



Pamela Durrance, City Manager  
Charlette Ganas, Assistant City Manager/City Clerk

Gerald Buhr, City Attorney  
John Scheel, Police Chief

CITY OF

104 East Main Street  
Bowling Green, FL 33834

# BOWLING GREEN

PHONE: 863-375-2255  
FAX: 863-375-3362  
<https://www.bowlinggreenfl.org>

**Subject: Approval of Cemetery Entrance, Fencing, and Mausoleum Projects**

I hope this letter finds you well. I am writing to provide an update on the cemetery entrance and fencing shrub beautification project and to request your approval to proceed with the proposed plans, which were tabled at the June 11 meeting.

As you are aware, we have budgeted \$80,000 for the cemetery entrance project. After a diligent bidding process, we received a single bid from Kinbro amounting to \$62,356.69. This bid is within our budget, leaving us with a remaining balance of \$17,643.31. With these remaining funds, we propose to build a small mausoleum for urns. Wayne Prine, a highly skilled city employee with experience in constructing mausoleums, will oversee this project, which will significantly lower the costs.

Vice Mayor Fite requested a visual representation of the gate entrance at the last meeting. We have included the visual provided by Kinbro, along with a photo of the mausoleum we propose to build and the engineered design of the cemetery by Pennoni. The locations for the entrance and the mausoleum have been clearly marked in the design.

The addition of a fence around the cemetery is crucial for several reasons. The police department has expressed concerns about unauthorized vehicle traffic in the cemetery after hours. A sturdy fence will help mitigate this issue, ensuring the cemetery remains a serene and respectful resting place. This measure will significantly enhance security and prevent any potential vandalism or disturbances during nighttime hours.

Beyond security, these improvements will greatly enhance the aesthetic appeal and functionality of our cemetery. A well-designed entrance will serve as a welcoming gateway, setting a tone of respect and reverence for visitors. The mausoleum will offer families a dignified option for the interment of urns, addressing a growing need within our community. Collectively, these enhancements will transform our cemetery into a beautifully maintained and secure environment, reflecting the city's commitment to honoring those who rest there.

The benefits of these projects extend beyond mere beautification. They represent our dedication to maintaining a respectful and safe environment for our community. The entrance, fencing, and mausoleum will together create a cohesive and serene landscape, fostering a sense of pride among our residents.

We kindly request the City Commission to approve the Kinbro bid for the cemetery entrance and to allocate the remaining funds for the construction of the mausoleum by Wayne Prine. Your support will ensure the timely and successful completion of these vital projects, enhancing both the beauty and security of our cemetery.







**CITY OF BOWLING GREEN, FLORIDA  
BOWLING GREEN CEMETERY  
CONSTRUCTION OF CEMETERY ENTRANCE AND FENCING**

**CONTRACT**

This AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, and between **the City of Bowling Green, Florida**, of 104 E. Main Street, Bowling Green, FL 33834-0608, hereinafter designated the "Owner", and **Kipbro, Inc.**, with a principal office address of 1499 US Hwy 17 N Wauchula, FL 33873, hereinafter designated the "Contractor". Collectively referred to as "parties".

WITNESSETH:

THAT THE PARTIES to these presents, each in consideration of the undertakings, promises and agreements on the part of the other, herein contained, have undertaken, promised and agreed, and do hereby undertake, promise, and agree; Owner for itself, its successors, and assigns, and the Contractor for (its), (itself), and (its), (their) heirs, executors, administrators, successors, and assigns; as follows:

That the Contractor in consideration of the sums of money herein specified to be paid by Owner to Contractor, shall and will at its, their own cost and expense furnish all design, labor, materials, tools, and equipment for the Construction of the cemetery entrance and fencing in **Bowling Green** in accordance with design plans drawn up by Contractor, and approved in writing by Owner ( hereinafter, the "Project"). The agreed payment for this Project is a lump sum of \$62356.69 as shown in Contractor's Quote #1872 attached hereto as Exhibit "A".

If the Contractor fails to comply with any of the terms, conditions, provisions, or stipulations of this Contract, according to the true intent and meaning thereof, then the Owner may avail itself of any or all remedies provided in that behalf in the Contract and shall have the right and power to proceed in accordance with the provisions thereof.

That the Contractor shall commence the Work within ten (10) days of the date set by the Owner in a written Notice-To-Proceed and shall complete all work under this Contract in **190 consecutive calendar days** after Notice-to-Proceed.

The owner hereby agrees to pay to the Contractor for the said work the Lump Sum price set forth in Exhibit "A", less 10% at the Substantial Completion of the Project. The 10% retainage is for full completion of the "punch list" produced by the City's inspector. City Payments to the Contractor by the Owner shall be made upon presentation of the proper certificates to the Owner and upon terms set forth in the Contract Documents.

It is mutually agreed between the parties hereto that time is the essence of this Contract, and in the event the Construction is not substantially complete by \_\_\_\_\_, 2024, it is agreed that from any money due or to become due the Contractor, the Owner may retain \$ \_\_\_\_\_ per day for each calendar day thereafter, Sundays and Holidays included, that the work remains incomplete, not as a penalty but as liquidation of a reasonable portion of damages that will be incurred by the owner by failure of the Contractor to complete the work within the times stipulated:



**E- VERIFY:**

The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system (<https://www.e-verify.gov/>) to verify the employment eligibility of all new employees the Contractor hired during the term of this Agreement. The Contractor shall include in all subcontracts under this Agreement, the requirement that subcontractors performing work or providing services pursuant to this Agreement utilize the E-Verify system to verify the employment eligibility of all new employees subcontractor hired during the term of the subcontract.

The Contractor agrees that unauthorized aliens shall not be employed nor utilized in the performance of the requirements of this solicitation. The City shall consider the employment or utilization of unauthorized aliens a violation of Section 274 A (e) of the Immigration and Naturalization Act (8U.S.C. 1324a). Such violation shall be cause for unilateral termination of this Agreement by the City. As part of the response to this solicitation (bid), the successful contractor will complete and submit the attached Form #9 "E-Verify Affidavit".

Employers may avail themselves of a program by the U.S. Immigration and Customs Enforcement called E-Verify. E-Verify is an Internet based system operated by the U.S. Citizenship and Immigration Services (USCIS), part of the Department of Homeland Security (DHS), in partnership with the Social Security Administration (SSA). E-Verify is currently free to employers. E-Verify provides an automatic link to Federal databases to help employers verify employment eligibility of new hires, existing employees and the validity of their Social Security numbers. If your company wishes to avail itself of this program, you can register online for E-Verify at <https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES> which provides instructions for completing the registration process. At the end of the registration process you will be required to sign a Memorandum of Understanding (MOU) that provides the terms of agreement between you as employer, the SSA and the DHS. An employee who has signatory authority for the employer can sign the MOU. Employers can use their discretion in identifying the best methods by which to sign up their locations for E-Verify. To find out more about E-Verify, please visit [www.dhs.gov/e-verify](http://www.dhs.gov/e-verify) or contact the USCIS at 1-888-464-4218

**PUBLIC RECORDS ACCESS:**

A. Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records under Florida law, as defined in Section 119.011(12), F.S. Contractor shall keep and maintain public records required to perform the services under this Agreement.

B. This Agreement may be unilaterally canceled by the City for refusal by Contractor to either provide public records to the City upon request, or to allow inspection and copying of all public records made or received by the Contractor in conjunction with this Agreement and subject to disclosure under Chapter 119, F.S., and Section 24(a), Article I, Florida Constitution.

C. If Contractor meets the definition of "contractor" found in Section 119.0701(1)(a), F.S.; [i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency], then the following requirements apply:

- i. Pursuant to Section 119.0701, F.S., a request to inspect or copy public records





relating to this Agreement for services must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify Contractor of the request, and Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time. If Contractor fails to provide the public records to the City within a reasonable time, Contractor may be subject to penalties under s. 119.10, F.S.

- ii. Upon request from the City's custodian of public records, Contractor shall provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- iii. Contractor shall identify and ensure that all public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the City.
- iv. Upon completion of the Agreement, Contractor shall transfer, at no cost to City, all public records in possession of Contractor or keep and maintain public records required by the City to perform the services under this Agreement. If the Contractor transfers all public records to the City upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records that are stored electronically must be provided to City, upon request from the City's custodian of public records, in a format that is accessible by and compatible with the information technology systems of City.

**D. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS by telephone at (863) 375-2255, by email at [cityclerk@bowlinggreenflorida.org](mailto:cityclerk@bowlinggreenflorida.org), or at the mailing address below:**

City Clerk  
City of Bowling Green, Florida  
104 E. Main Street  
P.O. Box 608  
Bowling Green, FL 33834-0608

**INDEMNITY:**



In exchange for ten dollars (\$10.00) as well as other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by the Contractor, the Contractor assumes the responsibility and liability for all damages and injury to all persons, whether their employees or otherwise, and to all property arising out of or in any manner connected with the execution of the work by Contractor under this Contract, and not caused by the negligence or willful conduct of the City or its employees, officers, or agents. Without the City waiving any Sovereign Immunity protections of the City under Florida law, the Contractor indemnifies and holds harmless the City, and its officers and employees, from any and all manner of action and actions, cause and causes of action, lawsuits, trespasses, damages, judgments, executions, claims, liabilities, and demands of any kind whatsoever, in law or in equity, to the extent they result from or arise out of the negligence, recklessness, wanton or intentional misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of the construction or related to or while in the performance of this Contract, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, both trial and appellate, or other related costs incurred by the City. This clause is intended to comply with, shall be construed as complying with, or shall be modified to comply with, the full extent of the City's indemnification rights provided, and limitations required, under section 725.06 F.S.

This indemnification obligation shall survive the termination of this Contract.

IN WITNESS WHEREOF, the parties to the agreement have hereunto set their hands and seals and have executed this Agreement the day and year first above written in two counterparts, each of which shall without proof of accounting for the other counterpart, be deemed an original Contract.

**CITY OF BOWLING GREEN, FLORIDA**

(SEAL)

BY: \_\_\_\_\_  
N'Kosi Jones, Mayor

ATTEST:

BY: \_\_\_\_\_  
Virginia Gordillo, City Clerk

**KINBRO, INC.**

BY: \_\_\_\_\_  
Thomas Trevino, President

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

TITLE: \_\_\_\_\_



**EXHIBIT A**  
**CONTRACTOR'S WRITTEN QUOTE**





# Pricing Proposal

Quote #: \_\_\_\_\_ 1872

June 5th 2024

Pam Durrance  
City of Bowling Green

Dear Mrs. Durrance

**Re:** Cemetery Fence

Kinbro would like to thank you for the opportunity to provide this proposal in support of your operations.

Please contact me with any questions or if you require additional information. Should this proposal be acceptable, confirmation by e-mail is required, and greatly appreciated.

Best Regards,

**Jimmy Goughler**  
VP of Sales  
P.O. Box 1883, Wauchula, 33873, FL  
(941)650-4072  
jimmy@kinbroinc.com







**Customer Contact:** Pam Durrance  
**Customer Name:** City of Bowling Green  
**Job Description:** Cemetery Fence  
**Job Location:** Bowling Green  
**#:**  
**Quote #: 1872**  
**Quote Date:** June 5th 2024



Contact:	Jimmy Goughler
Phone #:	(941)650-4072

Item	Qty	Material #	Description	Unit Amount	# of units	Net Amount
			Labor and Material			\$62,356.69
			Scope of Work:			
			Install 2,147 LF of 4' Black Chain Link fence around cemetery			
			Install 2 6ft Black gates for entrance to cemetery			
			Entrance will have 2 - 4'x10' concrete walls built			
			Walls will have name of cemetery and be lighted with solar lighting.			
			Walls will also have landscaping around them with mulch beds.			
			<b>Total This Page</b>			\$62,356.69
			<b>Total All Pages</b>			\$62,356.69

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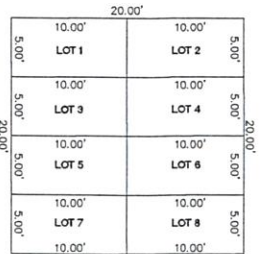
With Wayne Prime / City doing the work



**BOWLING GREEN CEMETERY ADDITION**  
SECTION 4, TOWNSHIP 33 SOUTH, RANGE 25 EAST  
HARDEE COUNTY, FLORIDA



Intrance



**LEGEND**

- - 1/2" Iron Rod & Cap Stamped "TOWNSHIP 33 S"
- - 5/8" Iron Rod & Cap Stamped "TOWNSHIP 33 S"
- - Field
- ▨ - Cemetery Boundary Stamped "TOWNSHIP 33 S"
- ▩ - Plot Boundary
- - Permanent Reference Marker
- - Permanent Reference Marker (Stamped 7/25/14)

**STAMP NOTES**

- 1) Bearings based on the east line of the horizontal 1/4 of section 4, township 33 south, range 25 east, being south 03°57' east.
- 2) This is not a survey. Points indicated obtained from Christian Stevens, survey number 02/00/27514.
- 3) This plan, City of Bowling Green, Hardee County, Florida, 02/00/27514.

**BOWLING GREEN CEMETERY ADDITION**  
BOWLING GREEN, FLORIDA  
SECTION 4, TOWNSHIP 33 SOUTH, RANGE 25 EAST  
HARDEE COUNTY, FLORIDA  
CITY OF BOWLING GREEN

**PENNONI ASSOCIATES INC.**  
401 Third Street SW  
Winter Haven, FL 33880  
T 863.324.1112 F 863.294.5165  
CCA #00007819

NO.	REVISIONS	DATE

PROJECT: BOWLING GREEN  
DATE: 2014/02/23  
DRAWING SCALE: 1" = 32'  
DRAWN BY: LEB  
APPROVED BY: PFD

**V-PLOT**  
SHEET 1 OF 1





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## Presentation: Sale of City-Owned Property

**Purpose:** To present the benefits and justifications for selling the 34 acres of city-owned property.

### Background

**Previous Sale:** The land was previously sold for \$175,000.

**Current Appraisal:** The property is appraised at \$204,000.

**Current Bid:** A bid of \$300,000, 160.87% over the previous sale and 47.06% over appraisal value, well over the appraised value, has been tabled.

