services <i>Supervisor</i>				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>K. K. Smith</i>				<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>ES 7/21/05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: <i>8/2/05</i>
Time: _____
Forwarded to: _____
<i>8/2/05</i>

RECEIVED BY COUNTY ADMIN:
<i>6-29-05</i>
<i>8-15</i>
COUNTY ADMIN FORWARDED TO: _____
<i>7/13/05</i>
<i>9 AM</i>

Parcel: 1010 & 1011  
Project: Veronica S. Shoemaker Blvd. Extension Project 4073  
STRAP No.: 20-44-25-P1-00001,0000 and 2.0010

**EASEMENT PURCHASE AGREEMENT**

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by and between **Jack L. Lipscomb and Kevin M. Lipscomb** whose address is 3791 Edison Ave., Fort Myers, FL 33916, 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 drainage 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 \$7,700.00; 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:**

\_\_\_\_\_  
1st Witness Signature

\_\_\_\_\_  
Jack L. Lipscomb

\_\_\_\_\_  
2nd Witness Signature

\_\_\_\_\_  
1st Witness Signature

\_\_\_\_\_  
Kevin M. Lipscomb

\_\_\_\_\_  
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



20-44-25-00-0000Z.0000  
.0010

February 11, 2003

1010 - 1011

**DESCRIPTION**

**20' DRAINAGE EASEMENT  
PARCEL IN  
SECTION 20, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 20, Township 44 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the northwest corner of lands described in deed recorded in Official Record Book 2070 at Page 1972, Public Records of Lee County, Florida run N 88° 44' 26" E along the north line of said lands for 13.80 feet to the Point of Beginning.

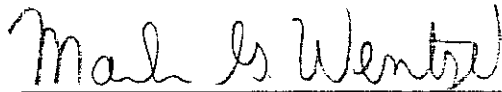
From said Point of Beginning run N 19° 33' 31" E for 11.98 feet; thence run N 02° 13' 16" W for 51.63 feet; thence run N 41° 02' 04" E for 50.27 feet; thence run N 48° 42' 04" E for 20.08 feet; thence run N 66° 01' 48" E for 62.57 feet; thence run N 87° 59' 45" E for 50.04 feet; thence run S 86° 24' 22" E for 50.52 feet; thence run S 66° 17' 04" E for 50.98 feet; thence run S 53° 04' 16" E for 31.90 feet; thence run N 51° 20' 20" E for 37.36 feet; thence run N 24° 42' 05" E for 63.02 feet; thence run N 23° 56' 03" E for 51.98 feet; thence run N 02° 39' 48" E for 50.23 feet; thence run N 01° 25' 21" E for 100.72 feet; thence run N 01° 52' 37" W for 50.87 feet; thence run N 25° 31' 37" E for 57.63 feet; thence run N 29° 22' 27" E for 17.50 feet; thence run N 78° 54' 34" E for 16.90 feet; thence run N 68° 04' 08" E for 47.53 feet; thence run N 61° 39' 21" E for 8.43 feet; thence run N 09° 59' 15" E for 40.37 feet; thence run N 02° 11' 46" E for 56.55 feet; thence run N 15° 14' 11" W for 68.50 feet; thence run N 66° 58' 12" W for 44.74 feet; thence run S 59° 51' 02" W for 61.40 feet; thence run S 88° 57' 35" W for 50.52 feet; thence run S 78° 09' 28" W for 52.80 feet; thence run N 84° 09' 57" W for 50.02 feet; thence run N 83° 00' 58" W for 50.05 feet; thence run N 71° 48' 10" W for 50.97 feet; thence run S 69° 28' 28" W for 56.33 feet; thence run S 85° 41' 15" W for 50.99 feet; thence run N 56° 32' 50" W for 23.12 feet to an intersection with the west line of lands as described in deed recorded in Official Record Book 3408 at Page 3249 said public records; thence run N 00° 05' 25" W along said west line for 24.00 feet; thence run S 56° 32' 50" E for 29.54 feet; thence run N 85° 41' 15" E for 41.30 feet; thence run N 69° 28' 28" E for 60.51 feet; thence run S 71° 48' 10" E for 56.04 feet; thence run S 83° 00' 58" E for 47.88 feet; thence run S 84° 09' 57" E for 46.70 feet; thence run N 78° 09' 28" E for 51.58 feet; thence run N 88° 57' 35" E for 47.21 feet; thence run N 59° 51' 02" E for 66.21 feet; thence run S 66° 58' 12" E for 64.45 feet; thence run S 15° 14' 11" E for 81.26 feet; thence run S 02° 11' 46" W for 60.98 feet; thence run S 09° 59' 15" W for 51.41 feet; thence

