Lee County Board of County Commissioners Agenda Item Summary

Blue Sheet No. 20021418

1. REQUESTED MOTION:

Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$6,000.00, for Parcel 138, Palmetto Extension, Project No. 4073, pursuant to the terms and conditions set forth in the Purchase Agreement; authorize Chairman on behalf of the BoCC to execute Purchase Agreement if offer is accepted by Seller; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction and payment of all recording fees.

WHY ACTION IS NECESSARY: The Board must formally authorize the making of a binding offer to a property owner pursuant to F.S. §73.015 prior to initiation of condemnation proceedings.

WHAT ACTION ACCOMPLISHES: Makes binding offer to property owner as required by F.S. §73.015, as amended.

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	ON DISTRICT		AND 5		6C				- <i>20</i> 03
4. AGENDA:		5. REQUIRE	MENT/PURI	POSE:		6. REQU	ESTOR O	F INFORMATIO	<u>v</u>
X CONSEN		(Specify)			}				
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PUBLIC	•	ORDINA		 -		B. DEPAR C. DIVISIO		Independent D County Lands	
WALK OF	N	X OTHER	Resolution (BY Kare	n L.W. Fo	rsvth, Director	10,4
TIME REQUIRED:			Blue Sheet Agreement No. 200205		I Interlocal				maj
7. BACKGRO The Division of that is necessar		been request Extension, F	ed by the l Project No.	Department of 4073.	of Transpo	ortation ar	nd the Ci	ty of Fort Myer	s to acquire property
This acquisition 00005.0170)	n consists of vaca	ant property, f	urther ide	ntified as 35	76 Thoma	s Street,	Ft. Mye	ers. (Strap Nu	umber 19-44-25-06-
proceedings. T of \$5,000.00. T accept this offe	he County obtaine he binding offer to	ed an appraisa the property proceedings	ll dated No owner, Rł will not be	vember 4, 20 nizomes Ltd.	02, perfor LLP, is fo	med by J r \$ 6,000	Lee No .00. Sho	rris, MAI,SRA ould the prope	n of condemnation , indicating a value rty owner agree to ept this offer, then
Staff recomme	nds the Board app	rove the Req	uested Mo	tion.					
Funds are avail	lable in City of For	t Myers Acct≇	# 310-431:	5-541-6100		Purch In-Ho Appra Sales	use Title isal Lett History	l Sale Agreen e Search er	nent
8. MANAGE	MENT RECOMM	<u>IENDATION</u>	<u>S:</u>						
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Director	Contracts	Resources	ا ، ، ا	Attorney	}	allin	1418		
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Agreement for Purchase and Sale of Real Estate Page 1 of 5

This document prepared by Lee County Division of County Lands Project: Palmetto Extension Project

Parcel: 138

STRAP No.:19-44-25-06-00005.0170

BOARD OF COUNTY COMMISSIONERS LEE COUNTY AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE IN LIEU OF CONDEMNATION PROCEEDINGS

THIS AG	REEMEN	T for pu	chase and	l sale of real	property is	made this _	(day of
	_, 20	by and	between	Rhizomes	Ltd. LLP,	hereinafter	referred	to as
SELLER, who	se addres	s is 145	15 Grey F	ox Run #4, I	Naples, FL	, 34110 and	Lee Cou	nty, a
political subd	livision of	the Sta	te of Flori	i da , hereina	fter referre	d to as BUYE	R.	

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 0.38 acres more or less, and located at 3576 Thomas Street, Fort Myers, FL 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 Palmetto Extension, 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 **Six Thousand and no/100 dollars (\$6,000.00)**, payable at closing by County warrant or City check. 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 \$6,000.00, 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) 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) 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 L:\PALMETTOEXT\LEGAL\\\138AGREEMENT.DOC

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.

Agreement for Purchase and Sale of Real Estate Page 5 of 5

and signed by all parties to this Agreement.	
WITNESSES:	SELLER:
	Rhizomes Ltd. LLP
	Jaime Ross, Partner
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)

18. SPECIAL CONDITIONS: Any and all special conditions will be attached to this Agreement



Exhibit "A"

August 19, 2002

DESCRIPTION

PARCEL IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

PARCEL NO. 138

STRAP NO. 19-44-25-06-00005.0170

A tract or parcel of land located in Lot 5, W. Stanley Hanson's Highland Subdivision as recorded in Plat Book 1 at Page 57 of the Public Records of Lee County, Florida lying in Section 19, Township 44 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of the Northeast Quarter (NE-1/4) of said section run N 00° 05' 21" W along the east line of said section for 1091.97 feet to the Point of Beginning.

