


# Conservation 20/20 Application

For Office Use Only  
Nomination Number:

480

## LEE COUNTY CONSERVATION LAND ACQUISITION AND STEWARDSHIP PROGRAM PROJECT SITE NOMINATION FORM

<b>I. DESCRIPTION OF THE PROPERTY:</b> Please list the Tax Identification (STRAP) Number(s) of the property(ies) being nominated. If the property being nominated is a portion of a Tax Id. Number, please attach a legal description:					
<b>APPROXIMATE ACREAGE:</b>	73± Acres	<b>STRAP#(s):</b>	10-44-22-00-00001.0000 03-44-22-00-00003.0000		
<b>ASKING PRICE: (REQUIRED)</b>	\$ 1,200,000.00				
<b>II. <input type="checkbox"/> NOMINATOR OR <input checked="" type="checkbox"/> OWNER'S REPRESENTATIVE*:</b> Check all that apply					
<b>NAME:</b>	Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A.				
<b>ADDRESS:</b>	1715 Monroe Street, Ft. Myers, FL 33901				
<b>TELEPHONE:</b>	239-344-1204	<b>FACSIMILE:</b>	239-344-1580	<b>E-Mail Address:</b> charles.basinait@henlaw.com	
<b>III. OWNER(S) OF PROPERTY:</b> Please List ALL owners of record or documented Trustee(s):					
<b>NAME(S)</b>	Margi Wulwick, Co-Trustee				
<b>ADDRESS:</b>	c/o Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street, Ft. Myers, FL 33901				
<b>TELEPHONE:</b>	239-344-1204	<b>FACSIMILE:</b>	239-344-1580	<b>E-Mail Address:</b> charles.basinait@henlaw.com	
<b>IV. WILLINGNESS TO SELL:</b>					
<p>The owner(s) of the property described on this form authorize(s) Lee County to evaluate their property for potential purchase in the Conservation Lands Program. If the Board of County Commissioners authorizes staff to pursue acquisition of the property, the owner(s) is/are willing to consider a fair market value offer for the purchase of the land. The owner(s) is/are under no obligation to accept said offer or to withhold this property from other purchase offers or development during the review period. However, <u>the owner(s) affirm that currently there is no right of first refusal, option or any other contractual agreement affecting ownership pending on this property.</u> Lee County reserves the right to withdraw this application if the owner causes any material changes to the environmental significance and/or characteristics of the property or enters into any contractual agreement affecting ownership with another party.</p> <p>All owners of record must sign this form below or submit a separate letter indicating their willingness to sell. Owner signature(s) also authorizes Lee County staff and Advisory Committee members to visit the site upon due notice to the owner(s). Please attach a separate sheet if there are more than two owners of record.</p> <p>*Any person(s) who is/are not an owner of record but who is/are authorized to represent the owner(s), must complete, have fully executed and notarized, and submit herewith a form entitled, "Authorization as Owner's Representative."</p>					
Margi Wulwick, Co-Trustee			1	26	11
<b>PRINTED NAME</b>	<b>SIGNATURE</b>		<b>MONTH</b>	<b>DAY</b>	<b>YEAR</b>
<b>PRINTED NAME</b>	<b>SIGNATURE</b>		<b>MONTH</b>	<b>DAY</b>	<b>YEAR</b>
<b>PLEASE RETURN THIS FORM TO:</b>		<b>Lee County Division of County Lands</b> P.O. Box 398 - Fort Myers, FL 33902-0398 ATTN: Lynda Thompson, Conservation 20/20 Program Coordinator Telephone: (239) 533-8833 - Facsimile: (239) 485-8391			
<b>For more information about this program, please visit our web site at:</b> <a href="http://www.conservation2020.com">www.conservation2020.com</a>					

MAR 1 2011

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**II.  NOMINATOR OR  OWNER'S REPRESENTATIVE\*:** Check all that apply

<b>NAME:</b>	Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A.			
<b>ADDRESS:</b>	1715 Monroe Street, Ft. Myers, FL 33901			
<b>TELEPHONE:</b>	239-344-1204	<b>FACSIMILE:</b>	239-344-1580	<b>E-Mail Address:</b> charles.basinait@henlaw.com

**III. OWNER(S) OF PROPERTY:** Please List ALL owners of record or documented Trustee(s):

<b>NAME(S)</b>	Herbert C. Zemel, Co-Trustee			
<b>ADDRESS:</b>	c/o Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street, Ft. Myers, FL 33901			
<b>TELEPHONE:</b>	239-344-1204	<b>FACSIMILE:</b>	239-344-1580	<b>E-Mail Address:</b> charles.basinait@henlaw.com

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 \*Any person(s) who is/are not an owner of record but who is/are authorized to represent the owner(s), must complete, have fully executed and notarized, and submit herewith a form entitled, "Authorization as Owner's Representative."