## Exhibit "A"

run S 61° 39' 21" W for 19.23 feet; thence run S 68° 04' 08" W for 50.55 feet; thence run S 78° 54' 34" W for 9.57 feet; thence run S 29° 22' 27" W for 7.60 feet; thence run S 25° 31' 37" W for 52.09 feet; thence run S 01° 52' 37" E for 46.57 feet; thence run S 01° 25' 21" W for 101.50 feet; thence run S 02° 39' 48" W for 54.20 feet; thence run S 23° 56' 03" W for 55.87 feet; thence run S 24° 42' 05" W for 67.89 feet; thence run S 51° 20' 20" W for 57.60 feet; thence run N 53° 04' 16" W for 45.10 feet; thence run N 66° 17' 04" W for 45.11 feet; thence run N 86° 24' 22" W for 46.00 feet; thence run S 87° 59' 45" W for 45.18 feet; thence run S 66° 01' 48" W for 55.64 feet; thence run S 48° 42' 04" W for 15.69 feet; thence run S 41° 02' 04" W for 41.00 feet; thence run S 02° 13' 16" E for 47.55 feet; thence run S 19° 33' 31" W for 8.22 feet to an intersection with said north line; thence run S 88° 44' 26" W along said north line for 21.40 feet to the Point of Beginning.

Containing 31,157 square feet, more or less.

Bearings hereinabove mentioned are based on the south line of the Northwest Quarter (NW1/4) of Section 20, Township 44 South, Range 25 East to bear N 88° 44' 26" E.



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

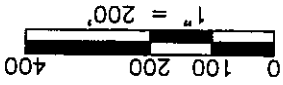
# JOHNSON ENGINEERING

2158 JOHNSON STREET  
P.O. BOX 1850  
FORT WORTH, FLORIDA 33002-1850  
PHONE (239) 334-0048  
F.B. #442 & L.B. #442  
(239) 334-5881

DATE: 1/30/03  
PROJECT NO.: 18991321  
FILE NO.: 20-44-25  
SCALE: 1" = 200'  
SHEET: 1 OF 1

SKETCH TO ACCOMPANY DESCRIPTION

PARCEL IN  
SECTION 20, TWP. 44 S., RGE. 25 E.  
LEE COUNTY, FLORIDA  
20' DRAINAGE EASEMENT



**THIS IS NOT A SURVEY**

Mark C. Wentzel (FOR THE FIRM - L.B.#42)  
PROFESSIONAL SURVEY AND MAPPER  
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: \_\_\_\_\_  
NOT VALID WITHOUT THE SIGNATURE AND LICENSED SURVEYOR AND MAPPER.