### Legal Review

**Attorney's Review:** The bid has been reviewed by our lawyer, who confirmed:

The bidder does not require specific zoning stipulations as part of the bid.

Acceptance of the bid should include a caveat that no particular zoning is promised.

Any zoning changes must go through the standard process without any guaranteed outcomes.

If the city wants precise zoning requirements, a covenant or other agreement must be added to the title.

### Justifications for Sale

#### Financial Benefit:

**Sale Price:** The \$300,000 bid significantly exceeds the appraised value, providing immediate financial benefit.

**Cleanup Cost Savings:** Selling the property avoids the estimated \$100,000 cost of cleaning the land, which has been used as a small landfill for brush and concrete.

**Community Development:**

**Residential Development:** The purchaser intends to develop homes and affordable housing, addressing a critical need in our community.

**Revenue Generation:** New homes will generate revenue through utilities, impact fees, and property taxes.

**Economic Growth:** The development will contribute to the overall growth and vitality of our community.

**Support for City Projects:**

**Downtown Master Plan:** The sale proceeds can support the development of the new downtown master plan.

**Vision Realization:** Funds can help bring to life the new downtown vision presented by the Lunns Group.







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## Strategic Considerations

**Zoning and Planning:** Ensure the project undergoes the proper zoning change request process, maintaining transparency and fairness.

**Community Impact:** Highlight the positive impact on community development and infrastructure.

**Long-Term Vision:** Align the sale with the city's long-term strategic goals and vision for growth.

## Previous Sale Process

**Parties Involved:** Interim City Manager Durrance, Vice-Mayor Fite, Mayor Jones, Interim City Clerk Kinzel, City Attorney Buhr, and National Development Corporation (NDC) - John Raymond.

**Bids Received:** Two bids were received—one for the north portion and one for the south portion.

**Bid Amount:** Total bid for all three parcels was \$115,000.

\$110,000 for two parcels.

\$5,000 for the third parcel.

## Property Details:

The back portion required environmental cleanup.

NDC offered dual closing, taking the front piece first and the back piece later.

## Contract Details:

Required consistency with the National Association of Realtors (NAR) contract format.

The contract had to be reviewed and acceptable before the sale could proceed.

Florida Housing had timing requirements, necessitating evidence of control by January 25th.

NDC committed to purchasing all parcels but did not want the parcels requiring environmental cleanup to be part of their loan closing.

**Special Meeting:** A special meeting was scheduled to expedite the review and signing of the contract on January 18th.

## Additional Requirements:

NDC agreed to pay all closing costs, legal fees, etc.





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### Current Sale Process

**Bid Received:** One bid for the entire 34-acre property.

**Bid Amount:** \$300,000, 160.87% over the previous sale, well over the appraised value of \$204,000.

#### Property Details:

No specific zoning stipulations required as part of the bid.

The sale should include a caveat that no particular zoning is promised.

Any zoning changes must go through the standard process without guaranteed outcomes.

#### FYI Zoning Change Process:

The purchaser, along with the Central Florida Regional Council, must present any zoning change requests to the commission. The commission will then vote on the proposed zoning change.

**Currently, the purchaser has stated they will build according to the existing zoning as per their bid.**

#### Contract Details:

If precise zoning requirements are desired, a covenant or other agreement must be added to the title.

**Special Meeting:** Not mentioned but implied that the process involves review and acceptance by the City Commission.

### Key Differences

#### Bid Amount and Value:

**Previous Sale:** \$115,000 total for multiple parcels, with significant environmental cleanup required.

**Current Sale:** \$300,000 for a single 34-acre property, exceeding the appraised value and with no environmental cleanup costs for the city.

#### Zoning Requirements:

**Previous Sale:** Involved specific timing and zoning requirements tied to Florida Housing standards and a dual closing process.

**Current Sale:** No specific zoning stipulations required; zoning changes to follow the standard process.

#### Contract Conditions:

**Previous Sale:** Required alignment with NAR contract format, dual closing, and specific conditions for environmental cleanup.

**Current Sale:** Simple stipulation that no particular zoning is promised, with an option to add covenants if needed.





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### Process Complexity:

**Previous Sale:** Involved multiple bids, detailed contract conditions, special meetings, and environmental considerations.

**Current Sale:** More straightforward with a single bid, higher financial offer, and fewer conditions attached to the sale from purchaser.

### Justification for Current Sale

**Financial Benefit:** The current bid of \$300,000 provides a significant financial gain compared to the previous bid of \$115,000.

**Cleanup Cost Savings:** Selling the property avoids the \$100,000 cleanup cost associated with its previous use as a small landfill.

**Community Development:** The proposed development of homes and affordable housing will generate revenue through utilities, impact fees, and property taxes, contributing to economic growth.

**Support for City Projects:** The sale proceeds can support the new downtown master plan and vision presented by the Lunns Group.

**Strategic Growth:** Aligns with the city's long-term goals for development and revitalization.

### Conclusion

**Recommendation:** Approve the sale of the 34 acres of city-owned property for \$300,000, emphasizing the financial, community, and strategic benefits.

**Next Steps:** Proceed with the bid acceptance, and use the proceeds to support key city projects.

### Q&A



# City of Bowling Green

## Minutes of Regular Meeting

January 10, 2023

Present: Mayor Jones, Vice-Mayor Fite, Commissioner Durastanti, Commissioner Lunn, Commissioner Arreola, Interim City Manager Durrance, Finance/Office Manager Gordillo, Interim City Clerk Kinzel, Chief Scheel, Attorney Buhr, Stefanie von Paleske-Bush (CFRPC), Dyana Stewart (FRWA) and members of the audience.

1. **Call to order** – The meeting was called to order by Mayor Jones.
2. **Prayer** – The prayer was given by Bishop Wilfred Smith with New Life Power Outreach Church.  
**Flag Salute**

### 3. Old Business

#### A. Approval of Minutes

##### 1) Regular Meeting 11/1/2022

Commissioner Durastanti made the motion to approve. Motion was seconded by Vice-Mayor Fite. Roll call vote, all in favor, motion carried.

##### 2) Emergency Meeting 12/9/2022

Vice-Mayor Fite made the motion to approve. Motion was seconded by Commissioner Lunn. Roll call vote, all in favor, motion carried.

##### 3) Regular Meeting 12/13/2022

Commissioner Lunn made the motion to approve. Motion was seconded by Vice-Mayor Fite. Roll call vote, all in favor, motion carried.

##### 4) Special Meeting 12/15/2022

Vice-Mayor Fite made the motion to approve. Motion was seconded by Commissioner Lunn. Roll call vote, all in favor, motion carried.

City Attorney Buhr stated that for efficiency's sake the meeting minutes, code enforcement reports, and police reports can be put under a consent agenda and be approved at one time. If someone has an issue with something in the minutes, then that can be pulled out and be discussed. Each one does not have to be approved individually. It does not have to be roll call or go out to public.

### 4. New Business

#### A. Waiver – Doug Batey

Doug Batey (4503 Mason Dixon Dr) handed out a survey of his property for the Commission to see. He will not give Kyle Scherling a utility easement for the property that he is building a home on which is landlocked by Mr. Batey's property. Last year, half of Mr. Batey's property flooded with raw sewage. The Commission gave him an exclusion. Mayor Jones reminded Mr. Batey that the Commission needs to do what is right by the ordinance. City Attorney Buhr asked Steven Southwell (Mr. Batey's attorney) to identify himself. He did look at the parcel in question (Parcel A) which is the one requesting





Association of City Clerks. Mayor Jones asked if the Commission must approve the City Manager and City Clerk attending these meetings/conferences. City Attorney Buhr said that only large amounts would have to be approved but smaller ones can be done by the City Manager's spending authority. The FBC-LEO is in Kissimmee and Mayor Jones said he does not need a hotel or attend the dinner as he will drive both ways for both days. Roll call vote, all in favor, motion carried. Mayor Jones thanked the Commission for approving the request.

**J. First National Bank CD**

Interim City Manager Durrance said she was not sure if this needed to be brought before the Commission but went ahead and added it to the agenda. She said that Interim City Clerk Kinzel has the paperwork to be signed. Interim City Clerk Kinzel said that she gave the paperwork to Mayor Jones, Vice-Mayor Fite and Interim City Manager Durrance. She said that the City needs to update the authorized signers which Vice-Mayor Fite said the only current authorized signer is himself. He clarified that it needed to be in the minutes so that it is recorded and can be used as verification of the change. Interim City Manager Durrance asked if it needed to be approved by the Commission. Vice-Mayor Fite said he would make the motion to update it with the current Mayor, Vice-Mayor and City Manager; it was seconded by Commissioner Durastanti. Roll call vote, all in favor, motion carried.

**K. Separate Bank Account (Recreation)**

Interim City Manager Durrance said that there were several events that the City is planning for the community. She wanted clarification if Recreation needed their own account or can it be run through the City's General account since there is no longer an active committee. She feels a separate account would be better since there will be significant amount of money coming in to keep it separate. Vice-Mayor Fite said that he would the motion to either set one up at First National Bank of Wauchula or Wauchula State Bank (whichever she chooses) and comes with a second from Commissioner Durastanti. (Unknown resident) asked why there was not a committee anymore. Mayor Jones said a motion was made with a second for recreation to go back under the authority of the City per the former City Manager. There is no longer a Commission liaison and the former Chair reports to the City Manager. There can be volunteers. Roll call vote, all in favor, motion carried.

**L. Main St RFP**

Interim City Manager Durrance stated that two bids came in: one for the north portion and one for the south portion. She asked if the Commission needed the parcel numbers. Vice-Mayor Fite asked if it was all three parcels. Mayor Jones asked if Interim City Clerk Kinzel gave a copy to the City Attorney. She said that she had provided him and the Commission with the most recent copy sent to her. City Attorney Buhr asked who the contract was from; Interim City Manager Durrance said it was National Development Corporation. He asked for confirmation that this was the only contract. Interim City Manager Durrance said it was. City Attorney Buhr said that the contract should be what is consistent with the National Association of Realtors (NAR). Interim City Manager Durrance asked if she should announce the bid but City Attorney Buhr stated that the contract will need to be reviewed. Vice-Mayor Fite asked what the amount for the three parcels is; Interim City Manager Durrance said \$110,000. Both she and Interim City Clerk Kinzel said there were



two separate bids for separate parcels, the second being \$5,000 for a second set of three parcels. John Raymond with National Development (NDC) spoke that there were two different offers (one for the front piece, and one for the back piece). He wants to focus on the front piece as the back piece needs environmental cleanup. Vice-Mayor Fite asked if the \$115,000 was only for the front portion but Mr. Raymond stated it was for all parcels they are purchasing. Florida Housing has requirements from a timing standpoint and NDC will put the contract on the NAR contract format. City Attorney Buhr will give it to the real estate attorney in his office. He said that since this was the only bid, he stated that this should be reviewed right away due to the timing. The City cannot be accepted until contract is acceptable and there is nothing to do until the contract is signed or not. Vice-Mayor Fite stated that a meeting will need to be set up for this. Mr. Raymond said they only need evidence of control by January 25<sup>th</sup>. City Attorney Buhr asked if this was a contingent bid to which Mr. Raymond said it was. Commissioner Arreola asked what is need to speed the process up for NDC, possibly a workshop. City Attorney Buhr said it would need to be scheduled before January 20<sup>th</sup>. He said that it would have to be a Special Meeting; Vice-Mayor Fite suggested scheduling it for January 20<sup>th</sup>. City Attorney Buhr said the contracts would need to be signed by that date; Mr. Raymond said that was the date the package needed to be sent to Florida Housing. Commissioner Durastanti said he does not like the idea of NDC only taking the better property and leaving the rest but Mr. Raymond said they would take all the properties. City Attorney Buhr explained that the properties should be bought in its entirety at the same time rather than buying part now and the reminder later. This will keep NDC from backing out on the remaining property. Mr. Raymond said that the contract does having a dual closing but he offered to make sure the language is there committing them to buy all parcels. He just does not want the parcels requiring environmental cleanup to be part of their loan closing. City Attorney Buhr said that Mr. Raymond will need to provide the Word version of the contracts for review. Mayor Jones recommended having the Special Meeting on January 16<sup>th</sup>. Finance Manager/Office Manager Gordillo asked about advertising the Special Meeting to which City Attorney Buhr stated that it would follow the requirements of advertising for any meeting (at least three days of meeting). Vice-Mayor Fite asked if January 18<sup>th</sup> would be plenty of time; City Attorney Buhr asked Mr. Raymond if that will work. Mr. Raymond stated that will be okay. Mayor Jones and Vice-Mayor Fite said the 18<sup>th</sup> will be the date for the meeting at 5:00pm. Commissioner Arreola asked when they would see the contract to which Mr. Raymond said he could email it over tonight. City Attorney Buhr said the currently contract is in their packet but once he receives the email and reviewed. If any changes need to be made than those will be sent to the Commissioners. Vice-Mayor Fite asked if NDC will pay all closing costs, legal fees, etc. Mr. Raymond said yes NDC would.

#### M. City Clerk

Interim City Manager Durrance stated that the City Clerk is still interim at this time. She wants to move forward to make Ms. Kinzel permanent City Clerk. Vice-Mayor Fite made the motion with a second from Commissioner Durastanti. Vice-Mayor Fite said it has been a pleasure having her fill this role. Roll call vote, all in favor, motion carried. Roll call vote, all in favor, motion carried. City Clerk Kinzel thanked the Commission and stated she has loved the challenge. Mayor Jones appreciated everything she does.

#### N. Cemetery



# City of Bowling Green

## Special Meeting Minutes

January 18, 2023

Present: Mayor Jones, Vice-Mayor Fite, Commissioner Lunn, Commissioner Durastanti, Commissioner Arreola, Interim City Manager Durrance, City Clerk Kinzel. No members of the public were present except Jim Kelly from the Herald Advocate and Bowling Green resident, but the meeting was advertised.

