

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

May 21, 2003

Blue Sheet No. 20030640

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Deed property located at 23051 Avenue D Charleston Park to the Charleston Park Improvement Association.

**WHY ACTION IS NECESSARY:** Provides the Charleston Park Improvement Association with a residential property to use for the purpose of the home owners association's administrative offices and/or as office space for not-for-profit providers delivering services to Neighborhood residents.

**WHAT ACTION ACCOMPLISHES:** Legally transfers the property until such time that the Improvement Association can no longer financially support.

**2. DEPARTMENTAL CATEGORY:**

05 Human Services  
COMMISSION DISTRICT # 05

*C5A*

**3. MEETING DATE:**

*06-17-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
  - B. DEPARTMENT Human Services
  - C. DIVISION
- BY: Karen B. Hawes

**7. BACKGROUND:** The Department of Human Services owns a home located at 23051 Avenue D, Alva Florida. The house was acquired and rehabilitated using Community Development Block Grant funds. The department has attempted to sell this property to a low-income homeowner without success. The Charleston Park Improvement Association has expressed the need for space in the neighborhood to use for administrative offices and/or space for not-for-profit providers to deliver services to neighborhood residents.

A partnership was formed between the Department of Human Services, the Charleston Park Improvement Association, and the United Way of Lee County. The Department of Human Services intends to deed the property over to the Charleston Park Improvement Association, and the Improvement Association intends to lease space located at 23051 Avenue D to the United Way of Lee County. The United Way of Lee County will utilize the space for providers such as the Senior Friendship Center to provide congregate meals for area seniors, and other service providers interested in bringing services to the residents of the Charleston Park Community. The United Way will lease the building from the Charleston Park Improvement Association providing revenue for the Association to pay for utilities, insurance and maintenance.

Attachment: County Deed

**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>[Signature]</i>	<i>N/A</i>	<i>N/A</i>		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>5/21/03</i>				<i>5/29</i>	<i>5/28/03</i>	<i>5/29/03</i>	<i>5/29/03</i>	<i>5/29</i>	

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *5/28/03*  
Time: *3:13pm*  
Forwarded To:  
*Budget*  
*5/28/03 3:24pm*

RECEIVED BY  
COUNTY CLERK  
*J-28-03*  
*4:05*  
*HS*  
*5/29/03*

THIS INSTRUMENT PREPARED BY:

Andrea R. Fraser  
Lee County Attorney's Office  
Post Office Box 398  
Fort Myers, Florida 33902

Strap No: 25-43-27-01-00007.0180

---

**COUNTY DEED**

THIS DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2003, by Lee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, party of the first part, and Charleston Park Improvement Association, a registered, charitable, Florida not-for-profit corporation, 2541 Charleston Park Dr., Alva, Florida, 33920, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of ten dollars, (\$10.00) to it in hand paid by the party of the second part, receipt of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, subject to the conditions set forth below, the following described land lying and being in Lee County, Florida:

Lot 18, Block 7, according to the plat thereof, as recorded in Plat Book 8 , Page 44, in the Public Records of Lee County, Florida commonly known as 23051 Avenue D, Alva, FL 33920

This deed is made and accepted upon the express condition that the party of the second will deed the property described above back to Lee County at such time as the Association can no longer support the property.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by the Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

(Official Seal)

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
Deputy Clerk  
Chairman

APPROVED AS TO LEGAL FORM

BY: \_\_\_\_\_  
Lee County Attorney's Office