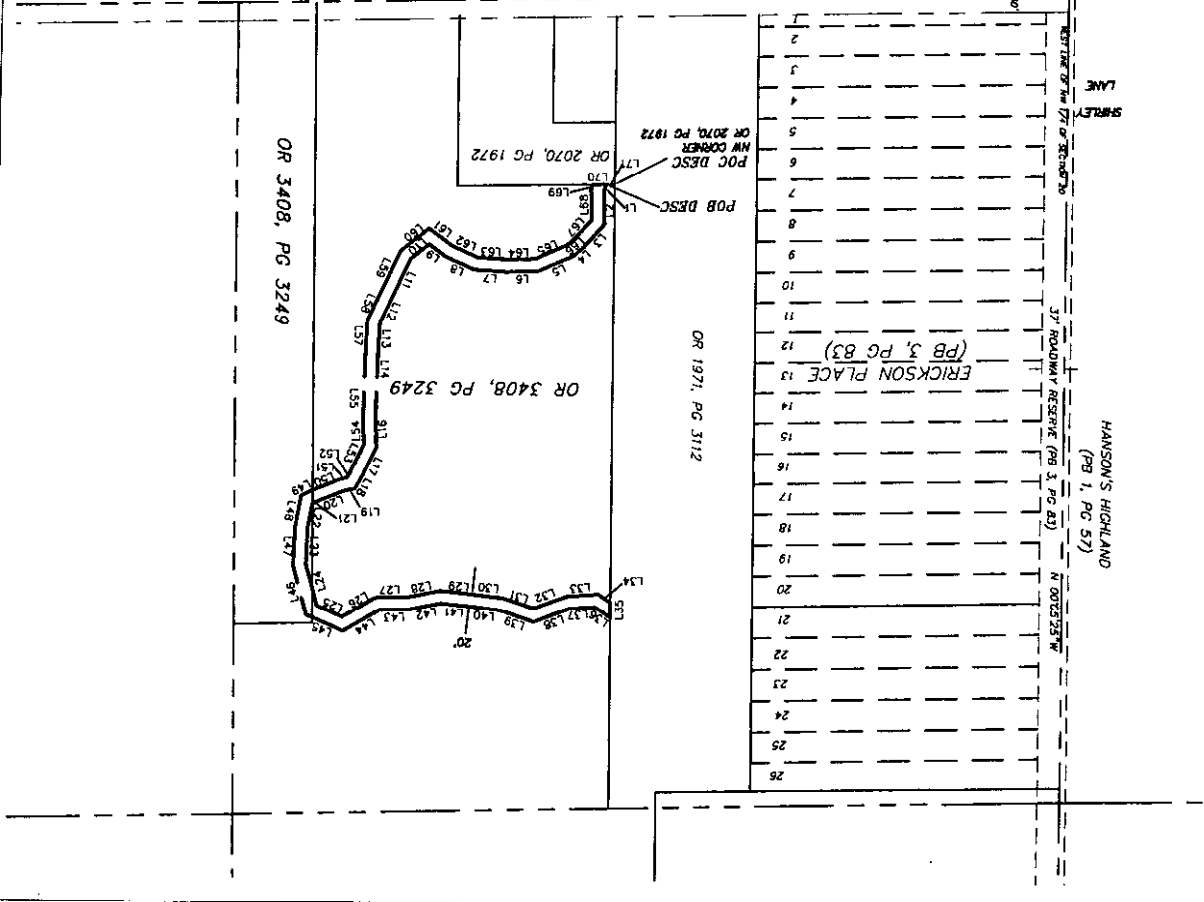
- NOTES:**
- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
  - BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AS BEING N00°05'25" W.
  - PARCEL CONTAINS 31,157 SQUARE FEET, MORE OR LESS.

**LEGEND:**

O.R. = OFFICIAL RECORD  
P.B. = PLAT BOOK  
PAGE = PAGE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
DESC. = DESCRIPTION

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 19°33'31" E	11.98	L26	S 59°51'02" W	61.40
L2	N 02°13'16" W	51.63	L27	S 88°57'35" W	50.52
L3	N 41°02'04" E	50.27	L28	S 78°09'28" W	52.80
L4	N 88°01'48" E	20.08	L29	N 84°09'37" W	50.02
L5	N 82°59'45" E	62.57	L30	S 89°28'10" W	58.33
L6	N 82°59'45" E	62.57	L31	N 71°49'10" W	50.97
L7	S 86°24'22" E	50.52	L32	S 69°28'23" W	58.33
L8	S 66°17'04" E	50.98	L33	S 65°41'19" W	50.89
L9	S 53°04'16" E	31.90	L34	N 66°32'50" W	23.12
L10	S 51°20'20" E	37.36	L35	N 00°05'25" W	24.00
L11	N 24°22'08" E	63.02	L36	S 56°32'50" E	28.54
L12	N 23°56'03" E	51.88	L37	N 65°41'15" E	41.30
L13	N 02°39'48" E	50.23	L38	N 69°28'23" E	60.51
L14	N 01°52'31" E	101.51	L39	S 71°48'10" E	58.04
L15	N 01°52'31" W	50.67	L40	S 83°00'58" E	47.88
L16	N 29°31'37" E	17.50	L41	S 84°09'57" E	48.70
L17	N 78°22'22" E	18.90	L42	N 78°09'28" E	51.58
L18	N 68°04'08" E	43.52	L43	N 88°57'35" E	47.21
L19	N 61°39'21" E	43.37	L44	N 99°58'02" E	86.21
L20	N 09°59'15" E	40.37	L45	S 88°58'10" E	84.45
L21	N 02°11'48" E	36.55	L46	S 15°14'11" E	61.45
L22	N 15°14'11" W	68.50	L47	S 02°11'48" W	60.88
L23	N 65°58'12" W	44.74	L48	S 08°59'15" W	51.41
L24			L49	S 61°39'21" W	19.23

