

**VILLAGE OF ROYAL PALM BEACH**

Agenda Item Summary

**AGENDA ITEM:**

**AUTHORIZATION FOR THE VILLAGE MANAGER TO PURCHASE 180 SANDPIPER AVENUE, ROYAL PALM BEACH, FLORIDA AND DEMOLISH THE STRUCTURE.**

**ISSUE:**

The property at 180 Sandpiper Ave. was identified and presented to Council at this years Strategic Planning session and Budget workshop as the Village's highest priority for improving pedestrain, bicycle and boat access to Commons Park. The purchase of this parcel will provide alternative transportation options to Village residents. There are more than 4000 homes within approximately a mile of this new access point that currently have a 4 mile car ride to the park.

Staff is recommending the purchase of 180 Sandpiper Avenue with a purchase price of \$320,000.00, along with reasonable closing costs. Due to the condition of the structure \$60,000 was reduced from the appriased value as a comparison to other recent sales resulting in an appriased value of \$253,000. Because the appraisal is less than the purchase price a super majority vote is required for approval.

It is Staff's intent after purchase to demo the structure and level the property. Staff will then pursue grants for constructing a bridge and walkway from the FPL pathway to Commons Park. The Grant application will be presented to Council at a public hearing.

Attached is an areial showing the location of 180 Sanpiper, and arial showing the number of homes by distance from the access point, a Title opinion and appriasal.

**RECOMMENDED ACTION:**

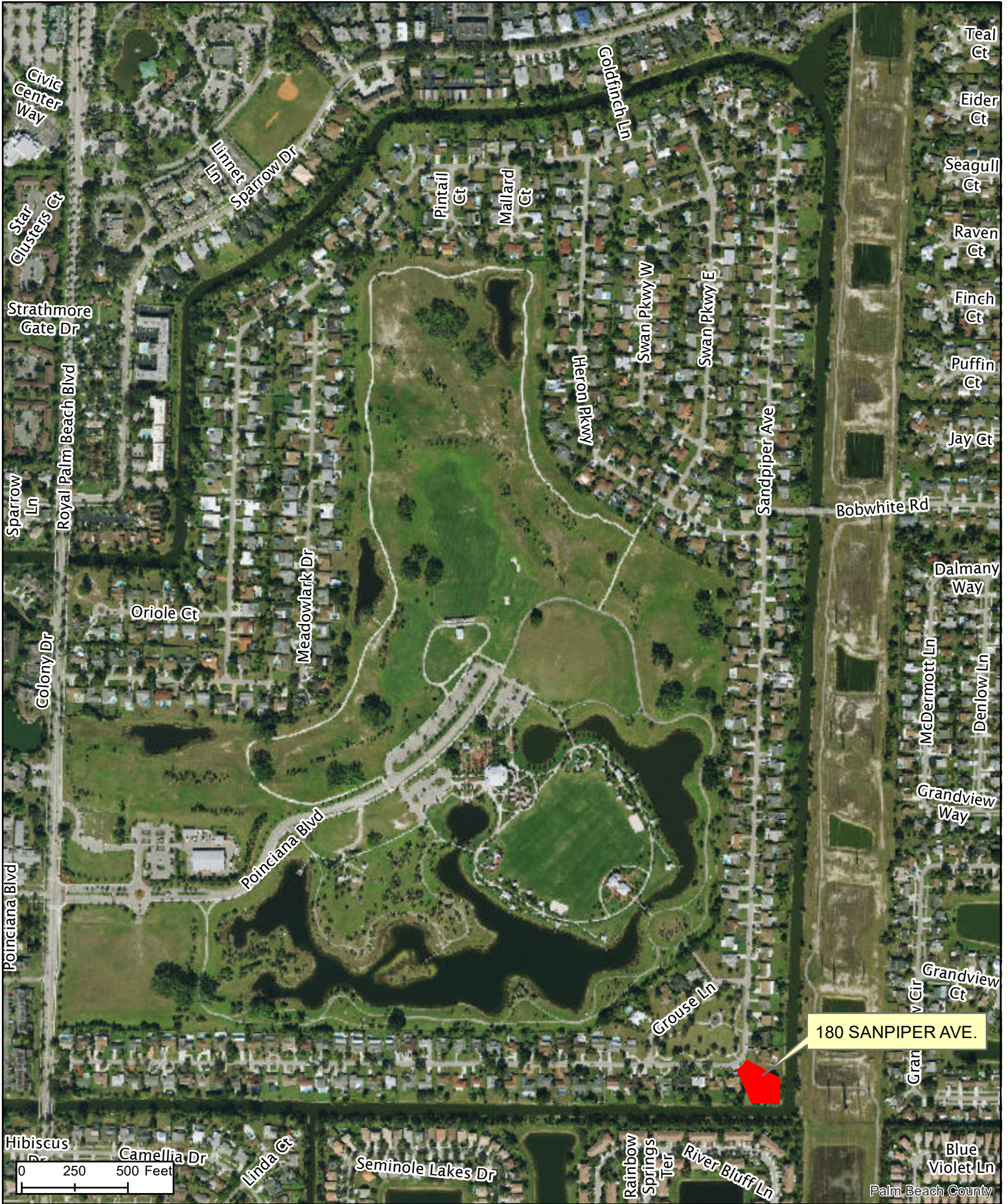
Staff recommends a motion to approve.