**Call to order** – The meeting was called to order by Mayor Jones.

2. Prayer was given by Commissioner Durastanti. Vice-Mayor Fite led the pledge.

### 3. City-owned Properties' Contract Signing

City Attorney Buhr said that Monica Mercer is present (online via Google Meet) for questions. Mayor Jones asked if the development was for multi-family housing based on the financing. John Raymond (National Development Group) said it is for single family homes. However, Mayor Jones said that the contract financing stated it was for multifamily housing. Mr. Raymond stated that the financing through the state is one bundle. He explained it would be a multifamily development with single family units (zoning is single family). Marg Holder (Avion Palms) said she has three lots and is concerned about the development. She asked for a diagram. City Attorney Buhr said it was for the purchase of the property. He confirmed lot sizes would be 80'x 100' (R1). Ms. Holder asked if there would be a buffer to which Mr. Raymond said yes but the buffer has not been determined. He said the design has not been designed yet and it has not been through the permitting process. Avion Palms resident wanted confirmation that the development will be on the west side of the power lines; Mr. Raymond confirmed it was. Vice-Mayor Fite asked if a hedge could be used as a buffer but Mr. Raymond said they would have to see what it would cost. Ms. Holder asked how many homes would be built. Mayor Jones reminded the public about side conversations and protocol to wanting to ask a question. City Attorney Buhr stated that the City is only selling the property at this time. It will be up to National Development Corporation to apply to have any zoning changes and apply for permit to build. Nancy Green (Avion Palms) asked again the question of how many homes will be built. Mr. Raymond said the design has not yet been started but he anticipates 18 homes. Ms. Green then asked if they would be rentals and Mr. Raymond stated the yes they would be with a third party management company. Bill Mertz (4691 W Palm Dr) wanted to know material used to build the homes; Mr. Raymond said it would be cinderblock. He also asked how many square feet the homes would be. Mr. Raymond said about 1,000-1,200 square feet. City Attorney Buhr reminded everyone that this was not about zoning or construction but about the sale of the property. Commissioner Durastanti made the motion to accept the bid from National Development Corporation (the only one). Vice-Mayor Fite seconded the motion. Roll call vote; all in favor; motion carried.

### 4. Resolution 2023-01


City Attorney Buhr stated that there was concern about this resolution at the January 10<sup>th</sup> meeting but has since been resolved. This was confirmed by Interim City Manager Durrance. Amalia Arista (Hardee County Emergency Management – HCEM - Director) was present to discuss this resolution to the Commission. She said the Commission could either ask her questions about it or



she could discuss the purpose of the resolution. City Attorney Buhr said that she could discuss the concerns brought up by the Commissioners. She said there is a FEMA housing program which an approved resident can to obtain a travel trailer or mobile home to put on their property for eighteen (18) months, not from the placement of the trailer but from September 28, 2022 (date of impact from Hurricane Ian). If their property allows for the placement of a trailer, then they will put a travel trailer, park model or mobile home. The state program offers the same as the federal government but is only good for six (6) months. It is only valid for property owners, not renters. Commercial sites would allow the county to rent pads for renters to place travel trailers or mobile homes for the same amount of time authorized by FEMA and the state. The last one is the group site where a large number of trailers are placed on a site where everyone goes. HCEM is not asking for this last one, only the first option. FEMA will go out once a month to the property and speak to the property owner. They provide a 1-800 number where the residents can call to have a contractor come and provide maintenance. Ms. Arista said it is a need and Bowling Green does have residents who have gone through the process. City Attorney wanted confirmation that this was not to bring in family members. She stated that the residents must apply with FEMA and meet FEMA's criteria. She does not have access to the applicants' information, but she did say if there were any concerns about this then the City can contact her about it. HCEM is working on assisting renters for a commercial site but that is not in Bowling Green. Mayor Jones wanted to know if this would have an effect on utilities. Ms. Arista said if the property allows the owner to stay on the property, then the FEMA contractor will switch the utilities to the temporary housing unit. There was a misconception that these services needed to be paid for but FEMA takes care of this electric, plumbing or temporary power pole through their own contractor. When the unit is set to be pulled out, the contractor will ensure that anything they have implemented is taken out as well in the exact condition it was originally. Vice-Mayor Fite wanted to confirm that this was not going to allow group sites and said that the land development codes already allows for this type of situation. Bowling Green is the only one that has not signed on to the resolution for the County. Interim City Manager Durrance asked how many displaced residents there are. Ms. Arista was not able to provide a number but is working on this with the County's GIS manager. Over 4400 applications were received and about forty (40) have been approved but the number is increasing weekly. City Attorney Buhr read the resolution short description. Ms. Arista said all trailers must be placed with a permit so that it is tracked and assets are not lingering past the time period. Mayor Jones wanted to make sure the City's utilities are not unduly stressed. She confirmed that utility fees are still the obligation of the resident. Any repairs that are needed will be completed by FEMA and the City will not be charged for anything related to the temporary housing. Vice-Mayor Fite made the motion to accept the resolution with a second from Commissioner Lunn. Roll call vote; all in favor; motion carried.

City Attorney Buhr stated that on the previous item of the City-owned properties that there was a provision added to the contract that Commissioner Arreola wanted added.

Meeting adjourned.

  
\_\_\_\_\_  
N'Kosi Jones, Mayor

  
\_\_\_\_\_  
Katherin Kinzel, City Clerk





# William K. Boyd, Inc.

*Real Estate Appraisers & Consultants*

*Commercial · Residential · Agriculture · Livestock · Equipment*

## APPRAISAL REPORT

of the

34.56 acres of vacant land

located at

0 W Main Street & 0 St Johns Road  
Bowling Green, FL 33834

prepared for the

Town of Bowling Green

Effective December 3, 2021

Main Office  
1564 Lakeview Drive  
Sebring, FL 33870

Satellite Office  
410 Northwest 2<sup>nd</sup> St  
Okeechobee, FL 34972

Phone 888 365-6130

[wkboyd@wkboyd.com](mailto:wkboyd@wkboyd.com)

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 **William K. Boyd, Inc.**  
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Phone: 863 385-6192  
Fax: 866-384-0258

[wkboyd@wkboyd.com](mailto:wkboyd@wkboyd.com)

December 28, 2021

Ms. Maria Carmen Silva, Town Clerk  
Town of Bowling Green  
104 East Main St.  
Bowling Green, FL 33852

VIA: [csilva@bowlinggreenfl.org](mailto:csilva@bowlinggreenfl.org)

Dear Ms. Silva:

At your request, I appraised the 34.56 acres of vacant land located at 0 W Main St & 0 St Johns Rd, Bowling Green, FL 33834 and is more particularly described within the body of this appraisal report. The intended user of this report is the client known as the City of Bowling Green.

The purpose of the appraisal is to provide an independent opinion of the estimated market value of the fee simple interest in the subject real property. The function and intended use is to assist the intended user in evaluating the subject for possible disposition purposes. Any other use is prohibited as per Standard Rule 1-2 (b) of Uniform Standards of Professional Appraisal Practice.

The subject was observed on December 3, 2021, which is the effective date of the appraised value of the subject. The time during which the appraisal process was conducted, and the report produced was November 3 – December 28, 2021.

This is an appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents only summarized discussions of the data, reasoning, and analysis that were used in the appraisal process to develop my opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in my office files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.



My scope of work included the following:

- A review of the subject information and GIS map located on the Hardee County Property Appraiser's web page
- A cursory observation of the subject
- A review and analysis of the Hardee County Property Appraiser's website, the Heartland & Stellar Multiple Listing Services, and Florida Realtors MLS Advantage for sales of acreage tracts within three miles of the subject that have closed since January 1, 2021.

It is with consideration of the above that I formed an independent opinion of value for the subject property by applying the sales comparison approach. The sales comparison approach is the only applicable approach for vacant land and was the only approach applied. The cost approach and the income capitalization approach are not applicable approaches to value vacant land.

Based upon my investigation of the subject property, analysis of the data in this appraisal report, along with my overall experience with these types of properties, I have estimated the "as is value"<sup>1</sup> of the subject. Therefore, it is my independent opinion that the market value of the subject property "As Is" is **\$205,000**.

This letter of transmittal is part of the appraisal report that follows, setting forth the most pertinent data and reasoning used to conclude the final value. Use of this report constitutes acceptance of the General Assumptions and Limiting Conditions listed at the conclusion of this report.

Respectfully Submitted,



**WILLIAM K. BOYD  
STATE-CERTIFIED GENERAL  
REAL ESTATE APPRAISER RZ338**

WKB/lyb

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<sup>1</sup> "As Is Value" defined as the market value of the subject as of the effective appraisal date



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**PARCEL IDENTIFICATION NUMBERS**

05-33-25-0000-03430-0000 – 12.55 acres  
05-33-25-0000-03420-0000 – 9.01 acres  
05-33-25-0000-04770-0000 – 13.00 acres  
Hardee County, FL

**LEGAL DESCRIPTION**

12.55 AC W 15 FT OF NW1/4 OF SE1/4 & E 250 FT OF SW1/4 LESS BEG SE COR OF SW1/4 N 527.48 FT W 114 FT S 52 FT W 136 FT S 476.32 FT MOL TO S SEC LINE E 250 FT TO POB & LESS RD R/W 05 33S 25E

9.01 AC S 595 FT OF E 1/2 OF SW1/4 OF SW1/4 5 33S 25E

13 AC BEG AT SW COR OF SE1/4 OF SW1/4 & RUN N 330.29 FT THEN CONT N 92.20 FT THEN E 500.32 FT CONT E 110 FT N 53.87 FT E 609.87 FT N 52 FT E 114 FT S 527.48 FT TO SE COR OF SE1/4 OF SW1/4 & W 1333.90 FT TO POB 5 33S 25E  
Hardee County, FL

**SALES HISTORY**

Per the Hardee County Property Appraiser information, the subject property has not been transferred in the last three years. This is reported in compliance with Uniform Standards of Professional Appraisal Practice Standards Rule 1-5(b).

**LISTING HISTORY**

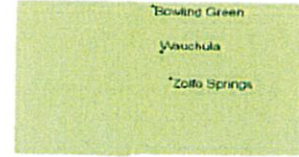
Per the Heartland & Stellar Multiple Listing Service the subject has not been listed for sale during the past year and a Google search did not produce any results that indicated that the subject was for sale. At the time of my site visit, there was no noticeable signage indicating that the subject was for sale. This is reported in compliance with Uniform Standards of Professional Appraisal Practice Standards Rule 1-1(b) and FAQ 226 & 228.



# COUNTY PROFILE

## Hardee County

Florida's 52nd most populous county  
with 0.1% of Florida's population



### Population

	Hardee County	Florida
<b>Census Population</b>		
1980 Census	20,357	9,748,561
1990 Census	19,499	12,938,071
2000 Census	26,938	16,992,824
2010 Census	27,731	18,301,332
2020 Census	25,327	21,538,187
% change 2010-2020	-8.7%	14.6%
<b>Age</b>		
% Under 18 years of age	25.6%	19.5%
<b>Race (alone) &amp; Ethnicity</b>		
% Not Hispanic-White	45.9%	51.5%
% Not Hispanic-Black or African American	8.3%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.2%	0.2%
% Not Hispanic-Asian	0.7%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.1%	0.5%
% Not Hispanic-Two or More Races	1.9%	3.7%
% Hispanic or Latino (of any race)	41.9%	25.5%
<b>Household Population per Occupied Housing Unit</b>	2.91	2.47
<b>Estimates and Projections</b>		
2020 Estimate	27,443	21,596,068
Based on 2020 Estimate		
2025	27,454	23,138,553
2030	27,493	24,419,127
2035	27,500	25,491,363
2040	27,515	26,358,415
2045	27,529	27,149,335
2020 Median Age	34.1	41.8

### Population Characteristics

	Hardee County	Florida
<b>Language spoken at home other than English</b>		
Persons aged 5 and over	37.7%	29.4%
<b>Place of birth</b>		
Foreign born	10.1%	20.7%
<b>Veteran status</b>		
Civilian population 18 and over	8.0%	8.6%

### Households and Family Households

	Hardee County	Florida
<b>Households</b>		
Total households, 2000 Census	8,156	6,328,075
Family households, 2000 Census	5,253	4,210,750
% with own children under 18	45.5%	42.3%
Total households, 2010 Census	9,245	7,420,502
Family households, 2010 Census	5,172	4,325,475
% with own children under 18	45.5%	40.0%
Average Household Size, 2010 Census	3.12	2.43
Average Family Size, 2010 Census	3.52	3.01

### Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Hardee County	Florida
2015 GDP	1,009,442	842,269,369
Percent of the State	0.1%	
2016 GDP	1,097,459	870,963,202
Percent of the State	0.1%	
2017 GDP	1,074,211	901,903,549
Percent of the State	0.1%	
2018 GDP	1,007,522	926,500,274
Percent of the State	0.1%	
2019 GDP	1,023,242	963,255,365
Percent of the State	0.1%	

### Housing

Housing Counts	Hardee County	Florida
Housing units, 2020 Census	9,520	9,365,350
Occupied	8,059	8,528,057
Vacant	1,791	1,296,283
<b>Units Permitted</b>		
1990	57	128,384
2000	56	155,269
2010	12	33,579
2011	14	42,860
2012	17	54,310
2013	19	66,752
2014	17	84,075
2015	17	109,524
2016	21	116,240
2017	24	122,719
2018	46	144,427
2019	49	154,302
2020	50	164,074
<b>Density</b>		
Persons per square mile		
2000	42.3	296.4
2010	42.5	350.5
2020	39.7	401.4
<b>Residence 1 Year Ago</b>		
Persons aged 1 and over		
Same house	93.0%	84.5%
Different house in the U.S.	6.5%	14.4%
Same county in Florida	3.7%	3.9%
Different county in Florida	2.4%	3.1%
Different county in another state	0.4%	2.5%
Abroad	0.2%	1.1%

Source: U.S. Census Bureau, Bureau of Economic Analysis, and Florida Department of Transportation. The population may be slightly different from the census figures due to rounding. Housing units include all units, including mobile homes, trailers, and other structures, regardless of whether they are occupied. Annual population estimates are based on the most recent census data and are subject to change. Annual population estimates are based on the most recent census data and are subject to change. Annual population estimates are based on the most recent census data and are subject to change. Annual population estimates are based on the most recent census data and are subject to change.