EDISON AVE  
SOUTH LINE OF NW 1/4 OF SECTION 20



S:\18991321\Surveying\Assessment\Assessment\poc\poc20\20-drainage.dwg (Sheet 1) Jan Feb 12, 2003 - 10:27am

Exhibit "A"

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

Search No. 22445

Date: May 1, 2003

Parcel: 1010 DE

Project: Palmetto Extension Project #4073

To: Michele S. McNeill, SR/WA  
Property Acquisition AgentFrom: Kenneth Pitt  
Real Estate Title Examiner*KMP*STRAP: 20-44-25-~~00~~-000002.0000*P1*

Effective Date: March 20, 2003, at 5:00 p.m.

*No other changes as of  
5/31/05*  
*[Signature]***Subject Property:** The SW ¼ of the NW ¼ of Section 20, Township 44 South, Range 25 East, less the West 740 feet of said parcel, less the West 250 feet of the South 300 feet.

Title to the subject property is vested in the following:

***Jack L. Lipscomb and Kevin M. Lipscomb***

By that certain instrument dated February 28, 2001, recorded May 7, 2001, in Official Record Book 3408, Page 3249, Public Records of Lee County, Florida.

**Easements:**

1. Easement granted to the Florida Power and Light Company, recorded in Deed Book 256, Page 129, Public Records of Lee County, Florida.

NOTE(1): Subject to a mortgage in the original sum of \$350,000.00 recorded in Official Record Book 3408, Page 3250, Public Records of Lee County, Florida.

NOTE(2): Subject to Lee County Resolution No. 83-4-5 pertaining to the East Lee County Sewer System 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.

NOTE(4): Subject to a Judgment vs Jack Lipscomb, etal., in the sum of \$36,165.50, recorded in Official Record Book 2333, Page 4730 and rerecorded in Official Record Book 2336, Page 1551, Public Records of Lee County, Florida.

NOTE(5): Subject to a Judgment vs Jack Lipscomb, etal., in the sum of \$19,161.20, recorded in Official Record Book 2407, Page 3624, Public Records of Lee County, Florida.

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

Search No. 22445

Date: May 1, 2003

Parcel: 1010 DE

Project: Palmetto Extension Project #4073

- NOTE(6): Subject to a Judgment vs Jack L. Lipscomb, etal., in the sum of \$2,851.50, recorded in Official Record Book 2646, Page 2125 and rerecorded in Official Record Book 2664, Page 622, Public Records of Lee County, Florida.
- NOTE(7): Subject to a Judgment vs Jack L. Lipscomb, etal., in the sum of \$19,890.00, recorded in Official Record Book 2836, Page 312 and rerecorded in Official Record Book 2841, Page 1208, Public Records of Lee County, Florida.
- NOTE(8): Subject to a Deed that conveyed part of P.U.E., from Richard B. Parham to General Sand and Stone, Inc., recorded in Official Record Book 2505, Page 2686, the parcel conveyed herein was not excepted in the legal description of the last deed of record. This would have to be addressed prior to closing.

2004 TAXES PAID

**Tax Status: ~~\$1,051.64 paid on March 31, 2003 for tax year 2002~~**

*(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. 22446

Date: May 1, 2003

Parcel: 1011 DE

Project: Palmetto Extension Project #4073

To: Michele S. McNeill, SR/WA  
Property Acquisition AgentFrom: Kenneth Pitt *KMP*  
Real Estate Title ExaminerSTRAP: 20-44-25-<sup>PL</sup>~~00~~-00002.0010

Effective Date: March 20, 2003, at 5:00 p.m.