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Initiator:	Village Manager	Agenda Date:	Village Council
	Approval:		Action:
Village Manager		12/19/2019	

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# THE VILLAGE OF ROYAL PALM BEACH, FLORIDA



## 180 SANDPIPER



# THE VILLAGE OF ROYAL PALM BEACH, FLORIDA



## 184 SANDPIPER PARCELS



PROPERTY INFORMATION REPORT

Order No.: 8022539  
Customer Reference Number 61-19-0789

Addressee:  
Chelsea Title Company  
1100 SW St Lucie West Blvd Suite 201  
Port St. Lucie, FL 34986  
772-335-3250  
772-335-3328

Chicago Title Insurance Company has caused to be made a search of the Public Records of Palm Beach County, Florida, ("Public Records"), from 02/01/2018, through 10/24/2019 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 41, Block A, The Willows, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 102 through 106, inclusive, of the Public Records of Palm Beach County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Robisvel Rajadel Martinez

The following liens against the said real property recorded in the aforesaid Public Records have been found:

- A. Mortgage from Robisvel Rajadel Martinez, a single man to 2/6/2018 recorded West Fourth Investment Group LLC., a Florida Limited Liability Company, in Official Records Book 29634, Page 1499, in the original principal amount of \$100,000.00, and Collateral Assignment of Lease and Rents recorded in Official Records Book 29634, Page 1511, all of the Public Records of Palm Beach County, Florida.

ADDITIONAL INFORMATION:

- A. Warranty Deed recorded in Official Records Book 29634, Page 1492.
- B. Certification of Trust recorded in Official Records Book 29634, Page 1494.
- C. Affidavit recorded in Official Records Book 29634, Page 1490.
- D. Affidavit recorded in Official Records Book 29634, Page 1489.
- E. Affidavit of No Florida Estate Tax Due recorded in Official Records Book 29634, Page 1488.
- F. Affidavit Regarding the Death recorded in Official Records Book 29634, Page 1487.
- G. Affidavit Regarding the Death recorded in Official Records Book 29634, Page 1486.

TAX INFORMATION:

NOTE: PLEASE CALL THE PALM BEACH TAX COLLECTOR'S OFFICE AT (561) 355-2266 FOR ALL CORRECT AMOUNTS THAT ARE NOW DUE AND PAYABLE FOR FOLIO OR PARCEL NUMBER 72-41-43-26-07-001-0410.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

*Charles Burns (Coby)*

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Charles Burns (Coby) - FNTtitleorders1@fnf.com

**APPRAISAL OF**



**LOCATED AT:**

180 Sandpiper Ave  
Royal Palm Beach, FL 33411

**CLIENT:**

Village of Royal Palm Beach  
1050 Royal Palm Beach Blvd.  
Royal Palm Beach, FL, 33411

**AS OF:**

November 7, 2019

**BY:**

Denise Ann Smith  
Cert Res RD-2827

Appraisal Report  
**Residential Appraisal Report**

File No. 19-11175

<b>PURPOSE</b>	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User <b>Village of Royal Palm Beach</b>		E-mail <b>CWax@RoyalPalmBeach.com</b>	
	Client Address <b>1050 Royal Palm Beach Blvd.</b>		City <b>Royal Palm Beach</b>	State <b>FL</b> Zip <b>33411</b>
	Additional Intended User(s) <b>None</b>			
Intended Use <b>Estimate of market value.</b>				