# COUNTY PROFILE (CONTD)

Hardee County

Page 2

## Employment and Labor Force

Establishments 2020 preliminary	Hardee County	Florida	Establishments % of All Industries, 2020 preliminary	Hardee County	Florida
All Industries	636	763,477	All Industries	585	763,477
Natural Resource & Mining	123	5,511	Natural Resource & Mining	21.0%	0.7%
Construction	47	77,530	Construction	8.0%	10.2%
Manufacturing	11	21,812	Manufacturing	1.9%	2.9%
Trade, Transportation and Utilities	121	145,324	Trade, Transportation and Utilities	20.7%	18.1%
Information	4	13,452	Information	0.7%	1.8%
Financial Activities	39	83,894	Financial Activities	6.7%	11.0%
Professional & Business Services	64	187,325	Professional & Business Services	10.9%	24.5%
Education & Health Services	52	87,735	Education & Health Services	8.5%	11.5%
Leisure and Hospitality	47	60,978	Leisure and Hospitality	8.0%	8.0%
Other Services	36	56,376	Other Services	6.2%	7.4%
Government	34	5,694	Government	6.3%	0.9%

Average Annual Employment % of All Industries, 2020 preliminary	Hardee County	Florida	Average Annual Wage 2020 preliminary	Hardee County	Florida
All Industries	6,779	8,452,413	All Industries	\$37,751	\$55,345
Natural Resource & Mining	18.8%	0.3%	Natural Resource & Mining	\$35,404	\$37,711
Construction	5.8%	6.7%	Construction	\$41,946	\$55,384
Manufacturing	4.8%	4.5%	Manufacturing	\$34,531	\$66,740
Trade, Transportation and Utilities	15.8%	20.6%	Trade, Transportation and Utilities	\$41,347	\$49,378
Information	0.2%	1.5%	Information	\$38,916	\$33,327
Financial Activities	4.2%	6.9%	Financial Activities	\$50,349	\$84,228
Professional & Business Services	3.6%	16.1%	Professional & Business Services	\$34,514	\$68,201
Education & Health Services	14.0%	15.3%	Education & Health Services	\$36,529	\$55,093
Leisure and Hospitality	7.5%	11.9%	Leisure and Hospitality	\$17,266	\$45,052
Other Services	1.0%	3.9%	Other Services	\$25,588	\$41,146
Government	24.9%	12.5%	Government	\$41,354	\$59,795

## Labor Force as Percent of Population Aged 18 and Older

	Hardee County	Florida	Unemployment Rate	Hardee County	Florida
1990	57.7%	64.5%	1990	12.0%	6.2%
2000	55.6%	64.2%	2000	6.0%	3.3%
2010	58.7%	61.6%	2010	11.5%	10.8%
2020	41.9%	58.3%	2020	6.9%	3.3%

## Incomes and Financial Health

Personal Income (\$000s)	Hardee County	Florida	Per Capita Personal Income	Hardee County	Florida
1990	\$204,318	\$257,571,420	1990	\$15,473	\$19,793
2000	\$475,626	\$472,351,789	2000	\$17,816	\$29,468
2010	\$644,293	\$732,437,478	2010	\$23,237	\$38,665
2011	\$658,060	\$771,409,454	2011	\$24,134	\$40,482
% change 2010-11	3.7%	6.3%	% change 2010-11	3.9%	4.2%
2012	\$693,142	\$800,351,723	2012	\$25,267	\$41,475
% change 2011-12	3.3%	2.3%	% change 2011-12	4.7%	2.5%
2013	\$653,267	\$802,975,731	2013	\$24,311	\$41,069
% change 2012-13	-4.2%	0.3%	% change 2012-13	-3.9%	-1.9%
2014	\$692,252	\$861,412,319	2014	\$25,395	\$43,388
% change 2013-14	4.3%	7.3%	% change 2013-14	4.5%	5.5%
2015	\$723,792	\$919,334,394	2015	\$26,542	\$45,193
% change 2014-15	4.0%	6.3%	% change 2014-15	4.9%	4.9%
2016	\$705,382	\$954,069,719	2016	\$25,305	\$48,253
% change 2015-16	-2.5%	3.7%	% change 2015-16	-2.3%	1.7%
2017	\$758,733	\$1,023,131,116	2017	\$27,323	\$48,774
% change 2016-17	7.3%	7.2%	% change 2016-17	7.3%	5.5%
2018	\$732,121	\$1,037,188,523	2018	\$27,310	\$51,150
% change 2017-18	-3.5%	6.3%	% change 2017-18	-0.2%	4.3%
2019	\$761,001	\$1,109,759,293	2019	\$28,309	\$53,034
% change 2018-19	3.9%	4.3%	% change 2018-19	5.1%	3.7%
2020	\$652,280	\$1,209,995,921	2020	\$31,775	\$55,675
% change 2019-20	12.0%	6.2%	% change 2019-20	11.5%	5.0%

Earnings by Place of Work (\$000s)	Hardee County	Florida	Median Income	Hardee County	Florida
1990	\$130,512	\$161,135,722	Median Household Income	\$28,582	\$25,200
2000	\$297,234	\$208,751,767	Median Family Income	\$49,244	\$57,414
2010	\$402,970	\$426,363,914	Percent in Poverty, 2019		
2011	\$409,542	\$450,498,606	All ages in poverty	22.1%	12.7%
% change 2010-11	1.7%	2.0%	Under age 18 in poverty	28.3%	18.2%
2012	\$442,495	\$468,410,475	Related children age 5-17 in families in poverty	25.5%	15.9%
% change 2011-12	8.0%	4.0%			
2013	\$407,261	\$482,398,201	Personal Bankruptcy Filing Rate		
% change 2012-13	-7.9%	3.1%	(per 1,000 population)	Hardee County	Florida
2014	\$425,157	\$512,375,290	12-Month Period Ending March 30, 2020	0.44	2.05
% change 2013-14	4.4%	6.1%	12-Month Period Ending March 30, 2021	0.47	1.49
2015	\$447,515	\$514,408,719	State Rank	59	NA
% change 2014-15	5.2%	6.3%	Non-Business Chapter 7 & Chapter 13		
2016	\$421,936	\$509,709,254			
% change 2015-16	-5.3%	4.7%			
2017	\$454,175	\$603,968,170	Workers Aged 16 and Over	Hardee County	Florida
% change 2016-17	7.7%	5.2%	Place of Work in Florida		
2018	\$429,373	\$629,520,451	Worked outside county of residence	25.5%	18.2%
% change 2017-18	-6.3%	6.0%	Travel Time to Work		
2019	\$428,730	\$671,653,148	Mean travel time to work (minutes)	24.3	27.8
% change 2018-19	2.0%	5.0%			
2020	\$473,135	\$688,764,753			
% change 2019-20	9.2%	2.6%			



# COUNTY PROFILE (CONTD)

Hardee County

Page 3

## Reported County Government Revenues and Expenditures

Revenue 2018-19	Hardee County	Florida*	Expenditures 2018-19	Hardee County	Florida*
<b>Total - All Revenue Account Codes (\$000s)</b>	\$60,972.9	\$48,723,753.0	<b>Total - All Expenditure Account Codes (\$000s)</b>	\$60,121.95	\$44,233,424.76
Per Capita \$	\$2,226.51	\$2,407.55	Per Capita \$	\$2,156.43	\$2,195.67
% of Total	100.0%	100.0%	% of Total	100.0%	100.0%
<b>Taxes (\$000s)</b>	\$17,043.6	\$16,114,573.3	<b>General Government Services** (\$000s)</b>	\$18,147.80	\$7,462,947.96
Per Capita \$	\$622.37	\$796.26	Per Capita \$	\$662.69	\$368.76
% of Total	28.0%	33.1%	% of Total	30.2%	16.9%
<b>Permits, Fee, and Special Assessments (\$000s)</b>	\$3,253.7	\$2,274,184.8	<b>Public Safety (\$000s)</b>	\$17,282.59	\$10,847,409.29
Per Capita \$	\$118.81	\$112.37	Per Capita \$	\$631.10	\$535.99
% of Total	5.3%	4.7%	% of Total	28.7%	24.5%
<b>Intergovernmental Revenues (\$000s)</b>	\$20,906.1	\$5,241,885.1	<b>Physical Environment (\$000s)</b>	\$4,193.53	\$5,318,683.90
Per Capita \$	\$763.42	\$259.01	Per Capita \$	\$153.15	\$252.81
% of Total	34.3%	10.8%	% of Total	7.0%	12.0%
<b>Charges for Services (\$000s)</b>	\$5,202.4	\$14,324,919.1	<b>Transportation (\$000s)</b>	\$13,432.21	\$5,298,301.67
Per Capita \$	\$189.97	\$707.83	Per Capita \$	\$492.32	\$261.80
% of Total	8.5%	29.4%	% of Total	22.4%	12.0%
<b>Judgments, Fines, and Forfeits (\$000s)</b>	\$199.2	\$196,108.5	<b>Economic Environment (\$000s)</b>	\$1,026.39	\$1,655,038.81
Per Capita \$	\$7.27	\$9.69	Per Capita \$	\$37.50	\$81.78
% of Total	0.3%	0.4%	% of Total	1.7%	3.9%
<b>Miscellaneous Revenues (\$000s)</b>	\$10,734.1	\$1,713,370.3	<b>Human Services (\$000s)</b>	\$1,060.19	\$3,755,466.15
Per Capita \$	\$391.97	\$84.66	Per Capita \$	\$38.71	\$195.57
% of Total	17.6%	3.5%	% of Total	1.8%	9.5%
<b>Other Sources (\$000s)</b>	\$3,633.7	\$8,859,722.0	<b>Culture / Recreation (\$000s)</b>	\$1,205.19	\$1,814,978.43
Per Capita \$	\$132.59	\$437.73	Per Capita \$	\$44.01	\$89.63
% of Total	6.0%	18.2%	% of Total	2.0%	4.1%
			<b>Other Uses and Non-Operating (\$000s)</b>	\$3,656.17	\$7,163,763.98
			Per Capita \$	\$133.51	\$353.98
			% of Total	6.1%	16.2%
			<b>Court-Related Expenditures (\$000s)</b>	\$66.99	\$916,834.54
			Per Capita \$	\$2.45	\$45.20
			% of Total	0.1%	2.1%

\* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

\*\* Not Court-Related

### Quality of Life

	Hardee County	Florida
<b>Crime</b>		
Crime rate, 2020 (Index crimes per 100,000 population)	2,091.6	2,152.3
Admissions to prison FY 2019-20	57	21,276
Admissions to prisons per 100,000 population FY 2019-20	207.7	98.5

### State Infrastructure

	Hardee County	Florida
<b>Transportation</b>		
State Highway		
Centerline Miles	95.5	12,126.8
Lane Miles	234.7	45,111.7
State Bridges		
Number	30	7,079
<b>State Facilities</b>		
Buildings/Facilities (min. 200 Square Feet)		
Number	69	9,425
Square Footage	544,151	65,629,144
<b>Conservation Land (land acres only)</b>		
State-Owned (includes partially-owned)	661	5,473,547
% of Total Conservation Land (CL)	5.9%	51.8%
% of Total Area Land	0.2%	16.0%
% of Florida State-Owned CL	0.0%	
State-Managed	10,329	5,527,174
% of Total Conservation Land (CL)	95.6%	53.2%
% of Total Area Land	2.5%	16.4%
% of Florida State-Managed CL	0.2%	

### Health Insurance Status

	Hardee County	Florida
<b>Percent Insured by Age Group</b>		
Under 15 years	80.1%	83.5%
Under 19 years	91.9%	92.4%
18 to 64 years	74.5%	60.6%

### State and Local Taxation

	Hardee County	Florida
<b>2020 Ad Valorem Millage Rates</b>		
County	8.8038	
School	5.9220	
Municipal		0.7560
Special Districts	0.5369	

\*MSTU included in Not County-Wide "County" category

### Education

	Hardee County	Florida
<b>Public Education Schools</b>		
School District		
Total (state total includes special districts)	8	3,744
Elementary	5	1,383
Middle	1	573
Senior High	2	715
Combination	0	573
<b>Educational attainment</b>		
Persons aged 25 and older		
% HS graduate or higher	77.2%	88.2%
% bachelor's degree or higher	10.2%	29.9%

Prepared by:  
Florida Legislative  
Office of Economic and Demographic Research  
111 N. Jackson Street, Suite 514  
Tallahassee, FL 32399-0513  
950-497-1402 <http://edr.state.fl.us>



November 2021



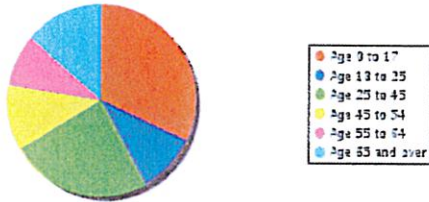


# DEMOGRAPHICS

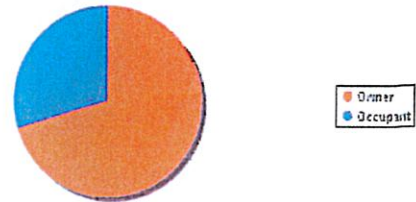
## Demographic Overview For A 1 Mile Radius from Subject Property\*

Persons	6,262	Families	1,466
Households	1,859	Persons Per Household	3.4
Percent Children	32.19 %		

Age Distribution



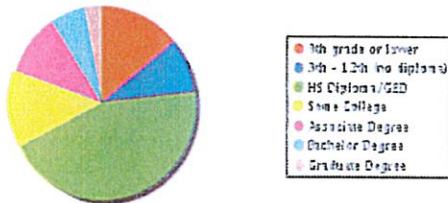
Occupancy - Rent vs Own



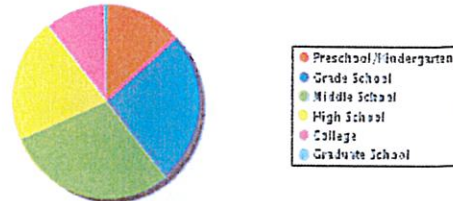
Source: 2010 Census / US Census Bureau

House Median Year Built	1987	Per Capita Income	\$15,502
Average Home Value	\$74,920	Average Household Income	\$40,455
Average Rent	\$675		

