

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

Item Number: F- :

1 DEPARTMENT MAKING REQUEST

Real Estate Services

2 MEETING DATE

5/13/2014 9:00:00 AM

3 REQUESTED MOTION/ACTION

Approve a resolution authorizing the acquisition of real property and/or easement interests in real property that may be required for the implementation of the Chamberlain Master Lift Station.

4 AGENDA

Consent

5 IS THIS ITEM BUDGETED (IF APPLICABLE) - Yes

Budget Action

Financial Impact Summary Statement

Detailed Analysis Attached -

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

The improvement of the Chamberlain Master Lift Station is a matter of public health and safety. The US-41 Utility Corridor Study included this master pump station as the main wastewater pumping facility for the areas to the north and west. The pump station will provide a discharge point for the gravity sewer systems constructed within the adjoining commercial and residential areas along the southwest side of US-41.

Charlotte County Utilities has identified its area of construction and has caused maps that identify those areas needed for the project known to be reasonably necessary for the stated public purpose (Exhibits "A-F"). Some of the parcels or easement interests located within the project area known as the Chamberlain Master Lift Station may be available for voluntary purchase. Charlotte County Utilities has requested the assistance of the Real Estate Division in the acquisition of one of four potential parcels and/or easement interests for the future implementation of the Chamberlain Boulevard Master Lift Station. The attached resolution authorizes the acquisition of real property and/or easements required for the implementation of this project. Attachments: ResolutionMaps of the US-41 project overview and potential pump station sites

The requested Board action will authorize the Senior Division Manager of Real Estate Services to acquire one of four potential parcels and/or easement interests for the future implementation of the Chamberlain Boulevard Master Lift Station.

ATTACHMENTS:

Name:	Description:	Type:
<input type="checkbox"/> EXHIBIT A.docx	Exhibit "A": US 41 Project Overview Map	Exhibit
<input type="checkbox"/> EXHIBIT B.docx	Exhibit "B": Potential Master Lift Station Sites	Exhibit
<input type="checkbox"/> EXHIBIT C.docx	Exhibit "C": Potential Master Lift Station-PCH 29 BLK 2435 Lot 19	Exhibit
<input type="checkbox"/> EXHIBIT D.docx	Exhibit "D": Potential Master Lift Station-PCH 29 BLK 2435 Lot 20	Exhibit
<input type="checkbox"/> EXHIBIT E.docx	Exhibit "E": Potential Master Lift Station-PCH 29 BLK 2435 Lot 21	Exhibit
<input type="checkbox"/> EXHIBIT F.docx	Exhibit "F": Potential Master Lift Station-PCH 32 BLK 2396 Lot 12	Exhibit
<input type="checkbox"/> Resolution - Chamberlain Master Lift Station.doc	Resolution	Cover Memo

EXHIBIT "A"