From said Point of Beginning run S 88° 58' 04" W for 141.91 feet; thence run N 00° 32' 04" W for 207.50 feet to the north line of said Lot 5; thence run N 89° 02' 08" E along said north line for 65.50 feet; thence run S 00° 10' 07" E for 166.92 feet; thence run N 88° 58' 13" E for 77.80 feet; thence run S 00° 05' 21" E along said east line of said quarter section and the east line of said Lot 5 for 40.52 feet to the Point of Beginning.

Parcel contains 16.601 square feet, more or less.

SUBJECT TO easements, reservations, restrictions and right-of-ways of record. Bearings hereinabove mentioned are based on the east line of the Northeast Quarter (NE-1/4) of Section 19, Township 44 South, Range 25 East to bear N 00°05' 21" W.

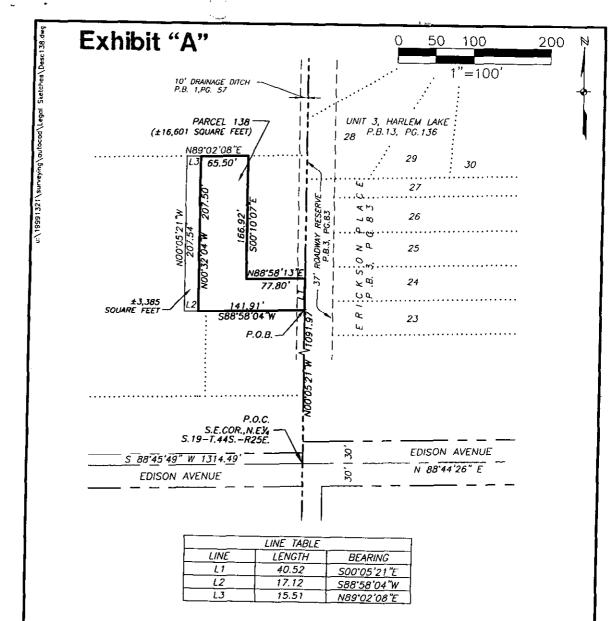
Mark G. Wentzel (For The Firm/LB-642)

Professional Land Surveyor Florida Certificate No. 5247

19991321\Parcel No. 138 - 081902

Page $\frac{1}{2}$ of $\frac{2}{2}$

2002/418



NOTES:

- 1. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- 2. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E.1/4 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AS BEING NOO'05'21"W.
- 3. PARCEL CONTAINS 16,601 SQUARE FEET, MORE OR LESS.

LEGEND

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- DESCRIPTION
- FOUND
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- MONUMENT
- OFFICIAL RECORD
- PLAT BOOK
- PAGE

COR, DESC. FD. L.B. MON, O.R. P.B.

POINT OF BEGINNING POINT OF COMMENCEMENT

RANGE TOWNSHIP

THIS IS NOT A SURVEY

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

8/21/02 DATE SIGNED:_

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

PARCEL NO. 138

PARENT STRAP NO. 19-44-25-06-00005.0170 PART OF LOT 5

W. STANLEY HANSONS HIGHLAND SUBDIVISION

(PLAT BOOK 1, PAGE 57, LEE COUNTY PUBLIC RECORDS) SECTION 19, T.44 S., R.25 E. LEE COUNTY, FLORIDA



3501 DEL PRADO BOULEVARD SUITE 110 CAPE CORAL, FLORIDA 33904 PHONE (941) 334-0046 FAX (941) 541-1383 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

ROJECT NO 08-20-02 19991321 19 -44 -- 25 1"=100"

Page 1 of 2

Division of County Lands

Updated In House Title Search

Search No. 21885/B Date: July 18, 2002

Parcel: 138

Project: Palmetto Avenue Extension Project 4073

To:

Michele S. McNeill, SR/WA

From:

Shelia A. Bedwell, CLS

Property Acquisition Agent

Real Estate Title Examine

No Changes as of 11/29/02

STRAP: 19-44-25-06-00005.0170

An update has been requested of In House Title Search No. 218851/B which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through July 8, 2002, at 5:00 p.m.