<b>Herbert C. Zemel, Co-Trustee</b>		1	31	2011
<b>PRINTED NAME</b>		<b>SIGNATURE</b>	<b>MONTH</b>	<b>DAY</b>
<b>PRINTED NAME</b>	<b>SIGNATURE</b>	<b>MONTH</b>	<b>DAY</b>	<b>YEAR</b>

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NAME:	Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A.		
ADDRESS:	1715 Monroe Street, Ft. Myers, FL 33901		
TELEPHONE:	239-344-1204	FACSIMILE:	239-344-1580
		E-Mail Address:	charles.basinait@henlaw.com

<b>III. OWNER(S) OF PROPERTY:</b> Please List ALL owners of record or documented Trustee(s):			
NAME(S)	Morton Zemel, Co-Trustee		
ADDRESS:	c/o Charles Basinait, Esq. - Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street, Ft. Myers, FL 33901		
TELEPHONE:	239-344-1204	FACSIMILE:	239-344-1580
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Morton Zemel, Co-Trustee		1	21	2011
PRINTED NAME		SIGNATURE	MONTH	DAY
PRINTED NAME	SIGNATURE	MONTH	DAY	YEAR

PLEASE RETURN THIS FORM TO:	Lee County Division of County Lands P.O. Box 398 - Fort Myers, FL 33902-0398 ATTN: Lynda Thompson, Conservation 20/20 Program Coordinator Telephone: (239) 533-8833 - Facsimile: (239) 485-8391
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**For more information about this program, please visit our web site at:**  
[www.conservation2020.com](http://www.conservation2020.com)

# Questionnaire and Supplemental Information

To assist the Conservation Lands Acquisition and Stewardship Advisory Committee in their evaluation of your property, please answer the following questions. Attach extra pages if more room is needed.

1. **Bargain sale.** Higher priority is given to eligible nominations that sell below the appraised market value (bargain sale). A bargain sale may also be eligible for a tax deduction. Please consult your tax accountant or attorney for the potential tax benefits of a bargain sale.

Will the owner sell the property below appraised/market value?  YES  NO

If Yes, please specify the percent or amount below market value the owner will consider:

2. **Access.** Does the property have legal access?  YES  NO  
Is the property accessible by car or truck?  YES  NO

If Yes, by what road or roads?

3. **Description and Condition of Property.** Describe environment characteristics and condition of site. Also describe type of native plant communities and degree of infestation by invasive exotic plants.

Mixture of uplands and wetlands but we are unaware of the extent of any exotic infestation.

4. **Land Use Activities.** Describe any land clearing, excavation, agricultural and/or construction activity that has occurred on the site. List all buildings and other structures. If cleared or harvested for timber, list last date of occurrence:

None

5. **Matching Funds.** Describe any potential sources of matching funds, such as grants or other land acquisition program funding.

None

6. **Oil, Gas, and Mineral Rights.** Does the owner hold all rights to oil, gas, and minerals on the property?  YES  NO  
If No, please describe:

7. **Leases.** Describe any outstanding leases on the property; including farming, grazing, timber, oil, gas, mineral, etc.:

None

8. **Reason(s) for Nomination.** Why do you believe this property is appropriate for acquisition or preservation under Lee County's program for acquiring environmentally sensitive lands?

See attached Exhibit "A".

**Please attach copies of the following information. Please also mark which items have been attached.**

1.  Location map, such as a plat book map, and/or aerial photo, and legal description.
2.  Wetland survey, species survey, plant community mapping, or other available environmental reports.
3.  Approved or pending development plans.
4.  **REQUIRED: Owner's title policy or a Title Search completed within 3-months.**
5.  Boundary survey.

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P.O. Box 398 - Fort Myers, FL 33902-0398  
ATTN: Lynda Thompson, Conservation 20/20 Program Coordinator  
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## **Exhibit "A"**

The larger parcel is located adjacent to and south of a parcel owned by the U.S. Fish and Wildlife Services. This parcel is also located directly adjacent to Pine Island Sound. The smaller parcel (03-44-22-00-00003.0000) is an island located in Pine Island Sound.