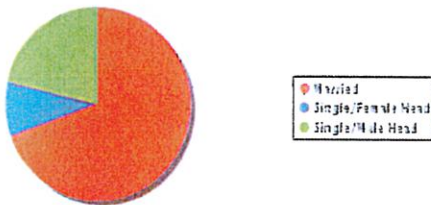
Education Attained



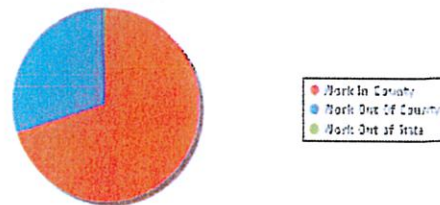
Education - Current Enrollment



Family Type



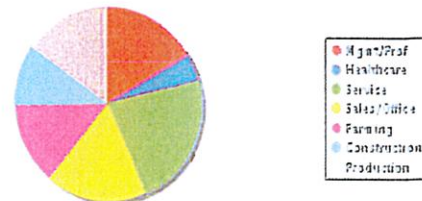
Place Of Employment



Year Built Distribution



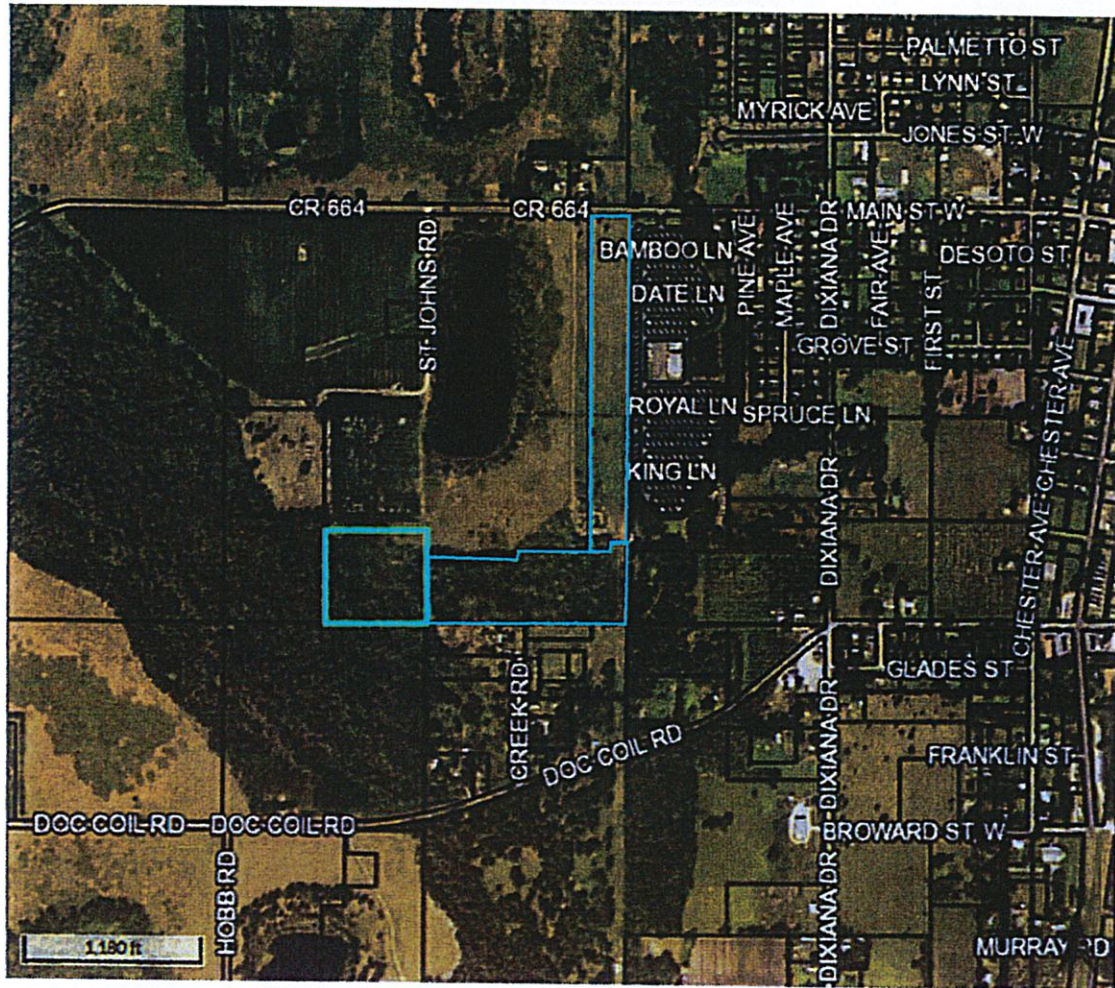
Occupation



Source: 2018 American Community Survey, 5 year estimates / US Census Bureau



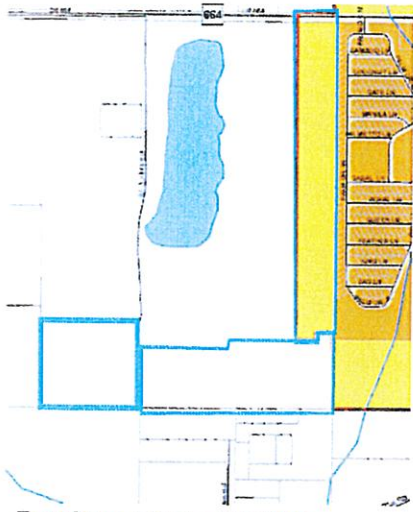
**HARDEE COUNTY PROPERTY APPRAISER GIS MAP**



A current survey would be required to determine any encroachments, exact lot dimensions, site size and exact flood zone location. It is the intended user's responsibility to obtain an interpretation letter regarding zoning classification, future land use designation and conforming uses of the subject present or proposed by any and all governmental regulatory agencies. I have reported only apparent adverse site conditions, if any, and have not fully researched all public records.



# CITY OF BOWLING GREEN ZONING MAP

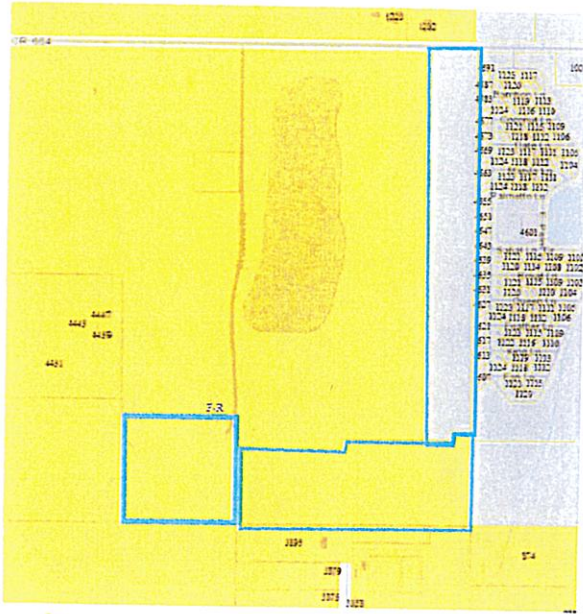


## **Bowling Green Zoning**

- R-1 - Single Family Residential
- R-2 - Single and Two Family Residential
- R-3 - Multiple Family Residential
- C-1 - General Retail Commercial
- C-2 - Service Commercial
- C-P - Commerce Park
- I - Industrial
- P-1 - Public Institutional
- P-R - Public Recreation
- Unassigned



# HARDEE COUNTY ZONING MAP







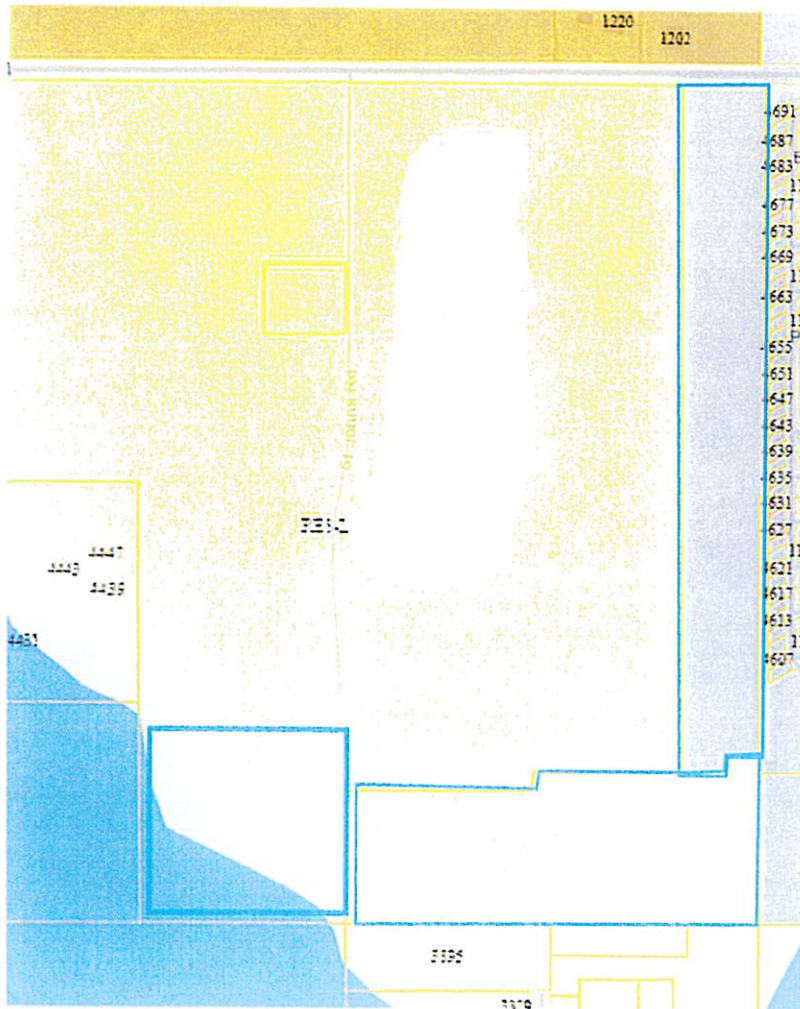
**CITY OF BOWLING GREEN FUTURE LAND USE MAP:**



- Bowling Green Future Land Use**
- Low Density Residential
  - Medium Density Residential
  - Commercial Mixed Use
  - Commerce Park
  - Industrial
  - Public Buildings and Grounds
  - Recreation
  - Conservation



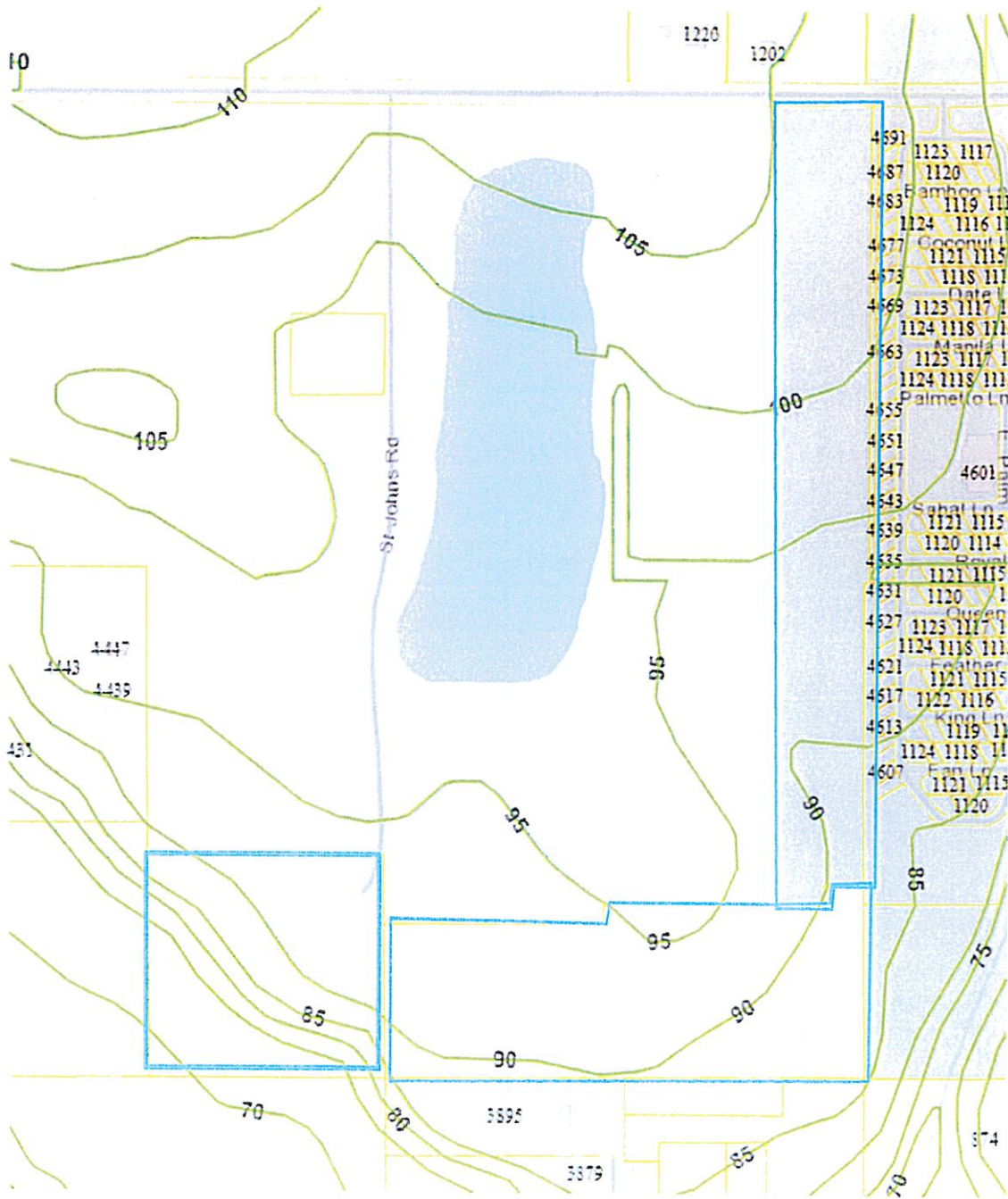
**HARDEE COUNTY FUTURE LAND USE MAP:**



- /// AGRICULTURE
- CONVERGENCE PARK
- CONSERVATION
- HIGHWAY MIXED USE
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- RECREATION
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MIXED USE
- RURAL CENTER
- RURAL VILLAGE
- TOWN CENTER

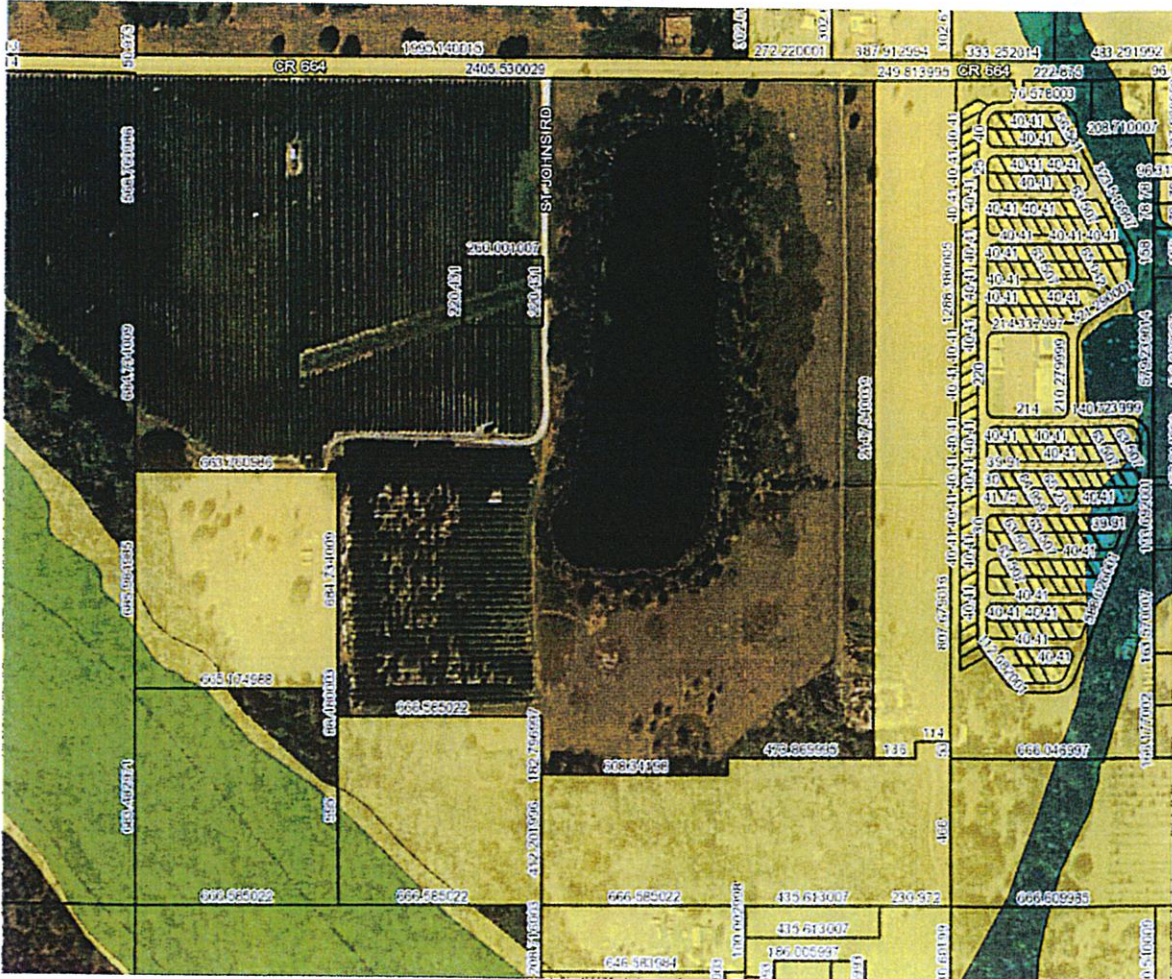


# ELEVATION MAP










# FLOOD MAP



## Flood Map

-  X: Outside 500 Year Flood
-  A: 100 Year Special Flood Area
-  AE: SFHA with base flood elevation BFI
-  VE: Coastal SFHA with BFE & velocity wave action
-  Openwater

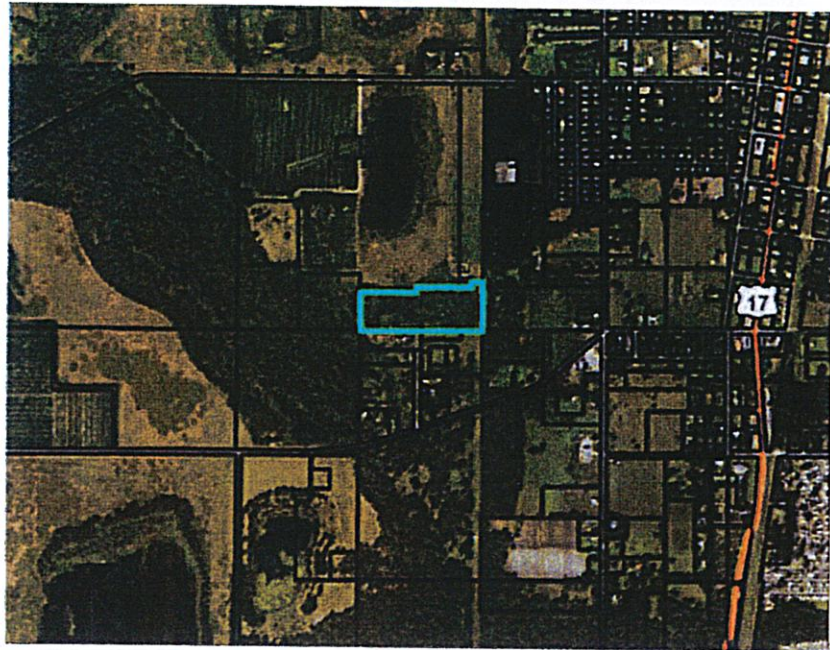








NEIGHBORHOOD MAP





**SUBJECT PHOTOGRAPHS**



**NORTHEAST BOUNDARY OF THE 12.55 ACRE  
PORTION FACING SOUTH  
NOTE: OVERHEAD POWER LINES**



**W MAIN ST FACING EAST**



**W MAIN ST FACING WEST**



**NORTHWEST BOUNDARY OF THE 12.55 ACRE  
PORTION FACING SOUTH**



**EASTERN BOUNDARY OF 12.55 ACRE  
PROPERTY FACING NORTH**

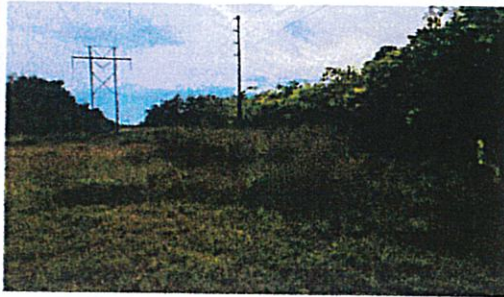


**SOUTHERN PORTION OF 12.55 ACRE  
PROPERTY FACING SOUTH**





**SOUTHERN PORTION OF 12.55 ACRE  
PROPERTY FACING NORTH**



**EASTERN PORTION OF THE 13 ACRE  
PROPERTY FACING SOUTH**



**EASTERN PORTION OF THE 13 ACRE  
PROPERTY FACING WEST**



**WESTERN PORTION OF THE 13 ACRE  
PROPERTY FACING SOUTH**



**EASTERN PORTION OF 9.01 ACRE FACING  
SOUTH**



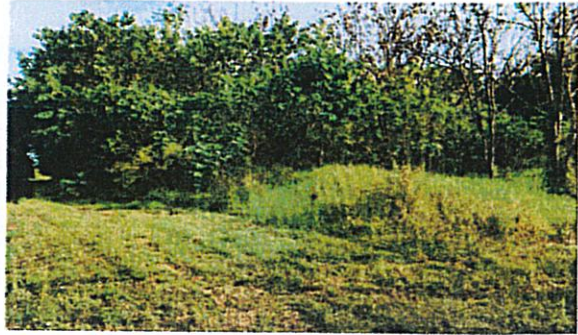
**ST JOHNS RD FACING NORTH**







**NORTH BOUNDARY OF 9.01 ACRE PROPERTY  
FACING WEST**



**NORTH BOUNDARY OF 9.01 ACRE PROPERTY  
FACING EAST**



**WESTERN PORTION OF 9.01 ACRE PROPERTY  
FACING SOUTH**



**ST JOHNS RD FACING SOUTH**



**ENVIRONMENTAL CONDITIONS**

I am not aware of any environmental conditions that would have a negative effect on the subject however it is at the intended user's discretion to obtain an environmental audit.

**EXISTING USE**

Vacant Acreage

**HIGHEST AND BEST USE AS VACANT**

**Physically Possible** – The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, size, shape, street access, availability of utilities, easements, soils and sub-soils, and topography.

The subject parcels are contiguous & irregular in shape, containing a total of 34.56 acres with 265 feet of road frontage on W Main Street. There may be an easement to the southwest portion of the property via St Johns Road. The topography is sloping from northeast to southwest with an elevation of approximately 80 to 100 feet above sea level. There is three acres of wetlands located at the southwest corner of the property. No known physical constraints would impede the development of the site to its highest and best use.

**Legally Permissible** – Legal restrictions, as they apply to the subject property, are public restrictions such as zoning, building codes, historic district controls, and environmental regulations, and private restrictions.

The subject 12.55 acres that is located at the northwest portion of the property is within the city limits of Bowling Green. This portion is zoned Single Family Residential with a future land use of Low Density Residential. The remaining portions of the subject are outside the city limits of Bowling Green. These portions are zoned Farm Residential and have a future land use of Residential Low and the southwestern 3 acres have a future land use of Conservation. There are overhead powerlines running north to south on the eastern portion of the property. Typically these easements are 100 feet wide and restrict any improvements from being constructed within the bounds of this easement.



## HIGHEST AND BEST USE (CONTD)

**Financially Feasible** – In determining if a use is financially feasible, a study is made to analyze possible uses to decide if they are likely to produce income sufficient to satisfy operating expenses, financial expenses, and capital amortization. Uses that are expected to produce a positive return are considered financially feasible. Based upon the subjects zoning, future land use, topography, utility easement and current economic conditions it is my opinion that an owner occupied residential and recreational use would be the most feasible.

**Maximally Productive** – Based upon the current economic conditions, along with the subject location, it is my opinion that the maximally productive use of the subject would be as an owner occupied residential/recreational use.



### **EXPOSURE TIME**

The market indicated that exposure time (i. e., the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based upon an analysis of a past event assuming a competitive and open market) would have been about one to three months.

### **MARKETING TIME**


USPAP's Advisory Opinion 7 Marketing Time Opinions defines marketing time as: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Based upon conversations with real estate agents/brokers, market participants and my professional opinion, I have forecasted a reasonable marketing time would be one to three months.





**COMPARABLE SALES**


**COMPARABLE ONE**

	<b>LOCATION</b>	0 Lake Branch Rd & 0 E Banana St Bowling Green, FL 33834
	<b>GRANTOR</b>	Lewis J. Carter, Jr & James R. Howle
	<b>GRANTEE</b>	Francisco Arreola & Maria Luisa Arreola
	<b>PARCEL ID</b>	04-33-25-0000-05190-0000 & 04-33-25-0000-08270-0000
	<b>RECORDED/MLS</b>	Inst# 202125003816
<b>CLASSIFICATION</b>	Vacant Land	
<b>SALES PRICE</b>	\$150,000	
<b>DATE OF SALE</b>	06/30/2021	
<b>TERMS</b>	Seller Financing \$120,000	
<b>CASH EQUIVALENCY PRICE OF REAL ESTATE</b>	\$150,000	
<b>TRACT SIZE</b>	9.25 acres	
<b>ZONING</b>	Single Family Residential Single & Two Family Residential	
<b>FUTURE LAND USE DESIGNATION</b>	Low Density Residential	
<b>LEGAL DESCRIPTION</b>	Long legal description retained in appraisers work file. HARDEE COUNTY, FL	
<b>UNIT PRICE</b>	\$16,216 per acre	
<b>COMMENTS</b>	This property is located on the east side of Lake Branch Road and has approximately 374 feet of road frontage. The topography of the property is a dead citrus grove.	



**COMPARABLE SALES (CONTD)**


**COMPARABLE TWO**

	<b>LOCATION</b>	4637 Freeman Ave Bowling Green, FL 33834
	<b>GRANTOR</b>	Thomas L. Jones
	<b>GRANTEE</b>	Jaimie Blas
	<b>PARCEL ID</b>	04-33-25-0000-04170-0000
	<b>RECORDED/MLS</b>	Inst# 202125005581
<b>CLASSIFICATION</b>	Vacant Land	
<b>SALES PRICE</b>	\$37,000	
<b>DATE OF SALE</b>	09/23/2021	
<b>TERMS</b>	Cash	
<b>CASH EQUIVALENCY PRICE OF REAL ESTATE</b>	\$37,000	
<b>TRACT SIZE</b>	5 acres	
<b>ZONING</b>	Single and Two Family Residential	
<b>FUTURE LAND USE DESIGNATION</b>	Medium Density Residential	
<b>LEGAL DESCRIPTION</b>	5 AC W1/2 OF SE1/4 OF NE1/4 OF SW1/4 HARDEE COUNTY, FL	
<b>UNIT PRICE</b>	\$7,400 per acre	
<b>COMMENTS</b>	This property is located at the end of Freeman Avenue. It has an unfinished dwelling in need of demolition and offers no contributory value to the property. Grantee owns the adjoining property to the west.	



