

Lee County Board of County Commissioners

Agenda Item Summary

Blue Sheet No. 20020169

1. REQUESTED MOTION:

ACTION REQUESTED: Declare County-owned vacant property located on Tilton Court, Strap Number 02-45-24-P2-00066.002B, as surplus property, subject to utility easements; authorize the Division of County Lands in cooperation with the Purchasing Division, to advertise, accept sealed bids, and dispose of surplus property in accordance with the Lee County Administrative Code, Purchasing Manual and Florida Statutes.

WHY ACTION IS NECESSARY: County-owned property must be declared surplus by the Board of County Commissioners before it can be sold.

WHAT ACTION ACCOMPLISHES: Declares County-owned property as surplus and authorizes staff to dispose of same.

2. DEPARTMENTAL CATEGORY: 06

COMMISSION DISTRICT #: 2

C6C

3. MEETING DATE:

03-12-2002

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE 125.35
 - ORDINANCE
 - ADMIN.
 - OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER
- B. DEPARTMENT Independent
- C. DIVISION County Lands *2-14-02*
- BY: Karen L. W. Forsyth, Director *KW*

7. BACKGROUND: The County acquired Strap No. 02-45-24-P2-00066.002B, located on Tilton Court as part of a larger tract used for water retention for the US41/Colonial Interchange Project No. 6651.

The Division of County Lands requested all appropriate departments notify it of any intended future use of the subject property. The responses indicate there are no proposed County plans for this property. The City of Fort Myers has been notified that the Board may be declaring the property surplus. The City has been requested to contact the Division of County Lands if they are interested in acquiring this parcel.

The appraised value of the parcel as of December 10, 2001 is \$120,000. The parcel was appraised by J. Lee Norris, MAI, SRA, of W. Michael Maxwell & Associates, Inc.

Staff recommends the Board approve the requested motion. The property will be sold in an "as is" condition, with the successful bidder paying all costs of the sale.

Staff will return to the Board for acceptance/rejection of the bids.
Disposition of this parcel will place it back on the tax rolls, as well as, eliminate any further County liability.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	RISK	GC	
<i>K. Forsyth</i>	<i>Janet Sheahan 2-15-02</i>	<i>N/A</i>		<i>David [unclear] 2-18-02</i>	<i>2/19/02</i>	<i>2/19/02</i>	<i>2/21/02</i>	<i>2-21-02</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.
by CO. ATTY.
2/18/02
1:00 PM
CO. ATTY.
FORWARDED TO:
2-18-02-2:00
Colman

RECEIVED
COUNTY
2/18 *4:00*
COUNTY CLERK
2/21 *4:30*

STAFF REVIEW LAND APPRAISAL REPORT

File No. 01-102

Borrower Lee County-Division of County Lands **Census Tract** 14 **Map Reference** 2-45-24

Property Address Tilton Court

City Fort Myers **County** Lee **State** Florida **Zip Code** 33901

Legal Description N 180' of the S 345' of the E 140' of the E1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4 Sec 2 Twp 45 Rge 24 E.

Sale Price \$ N/A **Date of Sale** N/A **Loan Term** N/A yrs. **Property Rights Appraised** Fee Leasehold De Minimis PUD

Actual Real Estate Taxes \$ _____ (yr) **Loan charges to be paid by seller** \$ N/A **Other sales concessions** N/A

Lender/Client Same **Address** PO Box 398 Ft. Myers, Fla. 33902

Occupant Vacant Land **Appraiser** J. Lee Norris, MAI **Instructions to Appraiser** Estimate Market Value

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%		
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/> Slow	
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply		
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.		
Present Land Use	<input type="checkbox"/> 50% 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> 10% Apts.	<input type="checkbox"/> 5% Condo	<input type="checkbox"/> 25% Commercial
	<input type="checkbox"/> % Industrial	<input type="checkbox"/> 10% Vacant	<input type="checkbox"/> %		
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)		
Predominant Occupancy	<input checked="" type="checkbox"/> From _____ To _____	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant		
Single Family Price Range	\$ <u>50,000</u> to \$ <u>100,000</u>		Predominant Value \$ <u>65,000</u>		
Single Family Age	<u>15</u> yrs. to <u>40</u> yrs.		Predominant Age <u>25</u> yrs.		

Employment Stability	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located in Central Ft. Myers between a residential/apartment community and highway frontage retail properties. The market boundaries include US 41 to the east, Colonial to the north, Boy Scout to the south and Summerlin to the west. The properties in this area are centrally located with good highway access. No apparent adverse marketing conditions were observed.

