

**DEADLINE TO SUBMIT BID:  
1:00 P. M. on November 13, 2020**



**BOARD OF COUNTY COMMISSIONERS**

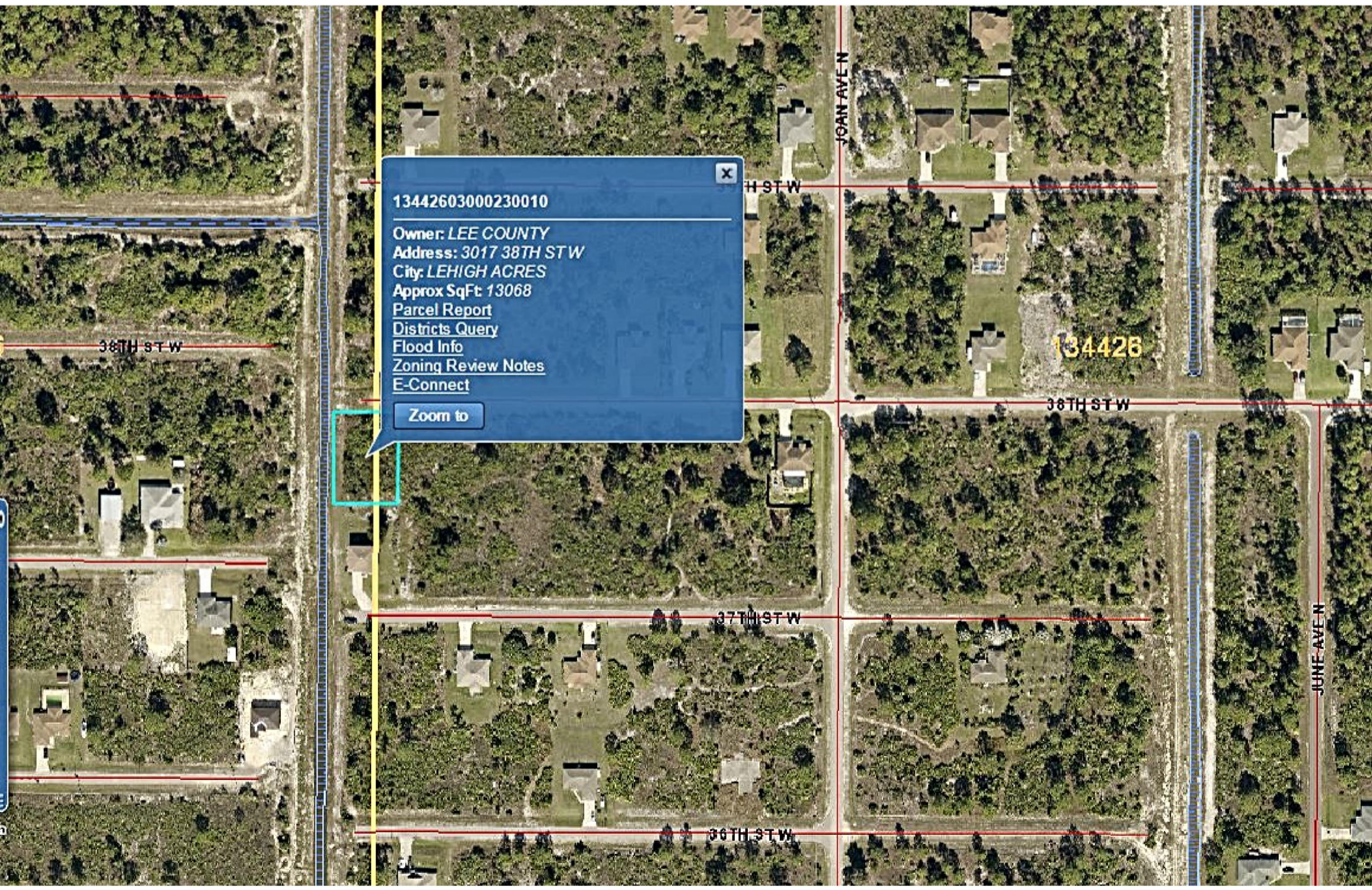
**Lee County Surplus Lands  
Request for Bids  
Under County Sale: Sealed Bid Procedure**

Title: County Surplus Land Sale  
Property Location: 3017 38<sup>th</sup> Street W.  
Lehigh Acres, FL 33971

Contact:  
**Department of County Lands**  
Tommy Sandvig  
Phone (239) 533-8310  
[tsandvig@leegov.com](mailto:tsandvig@leegov.com)

Street Address:  
1500 Monroe Street, 4<sup>th</sup> Floor  
Fort Myers, FL 33901

Mailing Address:  
P.O. Box 398  
Fort Myers, FL 33902-0398



13442603000230010

Owner: LEE COUNTY

Address: 3017 38TH ST W

City: LEHIGH ACRES

Approx SqFt: 13068

[Parcel Report](#)

[Districts Query](#)

[Flood Info](#)

[Zoning Review Notes](#)

[E-Connect](#)

Zoom to

134426

JOAN AVE N

H ST W

38TH ST W

38TH ST W

37TH ST W

JUNE AVE N

36TH ST W

### Property Data

STRAP: 13-44-26-03-00023.0010 Folio ID: 10311221

**+ Owner Of Record**

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

**Site Address**

Site Address maintained by E911 Program Addressing

3017 38TH ST W  
LEHIGH ACRES FL 33971

**Property Description**

**Do not use for legal documents!**

LEHIGH ACRES UNIT 3  
BLK 23 PB 15 PG 62  
LOT 1

**Classification / DOR Code**

VACANT GOVERNMENTAL / 80

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

**Current Working Values**

**Just** 6,700

**Attributes**

Land Units Of Measure	LT
Units	1.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

**Image of Structure**



### Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	1,050	1,050	1,050	1,050	1,050	0
1993	1,050	1,050	1,050	1,050	1,050	0
1994	1,050	1,050	1,050	1,050	1,050	0
1995	1,050	1,050	1,050	1,050	1,050	0
1996	950	950	950	950	950	0
1997	950	950	950	950	950	0
1998	950	950	950	950	950	0
1999	950	950	950	950	950	0
2000	950	950	950	950	950	0
2001	950	950	950	950	950	0
2002	950	950	950	950	950	0
2003	950	950	950	950	950	0
2004	2,900	2,900	2,900	2,900	2,900	0
2005	17,800	17,800	17,800	17,800	17,800	0
2006	40,400	40,400	40,400	40,400	40,400	0
2007	23,000	23,000	23,000	23,000	23,000	0
2008	12,600	12,600	12,600	12,600	12,600	0
2009	6,000	6,000	6,000	6,000	6,000	0
2010	4,500	4,500	4,500	4,500	4,500	0
2011	3,870	3,870	3,870	3,870	3,870	0
2012	3,000	3,000	3,000	3,000	3,000	0
2013	3,000	3,000	3,000	3,000	3,000	0
2014	2,405	2,405	2,405	2,405	2,405	0
2015	2,550	2,550	2,550	2,550	2,550	0
2016	3,960	3,960	3,960	2,805	2,805	0
2017	3,960	3,960	3,960	3,086	3,086	0
2018	4,500	4,500	4,500	3,395	3,395	0

2019	4,500	4,500	4,500	3,735	3,735	0
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The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461\(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.  
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.  
(i.e. Taxable = Capped Assessed - Exemptions)

### Exemptions

Exemption	Amount
Local Government	4,109.00

### Values (2019 Tax Roll)

Property Values		Attributes	
Just	4,500	Land Units Of Measure	LT
Assessed	4,500	Units	1.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	3,735	Total Bedrooms / Bathrooms	0
Taxable	0	Total Living Area	0
Cap Difference	765	1st Year Building on Tax Roll	N/A
		Historic Designation	No

### Taxing Authorities

LEHIGH ACRES FIRE & LIGHT / 048

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398

LEE CO LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU / MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	636 THOMAS SHERWIN AVE S LEHIGH ACRES, FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	ROBERT DILALLO FIRE CHIEF ATTN: ANITA KRESSEL 636 THOMAS SHERWIN AVE S LEHIGH ACRES, FL 33974
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Special District	601 EAST COUNTY LN LEHIGH ACRES, FL 33936
SFWMD-DISTRICT-WIDE / 110	Water District	3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	3301 GUN CLUB RD WEST PALM BEACH FL 33406

### Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
100.00	11/10/1998	<a href="#">3035/609</a>	03	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Interest Sales / Court Docs / Government)	V
100.00	11/01/1984	<a href="#">1754/3815</a>	01	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
100.00	01/01/1900	<a href="#">308/809</a>	01	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V

### Location Information

Township	Range	Section	Block	Lot
44	26E	14	00023	0010
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.64912	-81.67875		
Links				
<a href="#">View Parcel on Google Maps</a>		<a href="#">View Recorded Plat at LeeClerk.org</a> Use the above link to do an Official Records search on the Lee County Clerk of Courts website, using 15 and 62 for the book and page numbers.		<a href="#">View Parcel on GeoView</a>

### Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	-		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

### Flood and Storm Information

**Flood Insurance** [Find my flood zone](#)

**Community**  
125124

**Panel**  
0318

**Version**  
F

**Date**  
8/28/2008

**Evacuation Zone**  
D

### Address History

Street Number	Street Name	Unit	City	Zip	Maintenance Date
3017	38TH ST W		Lehigh Acres	33971	12/31/1996 11:11:19 AM

### Appraisal Details (2019 Tax Roll)

Land

**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

### Appraisal Details (Current Working Values)

Land

**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot



**COUNTY SURPLUS LAND SALE – 3017 38<sup>th</sup> STREET W., LEHIGH ACRES**  
**GENERAL CONDITIONS**

Any questions pertaining to this solicitation should be directed to Tommy J. Sandvig, who can be contacted at (239) 533-8310, or by email at [tsandvig@leegov.com](mailto:tsandvig@leegov.com).

**SEALED BID PROCEDURES**

Sealed bids must be received by the Department of County Lands **no later than 1:00 P. M. on November 13, 2020**, as specified in the cover letter of this mailing. Sealed bids are to be sent to the attention of Tommy J. Sandvig at Post Office Box 398, Fort Myers, Florida 33902-0398.

The bids will be opened immediately upon the deadline of the bidding expiration date, November 13, 2020, by the Director of the Department of County Lands, or designee.

The sealed bids will be ranked in accordance with the highest bid to the lowest bid by the Director of the Department of County Lands, or designee.

The highest bidder will be provided the first opportunity to negotiate a purchase agreement with the County.

A check deposit to accompany the mailing is required from each bidder in the amount equivalent to ten (10) percent of the bid price. Make the check payable to the Lee County Board of County Commissioners.

The highest bidder's check deposit will be retained by the County, while the remaining checks will be returned to the individuals who submitted them.

**BID SUBMISSION**

**SEALED BID:** Bids shall be sealed in an envelope, and the outside of the envelope must be marked with the following information:

- Marked with the words "Sealed Bid";
- Name of the individual or entity submitting the bid; and
- Title of the bid (*County Surplus Land Sale – 3017 38<sup>th</sup> Street W.*).

**ANY BIDS NOT PROPERLY MARKED WILL BE RETURNED WITHOUT OPENING**

**ALTERNATE BID:** Alternate bids will not be accepted.

**BIDS RECEIVED LATE:** It is the bidder's responsibility to ensure that the bid is received by the Department of County Lands prior to 1:00 P.M. on November 13, 2020. Any bid received after the deadline will be promptly returned to the bidder unopened. Lee County will not be responsible for bids received late because of delays by a third party delivery service; (i.e., U.S. Mail, UPS, Federal Express, etc.).

**BID CALCULATION ERRORS:** In the event there is a discrepancy between the total bid amount and the deposit amount (equivalent to 10% of the bid price), the total bid amount will prevail and will be considered the bid price.

**WITHDRAWAL OF BID:** No bid may be withdrawn for a period of ninety (90) days after the scheduled time for receiving bids. A bid may be withdrawn prior to the bid-opening date. Such a request to withdraw should be made in writing to the County Lands Director, who will approve or disapprove of the request.

**COUNTY RESERVES THE RIGHT:** The County reserves the right to waive minor informalities in any bid; to reject any or all bids with or without cause; and/or to accept the bid that in its judgment will be in the best interest of Lee County.

**EXECUTION OF BID:** All bids shall contain the signature of the bidder or an authorized representative of the bidder in the space provided on the bid submittal form. All bids shall be typed or printed in ink. The bidder may not use erasable ink. All corrections made to the bid shall be initialed.

## **RULES, REGULATIONS, LAWS, ORDINANCES AND LICENSES**

The awarded bidder and their representatives shall observe and obey all laws, ordinances, rules, and regulations, of the federal, state, and local governments, which may be applicable to the sale and purchase of real property.

## **CONFIDENTIALITY**

Bidders should be aware that all submittals provided with a bid are subject to public disclosure and will **not** be afforded confidentiality.

## **ANTI-LOBBYING CLAUSE**

All persons are hereby placed on formal notice that neither the County Commissioners nor candidates for County Commission, nor any employees from the Lee County Government, nor Lee County staff members, are to be lobbied, either individually or collectively, concerning this bid request. Those who intend to submit bids, or have submitted bids, for this property are hereby placed on formal notice that they are **not** to contact County personnel for such purposes as holding meetings of introduction, meals, or meetings relating to the bid process outside of those specifically scheduled by the County for negotiations. Any such lobbying activities may cause immediate disqualification for this bid request.



Department of County Lands

## BID SUBMITTAL FORM

**TITLE OF BID: County Surplus Land Sale – 3017 38<sup>th</sup> Street W.**

<b>Bidder Contact Information:</b>	
Bidder Name	
Mailing Address	
City, State, Postal Code and Country (if other than USA)	
Area Code and Telephone Number	
E-mail Address, if available	

<b>Bid Amount</b>	<b>\$</b>
Enclosed Deposit (10% of Bid Amount)	\$

*Bidders should carefully read all the General Conditions. Any representation of special terms or conditions may be grounds to reject the bid.*

**Are there any special terms or conditions?**

Yes       No

*Failure to clearly identify any special terms or conditions in the space below or on a separate page may be grounds for the bidder being declared nonresponsive or to have the award of the bid rescinded by the County.*

**Special Terms or Conditions, If Any:**

Having carefully examined the “General Conditions”, all of which are contained herein by reference, the Undersigned hereby submits this bid which meet these specifications.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name