<b>SUBJECT</b>	Property Address <b>180 Sandpiper Ave</b>		City <b>Royal Palm Beach</b>	State <b>FL</b> Zip <b>33411</b>
	Owner of Public Record <b>Martinez Robisvel Rajadel</b>		County <b>Palm Beach</b>	
	Legal Description <b>The Willows Lot 41 Blk A</b>			
	Assessor's Parcel # <b>72-41-43-26-07-001-0410</b>	Tax Year <b>2018</b>	R.E. Taxes \$ <b>4,598</b>	
	Neighborhood Name <b>The Willows</b>		Map Reference <b>41-43-26</b>	Census Tract <b>0078.12</b>
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

<b>SALES HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/28/2018</b>	Price <b>\$185,000</b>	Source(s) <b>CCPBC,PAPA,or IMAPP</b>	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>The local MLS, CCPBC,PAPA, and/or IMAPP were used as the primary source for the above prior sales data. The subject was listed for sale on 12/07/2017 for \$239,900 and cancelled on 12/21/2017. It was listed on 03/01/2012 for \$150,000 and expired on 08/28/2012. It was listed on 12/12/2011 for \$225,000 and cancelled on 01/18/2012. The property sold outside of Flexmls on 01/28/2018 for \$185,000 via Warranty Deed.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>The subject is not known to have been listed for sale in the past 12 months.</b>			

<b>NEIGHBORHOOD</b>	<b>Neighborhood Characteristics</b>		<b>One-Unit Housing Trends</b>			<b>One-Unit Housing</b>		<b>Present Land Use %</b>		
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	98 %				
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%				
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	70 Low	10	Multi-Family	%				
	Neighborhood Boundaries <b>Okeechobee Blvd. to the North, State Road 7 to the East, Southern Blvd. to the South, and Royal Palm Beach Blvd. to the West.</b>		390 High	48	Commercial	2 %				
		250 Pred.	30	Other	%					
Neighborhood Description <b>The area is mostly comprised of single and two story stucco on block dwellings that are, for the most part, well maintained with effective ages somewhat less than actual ages. Most homes are of stock or builder grade materials and display a high level of conformity and compatibility.</b>										
Market Conditions (including support for the above conclusions) <b>The subject is below the predominant value for the neighborhood. This is not detrimental, it is with in the range of values for the area.</b>										

<b>SITE</b>	Dimensions <b>35x35x182x118x133x176</b>	Area <b>28719 sf</b>	Shape <b>Irregular</b>	View <b>B; Canal</b>			
	Specific Zoning Classification <b>RS2</b>	Zoning Description <b>Residential Single Family</b>					
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>Per zoning and physical possibilities, residential dwelling is the highest and best use.</b>						
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <b>Irregular, oversize lot with a canal on to sides.</b>							

<b>IMPROVEMENTS</b>	<b>GENERAL DESCRIPTION</b>		<b>FOUNDATION</b>		<b>EXTERIOR DESCRIPTION</b> materials		<b>INTERIOR</b> materials	
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>Concrete/Typ</b>	Floors	<b>None</b>		
	# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>CB/Stucco/Typ</b>	Walls	<b>Drywall/Poor</b>		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface	<b>C. Shingle/Below Avg</b>	Trim/Finish	<b>None</b>		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0 %</b>	Gutters & Downspouts	<b>None</b>	Bath Floor	<b>None</b>		
	Design (Style) <b>Ranch</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>None</b>	Bath Wainscot	<b>None</b>		
	Year Built <b>1973</b>		Storm Sash/Insulated	<b>None</b>	Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) <b>46</b>		Screens	<b>None</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>2</b>		
	Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	<b>CONC</b>		
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Elect.	<input type="checkbox"/> Fireplace(s) # <b>0</b>	<input type="checkbox"/> Fence <b>None</b>	<input checked="" type="checkbox"/> Garage	# of Cars <b>2</b>		
	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <b>None</b>	<input checked="" type="checkbox"/> Porch <b>Scr</b>	<input type="checkbox"/> Carport	# of Cars <b>0</b>		
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Other <b>None</b>	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
	Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
	Finished area <b>above</b> grade contains: Rooms Bedrooms Bath(s) <b>1,726</b> Square Feet of Gross Living Area Above Grade							
	Additional Features <b>None</b>							

Comments on the Improvements <b>All the windows, flooring, fixtures ceilings and most of the walls have been removed. The slab has cuts in it where the process of moving some of the plumbing has been started. The shingle roof is on and no leaks were noted but the remaining life is unknown.</b>	
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Appraisal Report  
**Residential Appraisal Report**