Subject Property: Commence at the NW corner of Lot 5, W. STANLEY HANSON'S HIGHLAND SUBDIVISION, as recorded in Plat Book 1, Page 57, of the Public Records of Lee County, Florida, Thence S89° 56'24" along the North line of said Lot 5 distance of 485 feet to the Point of Beginning: Thence S 00° 50'28" parallel to the Southwest line of said Lot 5 a distance of 207.54 feet; Thence Easterly a distance of 151.21 feet to the Easterly line of said Lot 5; thence N 01° 01'15" E (along said E line of Lot 5) a distance of 40.00 feet; thence Westerly a distance of 78.80 feet; thence N 02° 06'58" W a distance of 167.76 feet; thence N 89° 56'24" W a distance of 72.41 feet to the Point of Beginning. This tract is subject to a 50 foot power line and road easement across the Northerly Boundary and a 30 foot road easement across the 55 foot Southwesterly Boundary.

Title to the subject property is vested in the following:

Rhizomes Ltd. LLP

by that certain instrument dated May 5, 2000, recorded May 5, 2000, in Official Record Book 3251, Page 4456, Public Records of Lee County, Florida.

Subject to:

- 1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
- 2. Easement granted to Florida Power and Light Company recorded in Deed Book 253, Page 443, Public Records of Lee County, Florida.
- 3. Utility Easement to Lee County, recorded in Official Record Book 1500, Page 2212, Public Records of Lee County, Florida.
- 4. Temporary Construction and/or Maintenance Easement to Lee County, recorded in Official Record Book 1500, Page 2215, Public Records of Lee County, Florida.

Division of County Lands

Updated In House Title Search

Search No. 21885/B Date: July 18, 2002

Parcel: 138

Project: Palmetto Avenue Extension Project 4073

- 5. Easements recited on Warranty Deed recorded in Official Record Book 2499, Page 3104, Public Records of Lee County, Florida.
- 6. NOTE: The Plat of W. Stanley Hanson's High Land Subdivision recorded in Plat Book 1, Page 57, Public Records of Lee County, Florida has language describing a 10 foot drainage ditch with a fall of 9 ft. per mile. The language also states that the ditch is used for subsoil irrigation. The drainage ditch appears to abut the East line of subject property.
- 7. Deed recorded May 5, 2000 in Official Record Book 3251, Page 4456, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County. Said deed also has no witnesses or legal description, nor any description of the entity Rhizomes Ltd. LLP.
- 8. There is no listing with Florida Department of State, Division of Corporations for Rhizomes Ltd. LLP. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Tax Status: 2001 taxes have been paid in full. (The end user of this report is responsible for verifying tax and/or assessm ent 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.