*No other changes as of  
5/31/05*  
*[Signature]***Subject Property:** The SW ¼ of the NW ¼ of Section 20, Township 44 South, Range 25 East, less the West 740 feet of said parcel, less the West 250 feet of the South 300 feet of the above described parcel.

Title to the subject property is vested in the following:

***Jack L. Lipscomb and Kevin M. Lipscomb***

By that certain instrument dated February 28, 2001, recorded May 7, 2001, in Official Record Book 3408, Page 3249, Public Records of Lee County, Florida.

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

Search No. 22446

Date: May 1, 2003

Parcel: 1011 DE

Project: Palmetto Extension Project #4073

NOTE(6): Subject to a Judgment vs Jack L. Lipscomb, etal., in the sum of \$2,851.50, recorded in Official Record Book 2646, Page 2125 and rerecorded in Official Record Book 2664, Page 622, Public Records of Lee County, Florida.

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NOTE(8): Subject to a Deed that conveyed part of P.U.E., from Richard B. Parham to General Sand and Stone, Inc., recorded in Official Record Book 2505, Page 2686, the parcel conveyed herein was not excepted in the legal description of the last deed of record. This would have to be addressed prior to closing.

2004 Taxes paid

**Tax Status: ~~\$5,594.88 paid on March 31, 2003 for tax year 2002.~~**

*(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.**

# HANSON REAL ESTATE ADVISORS, INC.

Real Estate Valuation and Counseling

May 18, 2005

Robert G. Clemens  
Acquisition Program Manager  
Division of County Lands  
P.O. Box 398  
Fort Myers, Florida 33902-0398

Re: Complete Summary Appraisal Report No. 02-03-03.1010 & 1011  
Project: Veronica S. Shoemaker Blvd. (No. 4073)  
Parcel Nos.: 1010 & 1011  
Owner: Jack L. Lipscomb and Kevin M. Lipscomb  
County: Lee County, Florida

Dear Mr. Clemens:

We are pleased to transmit this summary report of a complete appraisal that was prepared on the above referenced property. The purpose of this appraisal is to estimate the market value of those property rights proposed for acquisition by Lee County, Florida together with all legally compensable diminution in value to the remaining land (if any) which can be attributed to the proposed partial taking, or the uses and/or activities proposed thereon. The attached report sets forth the data, research, analyses and conclusions for this appraisal.

The report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)* and the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute. Our opinion of market value is premised upon the Assumptions and Limiting Conditions contained within this report. The definition of market value is in Addendum B.

The parent tract, containing approximately 16.72 acres of gross site area, is located at the northwest corner of Edison Avenue and Dupree Street in the Fort Myers market area of Lee County, Florida. The Lee County Property Appraiser's records indicate a gross site area of 16.72 acres consisting of 6.76 acres of lake area (e.g., water retention area) and 9.96 acres of land area. The property is irregular shaped with a west edge measuring approximately 1,446 feet, an east edge measuring approximately 1,200 feet along the westerly right-of-way of Dupree Street., a north edge which measures approximately 600 feet, and a south edge which measures approximately 360 feet along the northerly right-of-way of Edison Avenue. The majority of the property is zoned AG-2 (Agricultural) along with a small portion of the site zoned as IL (Light Industrial). The property is designated Central Urban on the Future Land Use Map of the Lee County Comprehensive Plan. The appraisers have estimated the highest and best use of the property "as vacant" to be for potential future residential development of the 9.96 acres of land area and water retention for the 6.76 acres of existing lake or borrow pit area.

The parent tract is improved with a one story industrial warehouse building known as Jack's Economy Auto & Truck Painting & Collision Repair, that contains a 3,300 square foot office along with four 12x10 overhead doors and five 12x14 overhead doors. It contains a total of 13,415 square feet of enclosed area and was built in 1962. The highest and best use "as improved" is for continued utilization of the existing industrial warehouse building. The parent tract value is exclusive of the improvements that are outside the proposed acquisition area that are considered to be unaffected by the taking.