SITE

Dimensions 140' x 180' = 25,200 Sq. Ft. or Acres Corner Lot

Zoning classification B-1 (commercial) **Present Improvements** do do not conform to zoning regulations

Highest and best use Present use Other (specify) _____

Public <input checked="" type="checkbox"/>	Other (Describe) _____	OFF SITE IMPROVEMENTS	Topo Level
Elec. <input checked="" type="checkbox"/>		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size <u>Typical</u>
Gas <input type="checkbox"/>		Surface <u>Asphalt</u>	Shape <u>Rectangular</u>
Water <input checked="" type="checkbox"/>		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View <u>Typical</u>
San. Sewer <input checked="" type="checkbox"/>		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage <u>Adequate</u>
<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The subject property is located near the end of Tilton Court a publically maintained road. Access into Tilton is right in and right out and is a factor impacting the subjects overall potential and value. A survey of the site was not provided to the appraiser. Property on Tilton can be expected to transition from existing uses to more upscale professional in the near future.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these 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 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 PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	ADJUST.	DESCRIPTION	ADJUST.	DESCRIPTION	ADJUST.
Address	Tilton Court Fort Myers	2-45-24-P1-01200.0030 Matthew Drive		21-45-24-30-00000.001D South Pointe Blvd.		36-44-24-P1-00400.0010 3808 Seago Lane	
Proximity to Subject		within 1 mile sw		within 3 miles sw		within 1 mile ne	
Sales Price	\$ N/A	\$ 205,000		\$ 325,700		\$ 400,000	
Price	\$	\$ 5.97		\$ 4.20		\$ 4.85	
Data Source	Inspection	OR 3272 Pg. 2766		OR 3194 Pg. 4137		OR 3222 Pg. 4108	
Date of Sale and Time Adjustment	N/A	06-2000		12-1999		02-2000	
Location	Central Ft. Myers	CFM	-30,000	Ft. Myers/Superior	-30,000	CFM	
Site/View	25,200	34,358	-46,000	77,537	-157,000	82460	-275,000
Zoning	B-1, Commercial	PO, Professional		C-1A, Commercial		B-1, Commercial	
Utilities	Full Public	Full Public		Full Public		Full Public	
Highest and Best Use	Professional	Professional		Professional		Professional	
Miscellaneous				Corner	-20,000		
Sales or Financing Concessions	N/A	Cash or Equiv.		Cash or Equiv.		Cash or Equiv.	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 78,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 207,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 275,000	
Indicated Value of Subject		\$ 129,000		\$ 118,700		\$ 125,000	

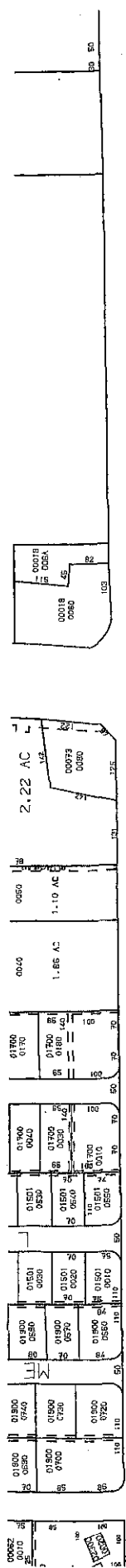
Comments on Market Data: The three sales occurred between December 1999 and June 2000. The sales have similar highest and best use. Adjustments were made for location, size and corner influence. The indicated range after adjustments is considered reasonably tight. The final value estimate is best supported by the lower end of the range as the other offices on Tilton are converted residences.

Comments and Conditions of Appraisal: The size as shown above is estimated by the appraiser, no documentation was provided by the client to address this point with specific detail.

Final Reconciliation: The Sales Comparison Approach was used exclusively in valuing the subject property, the cost approach and the sales comparison approach were not applicable.

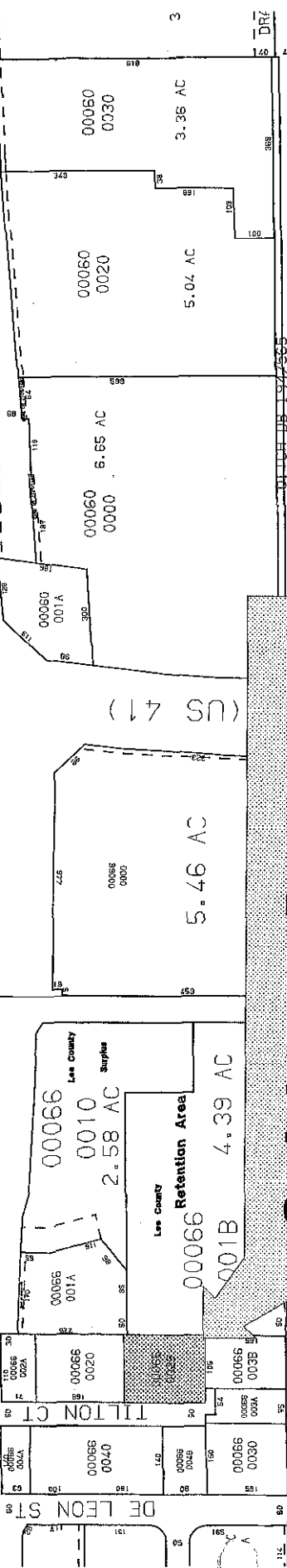
ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF December, 10, 2001 to be \$ 120,000

State Certified General Appraiser #0000643
J. Lee Norris, MAI, SRA Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)

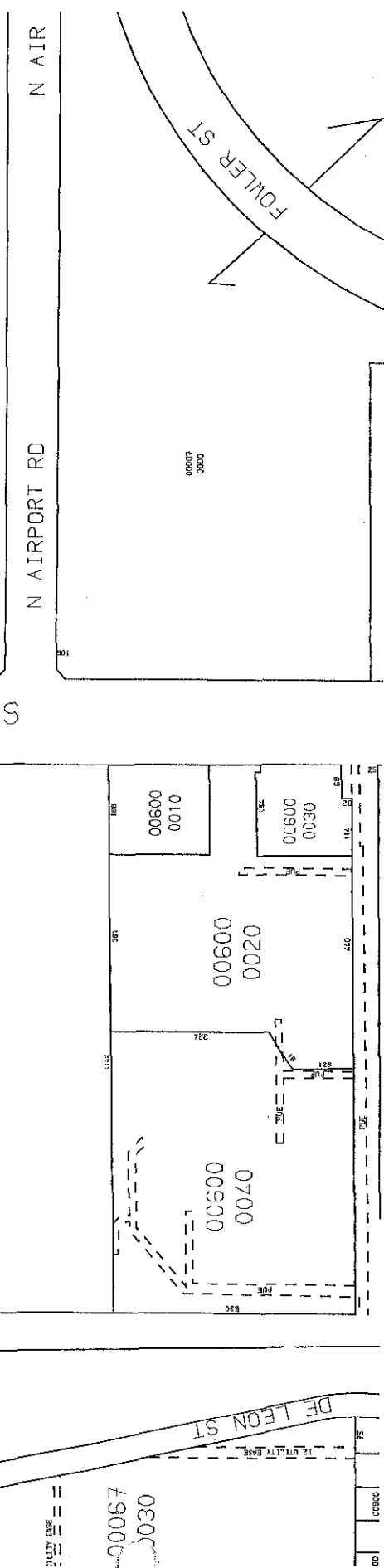
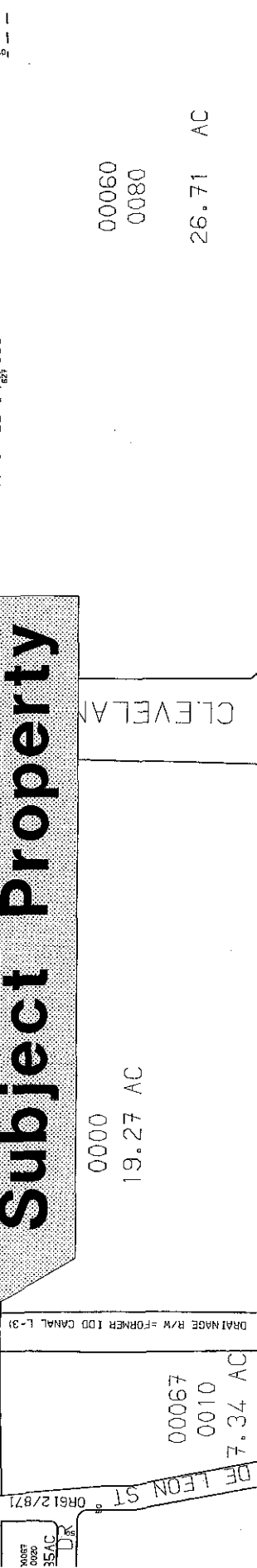


COLONIAL BLVD (SR 884)

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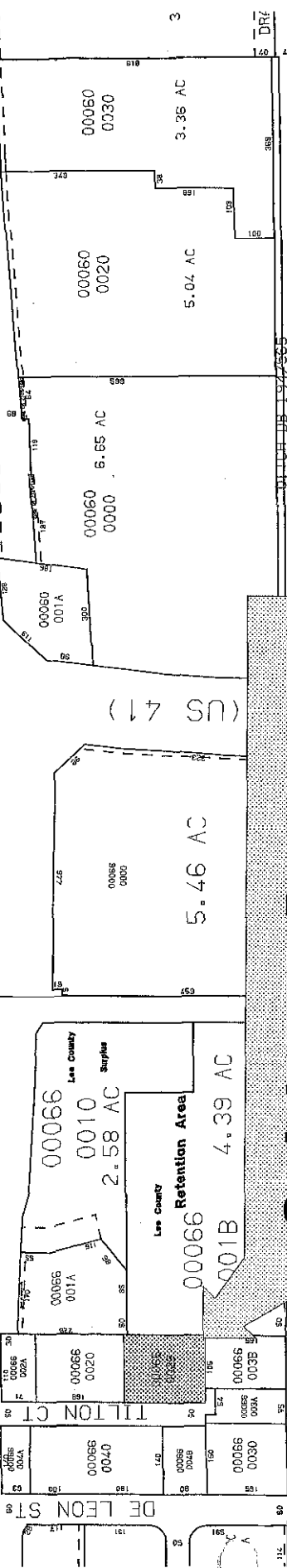


Subject Property

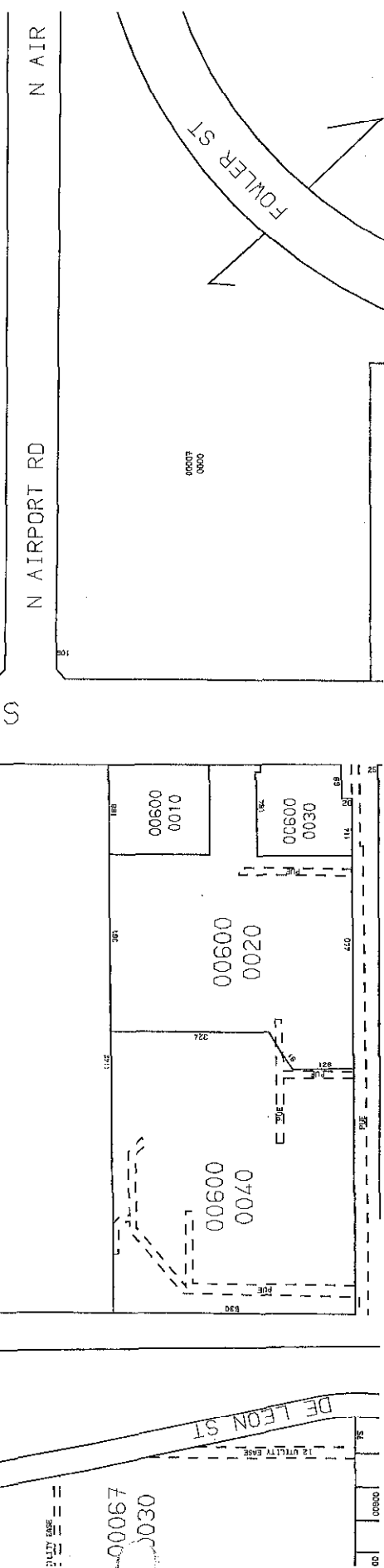
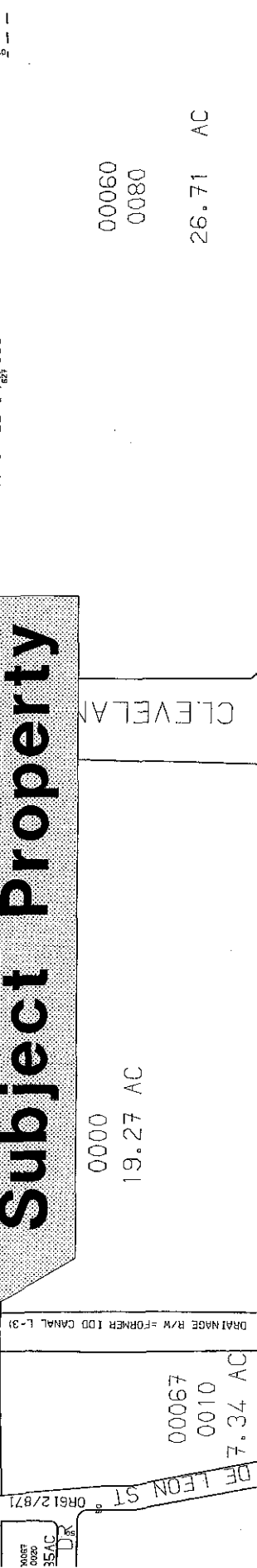


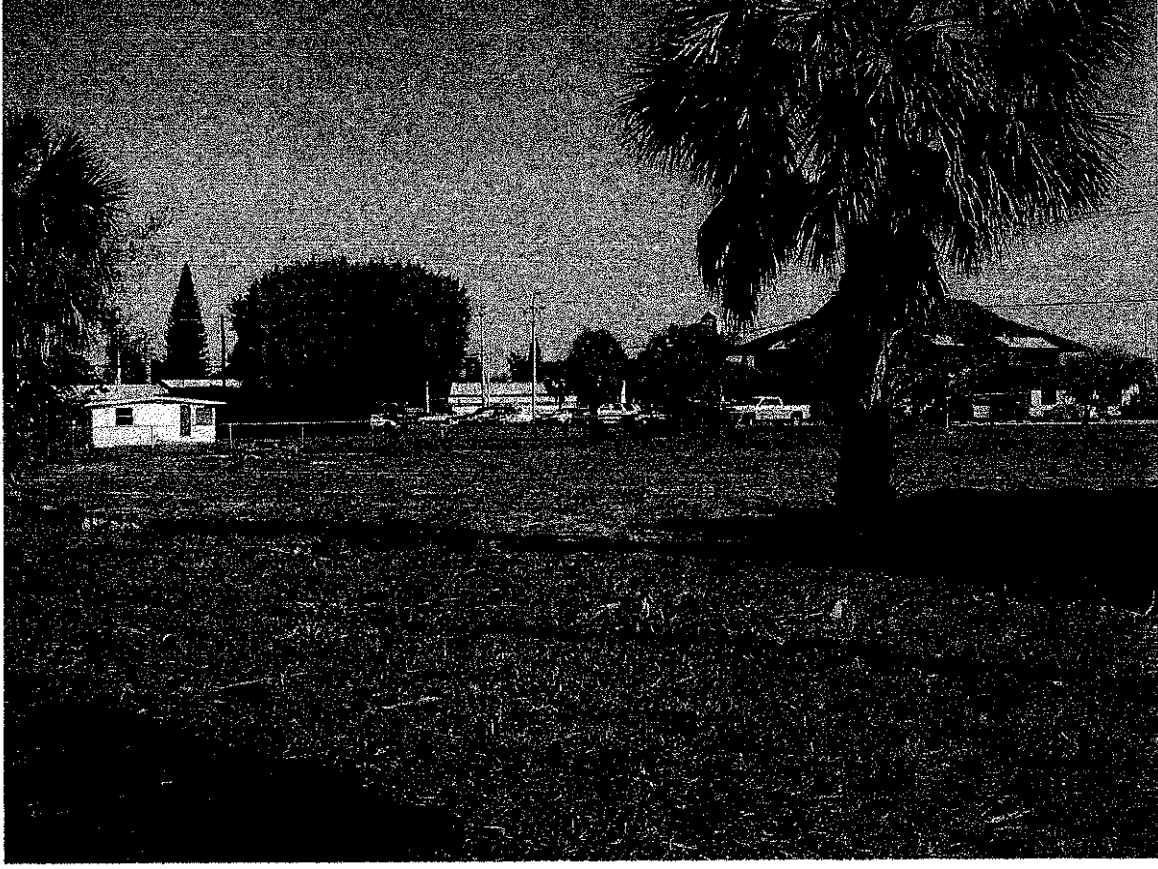
COLONIAL BLVD (SR 884)

COLONIAL BLVD (SR 884)



Subject Property





RESOLUTION FOR SALE OF SURPLUS PROPERTY

WHEREAS, The Board of County Commissioners of Lee County, Florida, has been petitioned to sell a parcel of County-owned property, more specifically described as follows:

The North 180 feet of the South 345 feet of the East 140 feet of the East 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 Section 2, Township 45 South, Range 24 East, Lee County Florida.

WHEREAS, The Board of County Commissioners of Lee County, Florida, has carefully reviewed this parcel owned by Lee County, and has determined that the property is not needed for any County purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that the Board is willing to sell this parcel of land, and authorizes that the necessary procedures be taken in accordance with Florida Statutes Chapter 125.35 to accomplish this sale, subject to the successful bidder reimbursing the County for all costs incurred.

THE FOREGOING RESOLUTION was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

- Bob Janes _____
- Douglas St. Cerny _____
- Ray Judah _____
- Andrew Coy _____
- John Albion _____

DULY PASSED AND ADOPTED this _____ day of _____, 2002.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

Chairman

APPROVED AS TO FORM:

Office of County Attorney