**COMPARABLE SALES (CONTD)**

**COMPARABLE THREE**

	<b>LOCATION</b>	4431 St Johns Rd Bowling Green, FL 33834
	<b>GRANTOR</b>	Silva Salvador & Diego Miseal De Jesus
	<b>GRANTEE</b>	Scott P. Stephens & Chelsey L. Stephens
	<b>PARCEL ID</b>	05-33-25-0000-03170-0000
	<b>RECORDED/MLS</b>	Inst# 202125002182/MLS 279236
<b>CLASSIFICATION</b>	Vacant Land	
<b>SALES PRICE</b>	\$110,000	
<b>DATE OF SALE</b>	04/01/2021	
<b>TERMS</b>	Cash	
<b>CASH EQUIVALENCY PRICE OF REAL ESTATE</b>	\$110,000	
<b>TRACT SIZE</b>	10 acres	
<b>ZONING</b>	Farm-Residential	
<b>FUTURE LAND USE DESIGNATION</b>	Conservation & Residential Low Density	
<b>LEGAL DESCRIPTION</b>	LOT 22 & 23 HARDEE COUNTY COMMERCE PARK HARDEE COUNTY, FL	
<b>UNIT PRICE</b>	\$11,000 per acre	
<b>COMMENTS</b>	This property is located west of St Johns Rd with access by a 30 foot easement. The property is pasture with 4 acres of wetlands in the southwest corner.	



**COMPARABLE SALES GRID**

	<b>SUBJECT</b>	<b>COMP 1</b>	<b>COMP 2</b>	<b>COMP 3</b>
<b>LOCATION</b>	0 W Main St & 0 St Johns Rd Bowling Green, FL 33834	0 Lake Branch Rd & 0 E Banana St Bowling Green, FL 33834	4637 Freeman Ave Bowling Green, FL 33834	4431 St Johns Rd Bowling Green, FL 33834
<b>DATE OF SALE</b>	N/A	06/30/2021	09/23/2021	04/01/2021
<b>CASH EQUIVALENCY</b>	N/A	\$150,000	\$37,000	\$110,000
<b>SIZE</b>	34.56 acres	9.25 acres	5 acres	10 acres
<b>ZONING</b>	Single Family Residential & Farm Residential	Single Family Residential Single & Two Family Residential	Single and Two Family Residential	Farm-Residential
<b>FUTURE LAND USE DESIGNATION</b>	Low Density Residential & Residential Low Conservation	Low Density Residential	Medium Density Residential	Conservation & Residential Low Density
<b>TOPOGRAPHY</b>	Uncleared with wetlands	Dead Citrus Grove	Uncleared	Cleared with wetlands
<b>ENCUMBRANCES</b>	Overhead Utility Easement	None	None	None
<b>PRICE PER ACRE</b>	N/A	\$16,216	\$7,400	\$11,000
<b>QUALITATIVE ANALYSIS</b>				
<b>LOCATION</b>	0 W Main St & 0 St Johns Rd Bowling Green, FL 33834	Superior	Slightly Inferior	Similar
<b>SIZE</b>	34.56 acres	Slightly Superior	Slightly Superior	Slightly Superior
<b>ZONING</b>	Single Family Residential & Farm Residential	Similar	Similar	Similar
<b>FUTURE LAND USE DESIGNATION</b>	Low Density Residential Residential Low Conservation			
<b>TOPOGRAPHY</b>	Uncleared with wetlands	Superior	Slightly Superior	Similar
<b>ENCUMBRANCES</b>	Overhead Utility Easement	Superior	Superior	Superior
<b>TOTAL ADJUSTMENT</b>	N/A	-\$10,000	-\$2,000	-\$5,000
<b>INDICATED ADJUSTED PRICE PER SQUARE FOOT</b>	N/A	<b>\$6,216</b>	<b>\$5,400</b>	<b>\$6,000</b>





## **SUMMATION AND ANALYSIS OF COMPARABLE LAND SALES**

The sales outlined are the best available data for comparison of acreage sales within three miles of the subject that have closed since January 1, 2021. After an exhaustive search, no other significant sales or listing data was found that would produce a more creditable opinion of value. Adjustments were derived from sales analysis and conversations with market participants (seller/buyers/agents).

Comparable One is adjusted for superior location, topography & encumbrances and slightly superior size. The indicated adjusted price per acre is determined as \$6,216.

Comparable Two is adjusted for slightly inferior location, slightly superior size & topography, and superior encumbrances. The indicated adjusted price per acre is determined as \$5,400.

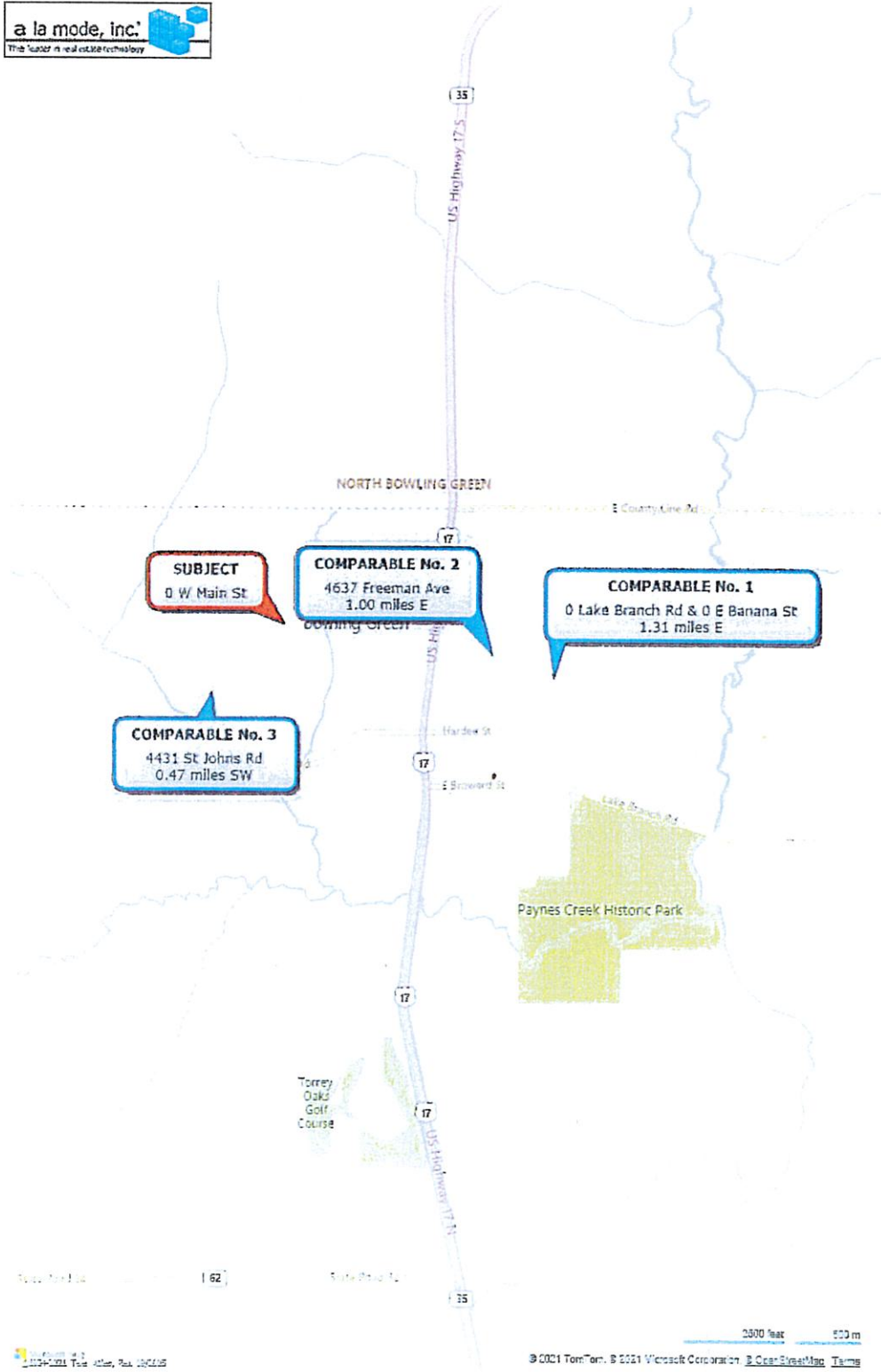
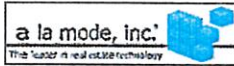
Comparable Three is adjusted for slightly superior size and superior encumbrances. The indicated adjusted price per acre is determined as \$6,000.

The adjusted sales price ranges from \$5,400 to \$6,216. The mean price is \$5,872 and the median price is \$6,000. Based upon my review and analysis of this data and current market conditions, it is my independent opinion that the "as is" market value of the subject real property as of the effective date by the Sales Comparison Approach is as follows:

$$34.56 \text{ sf @ } \$5,936 \text{ per acre} = \$ 205,000 \text{ (R)}$$



# COMPARABLE SALES MAP





## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

The certification that appears in the appraisal report is subject to the following conditions. Please see letter of transmittal for additional assumptions, which apply directly to the subject property.

1. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.
2. Possession of the report, or copy thereof, does not carry within the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without my written consent, and in any event only with proper written qualifications and only in its entirety. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval.
3. I will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made thereof.
4. It is assumed that the legal descriptions as given are correct, that the utilization of the land and improvements are entirely and correctly located on the property described and that there are no encroachments or overlapping boundaries. I have not made a survey of the property and no responsibility is assumed in connection with such matters. Should a current survey indicate a discrepancy in the subject site size, this report would be subject to review and change. Sketches in this report are not to scale and are included only to assist the reader in visualizing the property.
5. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. I have not reviewed an abstract of title relating to the subject property unless otherwise stated. No title search has been made and the reader should consult an attorney or title company for information and data relative to the property ownership and legal description. It is assumed that the subject title is marketable but the title should be reviewed by legal counsel. Any sales history information given has been researched and to the best of my knowledge is accurate, but not warranted.
6. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysts, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed.
7. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this report.



10. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
11. It is assumed that the subject property conforms with the 1985 Growth Management Act's "concurrency" requirements.
12. Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for the purpose of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by us. In cases of proposed construction, the report is subject to change upon inspection of the property after construction is complete. This estimate of value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.
13. It is assumed that there are no hidden or unapparent conditions of the property or structures which would render it more or less valuable. As an appraiser, I am not a licensed exterminator, licensed roofer, hazardous substance and environmental expert or structural engineer. Inspections by qualified experts in these fields would be required to determine any adverse conditions. No responsibility is assumed for such conditions or for inspections which may be required to discover them. If any adverse conditions are found, this report would be subject to review and changes.
14. No environmental impact studies were either requested or made in conjunction with this analysis, and I hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
15. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
16. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.
17. The appraised value is subject to documentation being provided that there are no in-ground or above ground fuel/storage tanks existing on the subject site. In the event that such fuel/storage tanks are found, it is assumed that they comply with all local, state and federal regulations regarding fuel or storage tanks. If they are not in compliance, this report would be subject to review and change.





18. The distribution of the total valuation in this report between land and improvements, if any applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
19. The estimated market value is based upon no changes in the existing Federal Tax Laws that are in effect on the date of the appraisal.
20. It is assumed that the property, which is the subject of this report, will be under prudent and competent ownership and management over the entire life of the property. If prudent and competent management and ownership are not provided, this would have an adverse effect upon the value of the property appraised.
21. The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply and demand, terms of sale, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the market place. The estimate of value in the report is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
22. In the event this appraisal includes the capitalization of income, the estimate of value is a reflection of such benefits and my interpretations of income and yields and other factors which were derived from general and specific market information. Such estimates are made, as of the date of the estimate of value. As a result, they are thus subject to change over time. The date as of which the value estimate applies is only as of the date of valuation as stated in the letter of transmittal. I assumed no responsibility for economic or physical factors occurring at some later date which may affect the opinion stated herein.
23. An appraisal is the product of a professionally trained person but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based upon the same facts. Thus, I warrant only that the value conclusions are my best estimate as of the date of value. There are no guarantees, either written or implied, that the property would sell for the expressed estimate of value.
24. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. I did not consider possible noncompliance with the requirements of ADA in forming my independent opinion of the value of the subject property.
25. As of the effective date of this appraisal, the Covid-19 Pandemic is having a substantial effect on our national and global economies. The extent to which these fluid changes over time will have on the local economy and real estate market is yet to be quantified.



## **CERTIFICATE OF APPRAISAL**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of my appraisal report, and I have no personal interest or bias with respect to the parties involved.
- I have not performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- his appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a loan.
- My compensation is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client/intended user, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with: the requirements of the State of Florida for state certified appraisers; the requirements of the Uniform Standards of Professional Appraisal Practices of the Appraisal Foundation; and the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The use of this appraisal report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state of Florida in which the subject property is located.
- As of the date of this report, I have completed the mandatory continuing education requirements of the Appraisal Foundation and the State of Florida.
- I certify that if this report was transmitted as an "electronic record" containing my "electronic signature" as those terms are defined in applicable federal and/or state laws, or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- I certify that my education, experience, and knowledge is sufficient to perform the appraisal assignment
- I made a personal observation of the subject property that is the subject of this report.
- No one provided significant professional assistance in the preparation of my appraisal.
- this appraisal meets the minimum requirements of 13 CFR (Code for Federal Regulators) Part 323 concerning Real Estate Appraisals for FDIC (Federal Deposit Insurance Corporation) or institutions regulated by FDIC and the minimum appraisal standards as listed in the engagement letter.
- I am aware of the requirements stated in the Farmer Mac Seller/Service Guide and have completed this assignment in accordance with those requirements as they applied in this assignment.
- My analyses, opinions, and conclusions were developed, and the appraisal and this report has been prepared for use in a lending transaction that may include Farmer Mac as an intended user.



-This appraisal report recognizes the following definition of value:

**\*Market Value** means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in United States' dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."

\*This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994. 2006 Advisory Opinion 22 The Appraisal Foundation.