File No. 19-11175

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
180 Sandpiper Ave Address Royal Palm Beach, FL 33411		329 Sandpiper Ave Royal Palm Beach, FL 33411		158 Dove Cir Royal Palm Beach, FL 33411		51 Sparrow Dr Royal Palm Beach, FL 33411	
Proximity to Subject		0.82 miles NW		0.67 miles NE		1.37 miles NW	
Sale Price	\$		\$ 287,500		\$ 259,500		\$ 300,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 154.07 sq. ft.		\$ 197.64 sq. ft.		\$ 193.05 sq. ft.	
Data Source(s)		Flexmls; RX-10489091		Flexmls; RX-10483431		Flexmls; RX-10524217	
Verification Source(s)		DOC# 30438.64, PR		DOC# 30480.398, PR		DOC# 30685.536, PR	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		Arms Length No Effect		Arms Length No Effect		Arms Length No Effect	
Date of Sale/Time		s02/19	0	s03/19	0	s06/19	0
Location	N;Res	N;Res		N;Res		N;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	28719 sf	13443 sf	+30,000	10000 sf	+30,000	11430 sf	+30,000
View	B; Canal	B; Canal		B; Canal		B; Canal	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	46	41	0	39	0	35	0
Condition	Unhabitable	C4	-60,000	C4	-60,000	C3	-70,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	0 0 0	6 3 2.0	0	6 3 2.0	0	6 3 2.0	0
Gross Living Area 35	1,726 sq. ft.	1,866 sq. ft.	-4,900	1,313 sq. ft.	+14,500	1,554 sq. ft.	+6,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	None	Forced Air/Central	0	Forced Air/Central	0	Forced Air/Central	0
Energy Efficient Items	Normative	Normative		Normative		Normative	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	Porch	Porch		Patio		Patio	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 34,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 34,000
Adjusted Sale Price of Comparables		Net Adj. -12.1%		Net Adj. -6.0%		Net Adj. -11.3%	
		Gross Adj. 33.0%	\$ 252,600	Gross Adj. 40.3%	\$ 244,000	Gross Adj. 35.3%	\$ 266,000

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 253,000 No personal property is included in the value.

Discussion of methods and techniques employed, including reason for excluding an approach to value: There are 3 professionally accepted approaches to value, the sales comparison, the income and the cost approach. This report utilizes the sales comparison approach and the cost approach. Data is provided by Regional MLS and public records including County Appraiser websites and County Clerk websites.

Reconciliation comments: See sales comparison comments. Principle emphasis is placed on the Sales Comparison Approach as it reflects the actions of buyers and sellers in this same market area. The cost approach is not typically applicable in older homes but was used to determine adjustments. Due to the lack of sufficient data no income approach is included.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/07/2019, which is the effective date of this appraisal, is:

Single point \$ 253,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

The subject property is being appraised in "As Is" condition. The adjustments are explained on the comment addendum.



## Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

## Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraisal Report  
Residential Appraisal Report

File No. 19-11175

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [ ] Other Value: \_\_\_\_\_

Source of Definition: By William Perez, About.com

Definition of market value:

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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific 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 each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. 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 sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

180 Sandpiper Ave

Royal Palm Beach, FL 33411

EFFECTIVE DATE OF THE APPRAISAL: 11/07/2019

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 253,000

APPRAISER

Signature: [Handwritten Signature] Name: Denise Ann Smith

Company Name: Cardinal Appraisal Inc.

Company Address: 13296 73rd St N

West Palm Beach, FL 33412

Telephone Number: 561-753-6798

Email Address: cardinalappraisal@hotmail.com

State Certification # Cert Res RD-2827

or License #

or Other (describe): State #: State: FL

Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 11/10/2019

Date of Property Viewing: 11/07/2019

Degree of property viewing:

[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

ADDENDUM

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175  
Case No.:  
State: FL Zip: 33411

Comments on Sales Comparison

An in depth search for current sales that represent the subject in age, site size, living area, room count, proximity and amenities was conducted and there are no known sales in Royal Palm Beach that are in similar condition or with the same view. The sales selected for this report are the best and most comparable available for analysis. Adjustments were based on geographical expertise, matched pair analysis when possible, market data extrapolation and Appraiser's best estimate.