STAFF REVIEW

12-5-02

LAND APPRAISAL REPORT

	Date					File No. 02	79-138
Borrower OWNI	R. Rhizomes, LTD, LP			Census Tra	ct 6	Map Reference 19-44	
Property Address	3576 Martin Court				·· ·· ·-	map rioratorice . 10 44	
City Fort Myers		County L	ee	State F	la	Zip Code 33901	
Legal Description	See Attached Legal Des	cription STRAP# (19-4	4-25-06-0000	05.0170)	· · · · · · · · · · · · · · · · · · ·		
Sale Price \$ N/A	Date of Sale	N/A Loan Term	N/A vr		Appraised 🔀	Fee Leasehold	De Minimis PU
Actual Real Estate 1	axes \$ _73.57 (yr)	Loan charges to be pai	d by seller \$ N	I/A_ Other sales co	ncessions N/A	Tes [] Constitution	De milling 1 o
Lender/Client <u>Le</u>	e County / City of Fort M	1yers	Addr	ess P.O. Box 398, F	ort Myers. Fla	_	
Occupant Vacant	Land Apprai	ser J. Lee Norris MAI,S	RA Inst	ructions to Appraiser Es	timate Market	Value	
						,	
Location	[Urban	🔀 Suburban	Ru	ıral		Good	Avg. Fair Poor
Built Up	Over 759	% [] 25% to 75%	i i Ui	nder 25% Emp	loyment Stability	iΪ	MITTE
Growth Hate	Fully Dev. Rapld		[] Si	aw (Con	venience to Emplo	yment [[Milii
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Demand/Supply	Shortage	in Balance	{``] 0v	rersupply Con	venience to School	ls i	
Marketing Time	L Under 3			ver 6 Mos. 📗 Adei	quacy of Public Tra	ensportation	
Present Land Use	40% 1 Family10% 2-4	Family 10% Apts.	% Condo 10	% Commercial Reci	reational Facilities	Ϊĺ	MILL
5	_5% Industrial25% Vaca			Ade	quacy of Utilities	i j	
Change in Present L	and Use 🔀 Not Likely		{ Ta	king Place (*) Prop	erty Compatibility	i i	Milii
Ē		ee Attached To	3% V	Prot	ection from Detrim	ental Conditions	MITI
Predominant Occup	,] Tenant	% Va	acant Polic	e and Fire Protecti	on	XIIIII
Single Family Price I	·	10.9 190'000	rominant vanue 🦫	_bu_uuu { Gene	eral Appearance of	Properties	N I I I
Single Family Age	<u>O</u> _ yrs	to <u>75</u> yrs. Predomi	inant Age 🚬	25 yrs. Appe	eal to Market	<u>`</u>	
Comments including	those factors, favorable or unf	avorable, affecting marketabli	lity (e.g. public pa	arks, schools, view, noise): The subje	ct property is located	f in Central
Fort Myers just	<u>south of Martin Luther K</u>	ling Jr. Blvd. The area	is close to su	ipportina services in	cludina school	s shonging church	e and modical
facilities. The p	roperties vary from fair t	lo good condition reside	ences typicall	y of average quality	construction	to average quality re	tail uses and
scattered neavy	commercial and industr	rial uses.					<u></u>
Dimensions 141.	91 x 207.50 x 65.5 x 166	3.92 x 77.80 x 40.58	_ =	16,601 Sq. Ft	or Acres	Corne	Lot
Zoning classification	TFC-2 (single family	and duplex)		Present Improvemen	ts []] do [do not conform to zonin	
	Present use			ily or duplex structur	re		•
Public	Other (Describe)	OFF SITE IMPROVEMEN		o Mostly Level			
Elec.			🔀 Private Size				
Gas [face Dirt	Sha	pe Very Irregualar			
Water		ntenance Public [Residential			
San Sewer		i		nage <u>Typical</u>			
	Inderground Elect. & Tel.		et <u>Lights</u> Is th	e property located in a Hi			⊠ No [] Yes
Comments (ravorable o	or unfavorable including any appar	rent adverse easements, encroa	chments, or other	adverse conditions):	The parcel is	typical in size. The	road is a dirt
operacebracete	ot maintained by any puwere observed. Not in a	iblic entitly. The site ha	is been cleare	ed of most native ve	getation. No a	ipparent adverse ea:	sements or
circinacimients	Mais observed. Inot it is	a mandatory nood zone	ł.				
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The understand has							
The undersigned has adjustment reflecting	recited three recent sales of p	roperties most similar and pro	ovimate to subject	t and has considered the	se in the market a	inalysis. The description in	cludes a dollar
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to or more favorable	recited three recent sales of p market reaction to those items than the subject property, a min bject property, a plus (+) adjus	of significant variation between nus (-) adjustment is made th	eximate to subject an	id comparable properties.	If a significant iter	n in the comparable prop	utu ie cuserior
to or more favorable	market reaction to those items than the subject property, a mid	of significant variation between nus (-) adjustment is made th	eximate to subject on the subject and our reducing the or g the indicated va	id comparable properties, indicated value of subject; alue of the subject.	If a significant iter if a significant iter	n in the comparable prop m in the comparable is inf	erty is superior erior to or less
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LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No. 02-79-138 SUBJECT PROPERTY COMPARABLE NO. 4 ITEM COMPARABLE NO. 5 COMPARABLE NO. 6 Address 3576 Martin Court 2341 Towles Street 3442 South Street 102 Santa Lucia Fort Myers Fort Myers Fort Myers Fort Myers 0,38 miles Proximity to Subject 0.46 miles 1.16 miles Sales Price 6,500 12,000 9,000 Price ALL STATES .45 44 Data Source OR 3155 Pg. 1580 OR 3347 Pg. 2381 OR 3635 Pg. 3876 DESCRIPTION Date of sale and DESCRIPTION_ DESCRIPTION DESCRIPTION +(-)\$ Adjust. +(-)\$ Adjust. +(-)\$ Adjust. Time Adjustment N/A 8/99 01/01 02/02 Central Ft Myers Location Central Ft Myers Central Ft.Myers Central Ft. Myers Site/View 16,601 14,400 sf 27,600 sf 40,565 sf -2,400 TFC-2 / E,T,W,S TFC-2 / E,T,W,S Zoning TFC-2/E,W,T RS-1 / E,T,W,S Road Frontage Dirt/Private Paved Paved Paved -4<u>,5</u>00 HighestandBestUse SingleFamily/Duplex SingleFamily/Duplex SingleFamily/Duple Single Family SecTwpRange 19-44-25 20-44-25 19-44-25 17-44-25 Sales or Financing N/A Cash Cash Cash Concessions irrea. Superior Superior Superior <u>Net Adj. (Total)</u> 6,900 Indicated Value of Subject Comments: See attached comments regarding adjustments made to the comparable sales. Additional comparable sales are attached

