

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

Blue Sheet No. 20070038

1. ACTION REQUESTED/PURPOSE: Approve Purchase Agreement for acquisition of Parcel 306 (7,920 sq. ft.), Ortiz Avenue Project 4072, in the amount of \$111,000, 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 and accept all documentation necessary to complete this transaction. *FUND - ROAD IMPACT FEES - CENTRAL DISTRICT; PRDGRAM - CAPITAL PROJECTS; PROJECT - ORTIZ AVENUE - MLK TO LUCKETT ROAD. JW*

2. WHAT ACTION ACCOMPLISHES: The Board must accept all real estate conveyances to Lee County.

3. MANAGEMENT RECOMMENDATION: Approve.

4. Departmental Category: 6

C6C

5. Meeting Date:

FEB 06 2007

6. Agenda:

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

7. Requirement/Purpose: (specify)

- Statute 125
- Ordinance
- Admin. Code
- Other

8. Request Initiated:

Commissioner _____
 Department Independent
 Division County Lands
 By: Karen L.W. Forsyth, Director *[Signature]*

9. 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: Victor and Eloisa Rodriguez, h/w
 Location: 4932 Lockett Road
 STRAP No.: 16-44-25-02-0000A.0050

Purchase Details:

Purchase Price: \$111,000 (Purchase price includes payment for moving expenses).
Costs to Close: Estimated to be \$1,500

Appraisal Information:

Company: Carlson, Norris & Associates, Inc.
Appraised Value: \$109,000

Staff Recommendation: Staff is of the opinion that the purchase price is acceptable and recommends the Board approve the Action Requested.

Account: 20407218823.506110

Attachments: Purchase Agreement; Appraisal (Location Map Included); Title Data; 5-Year Sales History

10. 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>[Signature]</i>			<i>SAD F8</i> <i>Chel 1-11</i>	<i>Robert</i> <i>[Signature]</i> 1-16-07	<i>elaw</i> 1-18-07	<i>W</i> 1-18-07	<i>[Signature]</i> 1/18/07	<i>[Signature]</i> 1-19-07	

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <i>M</i>
1-17-07 1:15
COUNTY ADMIN FORWARDED TO:
<i>1/19</i> 3:00

Rec. by CoAtty
Date: <i>1/16/07</i>
Time: <i>11:30 AM</i>
Forwarded To: <i>Admna</i>

1/16/07

This document prepared by

Lee County
County Lands Division
Project: Ortiz Avenue 4072
Parcel: 306/Rodriguez
STRAP No.: 16-44-25-02-0000A.0050

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 **Victor Rodriguez and Eloisa Rodriguez, husband and wife**, hereinafter referred to as SELLER, whose address is 4932 Lockett Road, 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 4932 Lockett Road, Fort Myers, Florida 33905, and more particularly described as Lot 5, 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 One Hundred Eleven Thousand and no/100 (\$111,000), 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 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) 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. If closing occurs between October 31 and January 1, then the SELLER is responsible for the full year's ad valorem real estate taxes for the year without proration.

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 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 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. 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 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 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

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:

James Keith Gomez

SELLER:

Victor Rodriguez 1-4-07
Victor Rodriguez (DATE)

WITNESSES:

James Keith Gomez

SELLER:

Eloisa Rodriguez 1/4/07
Eloisa Rodriguez (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: Rodriguez

PARCEL NO. 4932 Lockett Rd.

1. BUYER and SELLER hereby covenant that the purchase price recited herein, except as noted below, includes payment for the mobile home (Serial No. PT37654A and B), improvements, screen enclosures, shed, windows, exterior window shutters, doors, floor covering, fencing, landscaping, moving expenses, and all fixtures, including but not limited to, air conditioning unit, hot water heater, 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. SELLER may remove the personal lighting fixtures (2) located in the kitchen area, and the fan fixture (1) located in the living room. Said removal must be conducted in a professional and workmanlike manner, with all outlets/junction boxes being properly covered and secured. Removal of any fixtures(s), other than those provided herein, by SELLER may cause a delay in closing and a reduction in the purchase price. All additional 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.

4. Upon the BUYER'S written acceptance of this Agreement, SELLER(S) hereby give permission allowing entry to the premises by County Representatives, upon first receiving 48 hours prior notice, in order for the premises to be inspected for asbestos containing materials and to determine if relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the Property.

WITNESSES:

Joyce Keil Gomez

SELLER:

Victor Rodriguez 1-4-07
Victor Rodriguez (DATE)

WITNESSES:

Joyce Keil Gomez

SELLER:

Eloisa Rodriguez 1/4/07
Eloisa Rodriguez (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

File No. 231730

Valuation Section

Table with columns for COST APPROACH and Valuation Section. Rows include: ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, Depreciation, and INDICATED VALUE BY COST APPROACH.

Table with columns for SALES COMPARISON ANALYSIS and Valuation Section. Rows include: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3, and various property details like Address, Proximity, Sales Price, 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, Sale 3 recorded over 6 months prior to the effective date of this report was necessarily utilized.

Table with columns for SALES COMPARISON ANALYSIS and Valuation Section. Rows include: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3, and details like Date, Price and Data, Source, for prior sales.

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: The subject property is not listed in the regional MLS. No recent prior sales of the subject and comparables were noted.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 109,000

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.

Conditions of Appraisal: See attached additional limiting conditions. This is a Summary Appraisal Report.

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 November 30, 2006 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 109,000

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

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

Search No. 16-44-25-02-0000A.0050

Date: October 30, 2006

Parcel: 307 306

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

STRAP: 16-44-25-02-0000A.0050

Effective Date: October 26, 2006, at 5:00 p.m.

Subject Property: Lot 5, Block A, GOLDEN LAKE HEIGHTS SUBDIVISION, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 10 at Page 11.

Title to the subject property is vested in the following:

Victor and Eloisa Rodriquez, Husband and Wife

By that certain instrument dated January 29, 1987, recorded January 30, 1987, in Official Record Book 1894, Page 4785, 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): Resolution pertaining to the East Lee County Sewer System recorded in Official Record Book 1669, Page 3414, Public Records of Lee County, Florida.

NOTE (2): 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 (3): Mortgage executed by Victor Rodriquez and Eloisa Rodriquez, husband and wife, in favor of Barnett Bank of Lee County, N.A., dated August 25, 1995, recorded September 1, 1995, in Official Record Book 2631, Page 2480, Public Records of Lee County, Florida.

NOTE (4): Mortgage executed by Victor Rodriquez and Eloisa Rodriquez, husband and wife, in favor of Barnett Bank, N.A., dated August 8, 1997, recorded August 20, 1997, in Official Record Book 2858, Page 1900, and assigned to Huntington National Bank, in Official Record Book 3048, Page 1551 and thereafter assigned to SunTrust Bank in Official Record Book 3717, Page 4277, Public Records of Lee County, Florida.

+ for owner - Mortgages have been satisfied
12-29-07

Division of County Lands

Ownership and Easement Search

Search No. 16-44-25-02-0000A.0050

Date: October 30, 2006

Parcel: 307

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

NOTE (5): Notice of Commencement recorded December 15, 2005 in Instrument Number 2005000170939, Public Records of Lee County, Florida.

Tax Status: Taxes in the amount of \$353.92 have been paid on November 16, 2005.
(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 306/Rodriguez

Ortiz Avenue Widening
Project No. 4072

NO SALES in PAST 5 YEARS