

## REQUEST FOR TRANSFER OF FUNDS

FUND NAME: IF Roads Central District      DATE: 04/02/24      BATCH NO. \_\_\_\_\_

FISCAL YEAR: FY 23-24      FUND #: 38823      DOC TYPE: YB      LEDGER TYPE BA

TO: Capital Improvement Program      Sunshine Blvd North  
 (DIVISION NAME)      (PROGRAM NAME)

ACCOUNT NUMBER	OBJECT NAME	DEBIT
20079438823.506540	Improvement Construction	\$360,000

TOTAL TO:      **\$360,000**

FROM: Non Department      Reserves  
 (DIVISION NAME)      (PROGRAM NAME)

ACCOUNT NUMBER	OBJECT NAME	CREDIT
GC5890138823.509930	Reserves	\$360,000

TOTAL FROM:      **\$360,000**

**EXPLANATION:**

Transfer from Reserves to Sunshine Blvd North project



BOARD OF COUNTY COMMISSIONERS  
 LEE COUNTY, FLORIDA

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Chair

BA NO: \_\_\_\_\_

AUTH CODE: \_\_\_\_\_

TRANS DATE: \_\_\_\_\_

The attached document has been approved by the Board of County Commissioners. Please review the instructions below and forward to the appropriate office when complete.

<b>Meeting Date:</b>	04/02/2024
<b>Agenda Item #:</b>	C7
<b>Agenda Item Title:</b>	Approve Purchase of Land for Future Roadway Expansion of Sunshine Blvd.
	(1) Agreement for Purchase and Sale of Real Estate
	(1) Transfer of Funds

Department	Instructions
<b>County Attorney</b>	Please review the attached document(s) at the <b>BLUE</b> sticker. If you have any questions concerning the document(s), contact the originating department.  After completion, forward to the <b>CHAIR/VICE CHAIR</b> for signature.
<b>Chair/Vice Chair</b>	Sign the attached document(s) at the <b>RED</b> sticker.  After completion, forward to the <b>MINUTES OFFICE</b> for execution.
<b>Minutes Office</b>	Execute the attached document(s).  After document(s) are completely executed, return the remaining originals to <b>Laurel Chick, County Administration</b> for distribution.

Date out from Administration: 04/02/24

Return to Dept.  Novus

RECEIVED  
MINUTES OFFICE  
2024 APR -5 PM 1:28

2024 APR -2 AM 11:05  
RECEIVED BY  
LEE CO. ATTORNEY

**AGENDA ITEM REPORT**

**DATE:** April 2, 2024  
**DEPARTMENT:** County Lands  
**REQUESTER:** Robert Clemens  
**TITLE:** Approve Purchase of Land for Future Roadway Expansion of Sunshine Blvd.

*JKG*

**I. MOTION REQUESTED**

- A) Approve Purchase Agreement with M&E Development, LLC, to acquire +/-8.8 acres of land (Parcel 104) in the amount of \$340,000, for the future widening of Sunshine Boulevard North, pursuant to the terms and conditions of the Agreement. The property is located at 3400 Sunshine Boulevard North, Lehigh Acres;
- B) Authorize Chair to execute the Purchase Agreement on behalf of the Board;
- C) Authorize payment of fees and costs, estimated at \$20,000, to complete the transaction;
- D) Authorize County Lands to handle and accept all documentation necessary to complete the transaction; and
- E) Approve a Budget Transfer of Funds from Road Impact Fees Central District Reserve Fund 38823 in the amount of \$360,000 and adjust the FY 2023/24 Capital Improvement Program accordingly.

**II. ITEM SUMMARY**

Acquires +/-8.8 acres for the future expansion of Sunshine Boulevard North. The purchase amount is \$340,000 plus closing costs estimated at \$20,000. Sunshine Boulevard North is a project identified and included in the Transportation Priorities that were adopted by the Board of County Commissioners on June 6, 2023. The property is located on the south side of Sunshine Boulevard North, west of the intersection with Flora Avenue North, Lehigh Acres. Funding for this purchase was not included in the current budget, a transfer from Road Impact Fee Reserves is being requested to cover the cost of the property plus closing costs. The purchase price is supported by an appraisal and subsequent purchase of a similar 8.8-acre parcel for \$340,000.

**III. BACKGROUND AND IMPLICATIONS OF ACTION**

A) Board Action and Other History

B) Policy Issues

C) BoCC Goals

D) Analysis

A +/-8.8-acre tract of land, located at 3400 Sunshine Boulevard North, Lehigh Acres, is available for purchase by the County. This vacant residential tract is a linear parcel along the south side of Sunshine Boulevard North, west of the intersection with Flora Avenue North. Per discussions with the Community Development department, the tract can support up to 21 residential units.

Owner: M&E Development, LLC, a Florida limited liability company  
 Site Address: 3400 Sunshine Boulevard North, Lehigh Acres  
 STRAP No.: 13-46-26-11-00000.K000

This property was not appraised. However, a neighboring tract was recently appraised by the County, which valuation supports the purchase price. See the attached Value Justification Analysis. Acquiring the tract voluntarily, prior its subdivision and development by M&E Development, will provide a significant cost savings to the County, preclude potential driveway connections to the roadway corridor, and avoid the potential relocation of residents.

Estimated Closing Costs: \$20,000 (Costs include environmental assessment, title commitment/policy, survey tasks, and closing expenses)

The property sold in December of 2023. See attached 5-Year Sales History.

E) Options

**IV. FINANCIAL INFORMATION**

A)	Current year dollar amount of item:	\$360,000
B)	Is this item approved in the current budget?	No
C)	Is this a revenue or expense item?	Expense
D)	Is this Discretionary or Mandatory?	Discretionary

E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	No
F)	Fund: Road Impact Fees Central District Program: Capital Projects Project: Sunshine Blvd North Account Strings: 20079438823	
G)	Fund Type?	Other: Road Impact Fees
H)	Comments:	

**V. RECOMMENDATION**

Approve

**VI. TIMING/IMPLEMENTATION**

**VII. FOLLOW UP**

**ATTACHMENTS:**

Description	Upload Date	Type
<a href="#">Agreement</a>	3/7/2024	Agreement
<a href="#">Value Justification Analysis</a>	3/7/2024	Backup Material
<a href="#">Five Year Sales History</a>	3/7/2024	Backup Material
<a href="#">Title</a>	3/7/2024	Backup Material
<a href="#">Location Maps</a>	3/7/2024	Backup Material
<a href="#">Budget Transfer</a>	3/21/2024	Transfer of Funds

**REVIEWERS:**

Department	Reviewer	Action	Date
County Lands	Clemens, Robert	Approved	3/20/2024 - 9:52 AM
County Lands	Price, Rob	Approved	3/8/2024 - 7:09 AM
Budget Services	Guttery, Angela	Approved	3/21/2024 - 12:42 PM
Budget Services	Winton, Peter	Approved	3/21/2024 - 1:48 PM
County Attorney	Halverson, David	Approved	3/26/2024 - 9:30 AM
County Manager	Mora, Marc	Approved	3/26/2024 - 1:34 PM