The partial acquisition area identified as Parcels 1010 & 1011 (Perpetual Drainage Easement) shall encumber 31,157 square feet. This proposed acquisition area is for a perpetual storm water drainage easement. The perpetual drainage easement has an average width of 20 feet that will encumber lands associated with the littoral shelf surrounding the existing lake area. This easement area may be used for landscaping (except trees), walkway, and drainage or similar uses. No structures such as sheds, carports, garages, or other buildings can be constructed within the easement area. There are no improvements of any consequence located within the proposed partial acquisition

The remainder property, contains 16.72 acres of gross site area, includes 31,157 square feet encumbered by the perpetual drainage easement and 9.24 acres of land area adjacent to the existing lake area which will not be encumbered by the perpetual drainage easements. Since the proposed acquisition is a perpetual drainage easement, the quantity of land will not change. The highest and best use remains unchanged with "as vacant" for potential future residential development and "as improved" for continued utilization of its existing industrial warehouse building.

By reason of our investigation and analysis, data contained in this report and our experience in the real estate appraisal business, it is our opinion that the amount due the owner (as a result of the proposed partial acquisitions), as of May 18, 2005, is:

Value of Property Rights Taken:

Parcel 1010 & 1011 (Drainage Easement):	\$7,200
Total (Property Rights Taken):	\$7,200
Incurable Severance Damages:	<u>-0-</u>
<b>TOTAL AMOUNT DUE OWNER:</b>	<b>\$7,200 *</b>

*\*Extraordinary Assumptions:* USPAP defines an extraordinary assumption as "an assumption directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions." The following extraordinary assumptions were adopted by the appraiser in the development and communication of the market value estimate:

Robert G. Clemens  
May 18, 2005  
Page 3

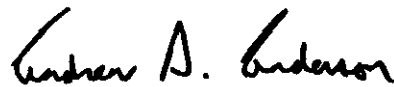
1. The information obtained from the Lee County Property Appraiser's Office regarding the size of the parent tract and the quantity of lake area and adjacent land area are accurate and reliable.
2. There are no existing littoral shelf liabilities associated with the existing lake and its shoreline.
3. The remainder lake area will have sufficient storm water storage capacity to support development of the adjacent lands without requiring additional lands to be utilized for storm water storage purposes.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,



Woodward S. Hanson, MAI, CRE, CCIM  
St. Cert. Gen. REA RZ 1003



Andrew D. Anderson  
Registered Appraiser Trainee RI 14189

# 5-Year Sales History

Parcel No. 1010 and 1011

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

Grantor	Grantee	Price	Date	Arms Length Y/N
Richard B. Parham	Jack L. Lipscomb and Kevin M. Lipscomb	\$350,000	2/28/2001	Y

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

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BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239.479.8806  
239.479.8391 FAX

Bob Jones  
District One

VIA FAX TO 352-6804

Douglas R. St. Cerny  
District Two

June 15, 2005

Ray Judah  
District Three

Tammy Hall  
District Four

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

John E. Albion  
District Five

P.O. Box 2217  
Fort Myers, FL 33902-2217

Donald D. Sitwell  
County Manager

RE: PARCEL 1010 AND 1011, VERONICA S. SHOEMAKER BLVD. EXTENSION PROJECT  
Request for review and sign-off on acquisition proposal

Diana M. Parker  
County Hearing Examiner

Dear Saeed:

The appraisal for Parcel 1010 and 1011 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. McNelli, SR/WA  
Property Acquisition Agent

**Parcel 1010 and 1011**

Property Owner: Jack L. Lipscomb and Kevin M. Lipscomb  
Appraiser: Hanson Real Estate Advisors, Inc. (W.S. Hanson, MAI, CCIM, CRE)  
Appraisal Date: 5/18/2005  
Appraised Amount: \$7,200  
Binding Offer Amount: \$7,700

Binding Offer Approved:

Funds are available in account:

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

~~219~~<sup>310</sup> - 4315-541-6100

S:\POOL\Palmetto\Ext\Correspondence\1010-1011 City Engineer Approval.doc nsm

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 335-2111  
Internet address: <http://www.lee-county.com>  
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER