

## EXECUTIVE SUMMARY

### **Recommendation to approve an Agreement for Sale and Purchase of 3.64 acres under the Conservation Collier Land Acquisition Program, at a cost not to exceed \$486,950.**

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**OBJECTIVE:** Request approval and execution of the attached Agreement for Sale and Purchase (Agreement) between the Board of County Commissioners (Board) and George Visnich and Virginia C. Visnich.

**CONSIDERATIONS:** On December 15, 2003, the Visnich parcel was ranked and placed on the pending Active Acquisition List by the Collier Conservation Land Acquisition Advisory Committee (CCLAAC). On January 27, 2004, Agenda Item 10A, the Board approved the Active Acquisition List, with changes, and directed staff to actively pursue acquisition of the properties under the Conservation Collier Program.

The Visnich parcel, as referred to on the List, contains 3.64 acres and is located on the east side of the entry road to Veterans Community Park, just south of Immokalee Road. Conservation Collier's Purchasing Policy requires that one appraisal be secured for property valued less than \$500,000 and two for property valued \$500,000 and greater. Staff's estimated value of the Visnich parcel was greater than \$500,000 so two appraisals from independent, state-certified general real estate appraisers were secured. Because Real Estate Services' staff appraiser could not distinguish one appraisal as being more representative of value than the other, the two appraisals were averaged to establish the \$477,500 purchase price. One appraiser gave value at \$475,000 and the other at \$480,000.

Pursuant to Ordinance 2003-63, Section 13(8), a Project Design Report for the property is provided herewith.

The Agreement has been reviewed and approved by the County Attorney's Office.

**FISCAL IMPACT:** The total costs of acquisition will not exceed \$486,950 (\$477,500 for the property, \$5,700 for appraisals, \$950 for the Environmental Task Audit I, and approximately \$2,800 for title commitment, title policy and recording of documents). The funds will be withdrawn from the Conservation Collier Trust Fund (172).

**GROWTH MANAGEMENT IMPACT:** There is no growth management impact because property is being bought for the Conservation Collier Program.

**RECOMMENDATION:** Staff is recommending that the CCLAAC:

1. Approve the attached Agreement; and
2. Recommend to the Board approval and authorization for Chairman Fiala to execute the Agreement on behalf of the Board.

**EXECUTIVE SUMMARY**

**Conservation Collier – Agreement for Sale and Purchase - Visnich**

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**Facilities Management Department**

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**REVIEWED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
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