**WILLIAM K. BOYD  
STATE-CERTIFIED GENERAL  
REAL ESTATE APPRAISER RZ338**

Dated: December 28, 2021

WKB/lyb

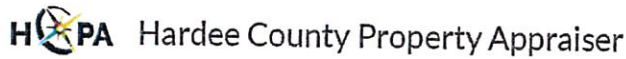


# **ADDENDUM**





# HARDEE COUNTY PROPERTY APPRAISER'S INFORMATION



## Parcel Summary

AlternateID 3032  
 Parcel ID 05-33-25-0000-03430-0000  
 Location 0 W MAIN ST  
 Address BOWLING GREEN 33834  
 Brief Legal Description 12.55 AC W 15 FT OF NW 1/4 OF SE 1/4 & E 250 FT OF SW 1/4 LESS BEG SE COR OF SW 1/4 N 527.48 FT W 114 FT S 52 FT W 136 FT S 476.32 FT MOL TO S SEC LINE E 250 FT TO POB & LESS RD R/W 05 33S 25E 138P256 418P367 427P533(EASE) 441P226(ORD VACATING ST) OR 628P278 BG ORD 92-5  
(Notes have not been used on legal documents)  
 Property Use MUNICIPAL IMP (8900)  
 Code  
 Sec/Twp/Rng 5-33-25  
 Tax District CITY OF BOWLING GREEN (901)  
 Millage Rate 22.6637  
 Acreage 12.55  
 Homestead N

[View Map](#)

## Owner Information

Primary Owner  
 BOWLING GREEN CITY OF  
 P O BOX 408  
 BOWLING GREEN, FL 33834

## Map



## Property Values

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$87,850	\$87,850	\$87,850	\$87,850
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$87,850	\$87,850	\$87,850	\$87,850
Assessed Value	\$87,850	\$87,350	\$87,850	\$87,350
Exempt Value	\$87,350	\$87,350	\$87,850	\$87,850
Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
7100 - INSTITUTIONAL	12.55	AC	0	0



**Parcel Summary**

AlternateID 3034  
 Parcel ID 05-33-25-0000-04770-0000  
 Location 0 ST JOHNS RD  
 Address BOWLING GREEN 33834  
 Brief Legal 13 AC BEG AT SW COR OF SE1/4 OF SW1/4 & RUN N 330.29 FT THEN CONT N 92.20 FT THEN E 500.32 FT CONT E 110 FT N 53.87 FT E 609.87 FT N 52 FT  
 Description E 114 FT S 527'-48 FT TO SE COR OF SE1/4 OF SW1/4 & W 1333.90 FT TO POB 5 335 25E  
 (Note: Not to be used on legal documents.)  
 Property Use MUNICIPAL IMP (8900)  
 Code  
 Sec/Twp/Rng 5-33-25  
 Tax District UNINC CO (900)  
 Millage Rate 15.3137  
 Acreage 13  
 Homestead N

[View Map](#)

**Owner Information**

Primary Owner  
[BOWLING GREEN CITY CF](#)  
 P O BOX 608  
 BOWLING GREEN, FL 33834

**Map**



**Property Values**

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$36,400	\$36,400	\$36,400	\$36,400
Land - Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$36,400	\$36,400	\$36,400	\$36,400
Assessed Value	\$36,400	\$36,400	\$36,400	\$36,400
Exempt Value	\$36,400	\$36,400	\$36,400	\$36,400
Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

**Land Information**

Land Use	Number of Units	Unit Type	Frontage	Depth
7100 - INSTITUTIONAL	13	AC	0	0



# H<sub>PA</sub> Hardee County Property Appraiser

## Parcel Summary

AlternateID 3031  
 Parcel ID 05-33-25-0000-03420-0000  
 Location Address 0 ST JOHNS RD  
 BOWLING GREEN 33834  
 Brief Legal Description 9.01 AC S 595 FT OF E 1/2 OF SW 1/4 OF SW 1/4 S 33S 25E 138P256 418P367 427P533(EASE) 441P226(ORD VACATING ST) 628P278(ORD 92-5)  
(Not to be used on legal documents)  
 Property Use Code MUNICIPAL IMP (8900)  
 Sec/Twp/Rng 5-33-25  
 Tax District UNINC CO (900)  
 Millage Rate 15.3137  
 Acreage 9.01  
 Homestead N

[View Map](#)

## Owner Information

Primary Owner  
[BOWLING GREEN CITY OF](#)  
 P O BOX 608  
 BOWLING GREEN, FL 33834

## Map



## Property Values

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$63,070	\$63,070	\$63,070	\$63,070
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$63,070	\$63,070	\$63,070	\$63,070
Assessed Value	\$63,070	\$63,070	\$63,070	\$63,070
Exempt Value	\$63,070	\$63,070	\$63,070	\$63,070
Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

## Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
7100 - INSTITUTIONAL	9.01	AC	0	0

## Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	10/1/1991	\$47,288	11	<a href="#">118-071</a>		Unqualified	N/A	Vacant		BOWLING GREEN CITY OF
N	10/1/1991	\$0	01	<a href="#">118-068</a>		Unqualified	N/A	Vacant		



## APPRAISER QUALIFICATIONS AND LICENSE

# William K. Boyd

State-Certified General Real Estate Appraiser RZ338

10/10/2022

### Main Office

1564 Lakeview Drive  
Sebring, FL 33870

Phone 863.385.6192

Fax 866.384.0258

wkboyd@wkboyd.com

### Satellite Office

410 Northwest 2nd Street  
Okeechobee, FL 34972

As a Real Estate Analyst and Consultant I have been actively engaged as a licensed real estate agent/broker/ appraiser since 1981 and as a State-Certified General Real Estate Appraiser since 1990. I am qualified as an expert witness in the State of Florida's 10th Judicial Circuit Court that includes Highlands, Hardee and Polk counties, the 12th Judicial Circuit Court that includes DeSoto, Manatee & Sarasota counties and the 19th Judicial Circuit Court that includes Martin, St. Lucie, Indian River and Okeechobee counties.

My experience as an appraiser includes the valuation of many types of properties including residential, recreational, agricultural, commercial, industrial, special purpose, eminent domain and acquisition/disposition, counseling and litigation support in connection with real estate transactions. I stay current with the market and am active in my community. My service area covers most of south central Florida with primary areas of service being Highlands, Hardee, DeSoto, South Polk and Okeechobee counties.

### APPROVED BY THE FOLLOWING LENDING INSTITUTIONS

1st United Bank  
AG America Lending  
Ag Country Farm Credit Services  
Bank of America  
Bank of Belle Glade  
BB & T Lending  
Boston Private Bank & Trust  
Citizens Bank and Trust  
Farm Credit of Central Florida  
First Bank of Clewiston

J.P. Morgan Chase  
First National Bank of Wauchula  
First Southern Bank  
First State of Arcadia/Crews Bank & Trust  
Heartland National Bank  
IberiaBank  
Mid-Florida Federal Credit Union  
Morgan Stanley  
Old Florida National Bank  
FNC Bank

Regent Bank  
Regions Bank  
Seacoast Banking  
South State Bank  
Sunstate Bank  
Sun Trust/Trust Bank  
TD Bank  
Valley National Bank  
Wauchula State Bank  
Wells Fargo

### PROFESSIONAL AFFILIATIONS

Heartland Association of Realtors  
Florida Realtors  
National Association of Realtors

Heartland Multiple Listing Service  
Stellar Multiple Listing Service  
FISPCNF Association of Realtors





# William K. Boyd

## 2020—Continuing Education

FREAB #10099 National USPAP Update (7 hrs)  
FREAB # 7209 Florida Law Update (3 hrs)  
FREAB #10093 Cool Tools II (3 hrs)  
FREAB #10061 Solutions to Common Appraisal Issues (7 hrs)

## 2018—Continuing Education

FREAB #9807 National USPAP Update (7 hrs)  
FREAB #7209 Florida Law Update (3 hrs)  
FREAB #9721 Cool Tools: Digging Your Data (3 hrs)  
FREAB #9722 The Workfile: Compliance and Support (7 hrs)

## 2016—Continuing Education

FREAB #9515 National USPAP Update (7 hrs)  
FREAB #7209 Florida Law Update (3 hrs)  
FREAB #9438 FHA Property Analysis (3 hrs)  
FREAB #9432 Better Safe Than Sorry (7 hrs)

## 2014—Continuing Education

FREAB #9205 National USPAP Update Equivalent (2014-2015) ACB #10059  
FREAB #8903 Florida Appraisal Laws and Regulations Update ACB #10059  
FREAB #9061 FHA for Today's Appraiser ACB #10059  
FREAB #9150 Analyze That: Applications of Scatter Analysis (2-hr) ACB #10059  
FREAB #9135 Reviewers Checklist ACB #10059  
FREAB #9158 UAD-Up Close and Personal ACB #10059

## 2012—Continuing Education

FREAB #741 Florida Appraisers State Law Update (SERP) #0429  
FREAB #8906 National USPAP Update (2012-2013) ACB #10059  
FREAB #7142 The Dirty Dozen  
FREAB #8438 The Nuts & Bolts of Green Building for Appraisers  
FREAB #8575 Appraisal Applications of Regression Analysis

## 2010—Continuing Education

FREAB #7330 Florida Laws and Regulations ACB #10059  
FREAB #8720 National USPAP Update (2010-2011) ACB #10059  
FREAB #8237 Risk Averse Decision-Two Roles & Relevance ACB #10059  
FREAB #8712 Risky Business: Ways to Minimize Liability ACB #10059  
FREAB #8714 The Changing World of FHA Appraising ACB #10059

## 2008—Continuing Education

FREAB #7330 Florida Laws and Regulations ACB #10719  
FREAB #7301 National USPAP Update (2008-2009) ACB #10719  
FREAB #8237 Risk Averse Decision-Two Roles & Relevance ACB #10719  
FREAB #8421 Introduction to Expert Witness Testimony ACB #10719  
FREAB #8050 Even Odds: More Oddball Appraisals ACB #10719

## 2006—Continuing Education

FREAB #7330 Florida Laws and Regulations ACB #10239  
FREAB #7501 Disclosures & Disclaimers ACB #10239  
FREAB #7572 The Cost Approach ACB #10239  
FREAB #7559 Keeping the Odds: Incorporating 3 Difficult Presents ACB #10239  
FREAB #7566 National USPAP Update ACB #10239

## 2004—Continuing Education

FREAB Florida Laws & Regulations ACE #7333  
FREAB Income Capitalization ACE #6928  
FREAB National USPAP Update Equivalent (2004) ACE #7333  
FREAB Developing & Growing an Appraisal Practice ACE #6929  
FREAB Factory Built Housing ACE #6927

## 2002—Continuing Education

FREAB Communicating the Appraisal ACE #1-22  
FREAB Residential Subdivision Analysis ACE #1-24  
FREAB Appraisal Research and Analysis ACE #1-23  
FREAB Neighborhood Analysis ACE #1-23  
FREAB Sales Comparison Approach ACE #1-25  
FREAB FREA License Law & Appraisal Board Regulations ACE #1-27

## 2000—Continuing Education

FREAB How to Appraise a Business ACE #1519868502  
FREAB Uniform Standards of Professional Appraisal  
FREAB USPAP and Florida Chapter 475 Part I  
FREAB Appraisal Law ACE #0162

## 1998—Continuing Education

Case Studies in Uniform Standards Part A & B  
Real Estate Education Specialists  
Standards of Professional Practice Part A & B  
The Appraisal Institute  
USPAP Law Update  
Real Estate Education Specialists

## 1996—Continuing Education

Standards Review & Law Update 3.0A  
National Association of Independent Fee Appraisers  
Market Abstraction Review 1.0A  
National Association of Independent Fee Appraisers  
Reviewing Residential Appraisals 4.5  
National Association of Independent Fee Appraisers

## 1995—Continuing Education

Fair Lending and the Appraiser ACE #1707  
The Appraisal Institute  
Ethics and Professional Standards  
Florida Association of Realtors  
Appraisers' Litigation and Core Law (1994)

## 1989-88

1982 Residential Valuation—Exam 3-2  
American Institute of Real Estate Appraisers  
1987 Case Studies in Real Estate Valuation Exam 2-1  
American Institute of Real Estate Appraisers  
1985 Capitalization Theory and Techniques Part A—Exam 1 B-A  
Capitalization Theory and Techniques Part B—Exam 1 B-B  
American Institute of Real Estate Appraisers  
1982 Standards of Professional Practice Exam 2-1  
Basic Valuation Procedures Exam 1 A-2  
Real Estate Appraisal Principles Exam 1 A-1  
American Institute of Real Estate Appraisers



# William K. Boyd

## ADDITIONAL SEMINARS & TRAINING

- |  |  |
|--|--|
| 2019 Valuing Rural America: The Complexities<br>American Society of Farm Managers & Rural Appraisers   | 1995 Eminent Domain and the Real Estate Appraiser<br>West Coast Florida Chapter Appraisal Institute  |
| 2012 Dairy Appraisal Seminar<br>ASPMRA Approved #505 ACE#8961  | 1994 Electro-Magnetic Fields<br>West Coast Florida Chapter Appraisal Institute<br>Understanding Limited Appraisals & Reporting Options<br>Residential Appraisal Review<br>East Florida Chapter Appraisal Institute |
| 2001 The New Florida Building Code & Residential Builder OLB #5949<br>Florida Home Builders Association  | 1992 Citrus Seminar<br>Farm and Land Institute<br>Real Estate Owned Properties<br>Federal National Mortgage Association  |
| 1999 Citrus Seminar—REALTORS Land Institute<br>The Good, The Bad & The Board<br>West Coast Florida Chapter Appraisal Institute                       | 1991 Mandatory Appraisal Reform<br>John Neven, Manager FNMA<br>Property Standards Division   |
| 1998 Understanding and Using DCF Software ACE #2178<br>West Coast Florida Chapter Appraisal Institute  | 1990 Persuasive Style in the Narrative Appraisal Report<br>American Institute of Real Estate Appraisers  |
| 1997 Appraiser Florida Core Law ACE #1814<br>Florida Concentration Valuation & Appraiser Liability<br>West Coast Florida Chapter Appraisal Institute | 1987 Accrued Depreciation Breakdown Method<br>Residential Demonstration Appraisal Report Writing<br>American Institute of Real Estate Appraisers   |
| 1996 Citrus Seminar<br>REALTORS Land Institute   | 1986 Highest and Best Use<br>American Institute of Real Estate Appraisers  |

## CURRENT LICENSE

EXPIRES NOVEMBER 30, 2022