LAND APPRAISAL REPORT MARKET DATA ANALYSIS

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ITEM	SUBJECT PROPERTY	COMPARABLE NO.	7	COMPARABLE NO	١ ،	COMPARABLE NO. 9	_
Address 3576 Mari		3600 Marion Street	<u>-</u> !	2074 Fountain Street	/: <u> </u>	+	
Fort Myer		Fort Myers		Fort Myers		3108 Lincoln Blvd.	
Proximity to Subject	AND WALKET WITH	1.32 miles				Fort Myers	
Sales Price	\$ N/A	CATACAS IN THE S	5,000	0.36 miles		0.54 miles	
Price	 	Andres S	.56	1964	6,000 .60		9,0
Data Source	+	OR 3266 Pg. 2992		OD 2404 D- 4245			_ :
Date of sale and	DESCRIPTION		(-)\$ Adjust.	OR 3491 Pg. 1315 DESCRIPTION +		OR 3154 Pg. 3709	
Time Adjustment	N/A	6/00	1 - 14 Aujust.	9/01 (+	(<u>-)</u> \$ <u>Adiust.</u>	DESCRIPTION +(-)\$	<u>Adju</u>
Location	Central Ft.Myers	Central Ft Myers				8/99	
Site/View	16,601	9000 sf		Central Ft.Myers		Central Ft.Myers	-
Zoning	TFC-2/E,W,T	RS-1/ E,T,W,S	+1,900	10,000 sf	+1,700_	12,000 sf +	1,2
Road Frontage	Dirt/Private	Paved	-2,500	TFC-2/ E,T,W,S Paved		TFC-2/E,T,W,S	_
HighestandBestUse	SingleFamily/Duplex	Single Family			-3,000	Paved	4,5
SecTwpRange	19-44-25			SingleFamily/Duple		SingleFamily/Dupl	
Sales or Financing	N/A	17-44-25 Cash		19-44-25		19-44-25	
Concessions				Cash		Cash	
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Net Adj. (Total)		 	600	+ > - 5	1,300	CARROL AND THE SECOND S	3,3
Indicated Value of Subject		Net 12.0 % s		and Neiszahatz is		Network & s	
		adjustments made to the	4,400	A. M. M. S. L. V.	4,700	Nethiab./ 768 S	<u>5,</u> 7
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5-Year Sales History Parcel No.138

Palmetto Avenue Extension Project, No. 4073

Grantor	Grantee	Price	Date	Arms Length Y/N
Mildred Clopton	Rhizomes LTD, Ltd.	\$2,500.00	5/5/2000	Υ

S:\POOL\LANDDFRM\HISTRY.WPD

12/05/2002 THU 16:50 FAN 239 479 8391

LEE COUNTY-COUNTY LANDS

Ø 002



BOARD OF COUNTY COMMISSIONERS

239 479 8505 239.479.8391 FAX

Writer's Direct Dial Number:

Bob Janes District One

VIA FAX TO 332-6604

Douglas R. St. Cerny District Tv/o

December 5, 2002

Ray Judah District Three

Andrew W. Coy District Four

John E. Albien

District Five

Conaid D. Stilwell County Manager

James G. Yaeger County Attorney

Diana M. Parker County Hearing Examiner

Saeed Kazemi, P.E. City Engineer

City of Fort Myers P Q Box 2217

Fort Myers, FL 33902-2217

PARCEL 138, PALMETTO EXTENSION PROJECT

Request for review and sign-off on acquisition proposal

Dear Saeed.

RE:

The appraisal for parcel 138 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. McNeill, SR/WA Property Acquisition Agent

Parcel 138

Property Owner: Rhizomes, Ltd., LP

Appraiser: Carlson Norris and Associates, Inc.

Appraisal Date: 11/4/02 Appraised Amount: \$5,000 Binding Offer Amount: \$6,000

Binding Offer Approved:

Funds are available in account:

Sa**t**ed Kazemi, P.E.

City Engineer, City of Fort Myers

310-4315-541-6100