US 41 PROJECT OVERVIEW

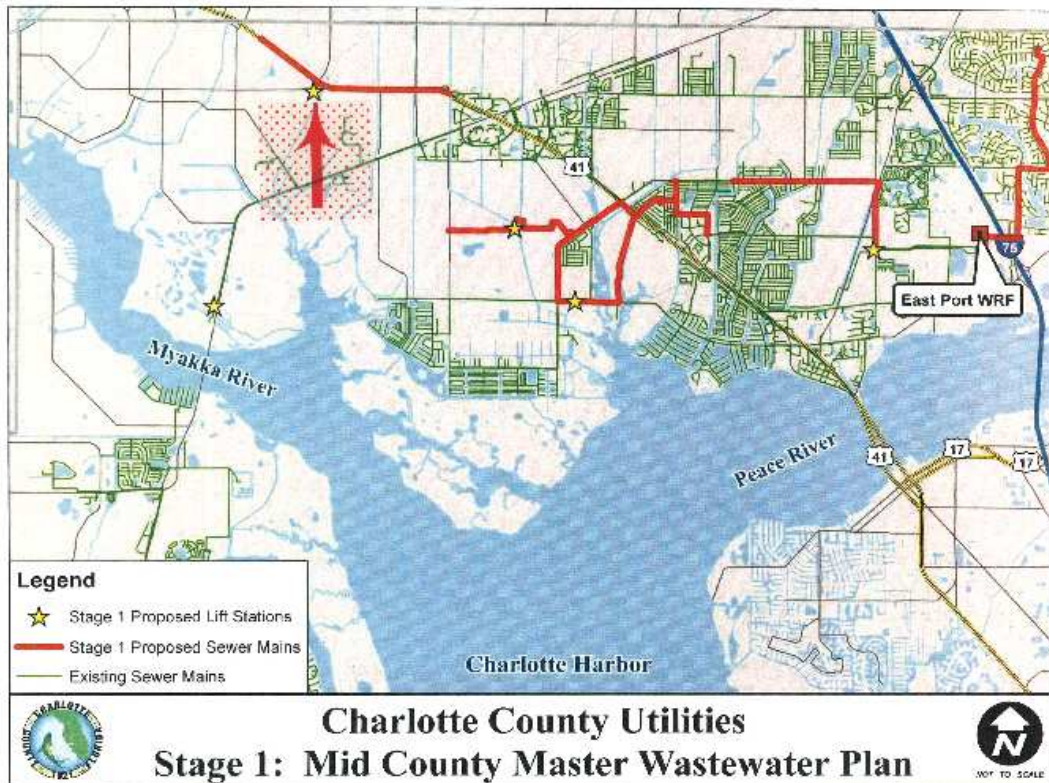


EXHIBIT "B"

CHAMBERLAIN BOULEVARD POTENTIAL MASTER LIFT STATION SITES



EXHIBIT "C"

POTENTIAL MASTER LIFT STATION SITE:

PCH 29 BLK 2435 LOT 19



EXHIBIT "D"

POTENTIAL MASTER LIFT STATION SITE:

PCH 29 BLK 2435 LOT 20



EXHIBIT "E"

POTENTIAL MASTER LIFT STATION SITE:

PCH 29 BLK 2435 LOT 21



EXHIBIT "F"

POTENTIAL MASTER LIFT STATION SITE:

PCH 32 BLK 2396 LOT 12



RESOLUTION
NUMBER 2014-

A RESOLUTION AUTHORIZING AND DIRECTING THE ACQUISITION BY TAX DEED AUCTION, OR OTHER VOLUNTARY PURCHASE, OF ANY REAL PROPERTY OR EASEMENT INTEREST IN REAL PROPERTY THAT MAY BE REQUIRED FOR FUTURE IMPLEMENTATION OF THE CHAMBERLAIN MASTER LIFT STATION PROJECT, TO INCLUDE LANDS NECESSARY FOR ASSOCIATED WASTEWATER FACILITIES.

RECITALS

WHEREAS, under Chapter 125.355, Florida Statutes, the Board of County Commissioners may authorize the acquisition of real property for any public purpose; and

WHEREAS, the improvement of the Chamberlain Master Lift Station is a matter of public health and safety; and

WHEREAS, from time to time the Clerk of the Circuit Court of Charlotte County holds tax deed auctions or tax certificate auctions whereby the County may obtain title to certain parcels of land; and

WHEREAS, some of the parcels or easement interests located within the project known as the Chamberlain Master Lift Station Project may be available for voluntary purchase; and

WHEREAS, Charlotte County Utilities has identified its area of construction and has caused a map that identifies those areas needed for the project known to be reasonably necessary for the stated public purpose to be prepared (Exhibits "A-F"); and

WHEREAS, some of the parcels to be sold by tax deed auction by the Clerk of the Circuit Court of Charlotte County, and some of the parcels currently available for voluntary purchase, may be required for the future capital improvement project known as the Chamberlain Master Lift Station Project ("Project"); which Project has been approved by the Board of County Commissioners of Charlotte County, Florida.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

The Senior Division Manager of Real Estate Services, or his designee, with the advice and counsel of the County Attorney's Office is authorized to:

a. Purchase any such parcels or easement interests that become available by tax deed auction, or parcels and or easement interests that are available for voluntary purchase that may be reasonably necessary for the Project.

b. Execute all necessary documents, pay the acquisition costs, the usual and customary closing costs and County's legal costs for the acquisition of said parcels.

c. Dispose of said parcels in accordance with County disposal guidelines should said parcels no longer be required for a public purpose at a future date.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this _____ day of _____, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Kenneth W. Doherty, Chairman

ATTEST:
Barbara T. Scott, Clerk of Circuit Court
and Ex-Officio Clerk to the Board of
County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR14-2851 _____