The estimated repair cost to bring the subject to a typical single family residence in average condition similar to comps 1 & 2 is approximately \$60,000. This is based on completing an estimated cost new of the subject, comp 1 and comp 2 including depreciation and averaging them out to find a dollar per sf. The subject is approximately half built at this point. The estimated replacement cost is \$168,764 plus garage, site improvements and land (this includes builder profit). Divide this in half, \$59,202; apply 30% depreciation (to make it the same effective age as comps 1 & 2) for a \$60,000 adjustment.

The estimated land value is \$130,000. The estimated land value of the comparables is \$100,000. Due to a lack of residential lot sales from within the marketing area the extraction method was used in estimating the site value. This was done by subtracting the depreciated replacement cost of the improvements from the total property value to arrive at an indicated land value. It should be noted that the extraction method is less reliable than the direct comparison approach. There are no known vacant site sales in the subject development. A search of all of Royal Palm Beach was conducted. There is one known land sale, 110 E Viscaya Ave, RPB, 33411 that sold for \$82,000 in Jan. 2019. This lot backs to Royal Palm Beach Blvd. which is a busy Through Road. There is one known listing of a vacant site, 11901 Cypress Key Way. It is listed for \$149,800 and has been on the market for approximately 60 days. These were also considered along with the extraction method.

Comps 1 & 2 are average homes with standard features. Comp 3 has been updated and upgraded. All are located in the same subdivision as the subject. No adjustments are made for room count, bedrooms or baths as that is covered in the condition adjustment. A typical living area adjustment is made using data from prior appraisal files and analysis in the subject development. All three sales are considered in the estimate of value.

Extra Comments

Comparable photos may be Flexmls Photos.

Excess Land: Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately.  
Surplus Land: Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

The Sales Comparison Approach is based on the comparison of the subject property with sales of similar properties. Search Parameters; The subject property research begins with establishing parameters to help produce reliable results. The subject is located in an established community. The most recent of the best competitive alternatives within the subject's competing market are selected. This selection focuses on data representative of the appropriate elements of comparison considered, I.E.; Location, Site Characteristics, Design, Quality, Room Count, Living Area, Effective Age, Condition, Upgrades, etc.. The data within this report includes the most recent and best comparables available allowing the most accurate valuation.

The appraiser's viewing of the property was limited to surfaces areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraisers inspection of the property is far different from and much less control specialist or structural engineer. An appraisal is not a substitute for a home inspection or any inspection by a qualified expert in determining issues such as but not limited to lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas that the appraiser cannot see. A professional home inspection or environmental inspection is recommended. If mold or other problems are found in areas that the appraiser cannot see, the estimate of market value may be reduced.

The appraiser has attempted to verify accurate, up to date information regarding the subject's specific zoning classification and description. Statements regarding the subject's zoning classification and its zoning compliance are intended in the most general sense only. Zoning and building ordinances can vary significantly from one municipality to another and are applied on a case by case basis. The scope of this appraisal assignment does not include a detailed analysis of every characteristic of the subject's site and improvements relative to current zoning and building ordinances. In determining the subject's specific zoning classification and its zoning description, the appraiser may rely on county/municipality online mapping systems, short phone calls to the local county/municipality planning & zoning office, and/or other reasonable sources and methods. We assume no responsibility

ADDENDUM

Client: Village of Royal Palm Beach	File No.: 19-11175	
Property Address: 180 Sandpiper Ave	Case No.:	
City: Royal Palm Beach	State: FL	Zip: 33411

for the accuracy of the data as presented to us and reported herein. For absolute determination of the most recent zoning classification of the subject property and its description/uses, the reader of this report is highly recommended to visit the subject's county/municipality planning & zoning office.

The appraiser identified herein are certified under Florida Statute 475.610 through 475.630. Accordingly, the Certification herein is amended to include the following: \* The 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 use of the report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

Since the flood maps published by the National Flood Insurance Program are vague and poorly defined in some areas, the Appraiser has used his best judgement as to the subject property both by visual inspection and plotting on the map. In the absence of a survey, the Appraiser assumes no responsibility for the flood zone classification. Appraiser is not a flood mapping expert and defer to FEMA or any certified flood certification.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 180 Sandpiper Ave  
 City: Royal Palm Beach County: Palm Beach State: FL Zip Code: 33411  
 Lender: Village of Royal Palm Beach

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

**Appraisal Report** A written report prepared under Standards Rule 2-2(a).  
 **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 20 to 30 Days, Once the house is habitable


This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

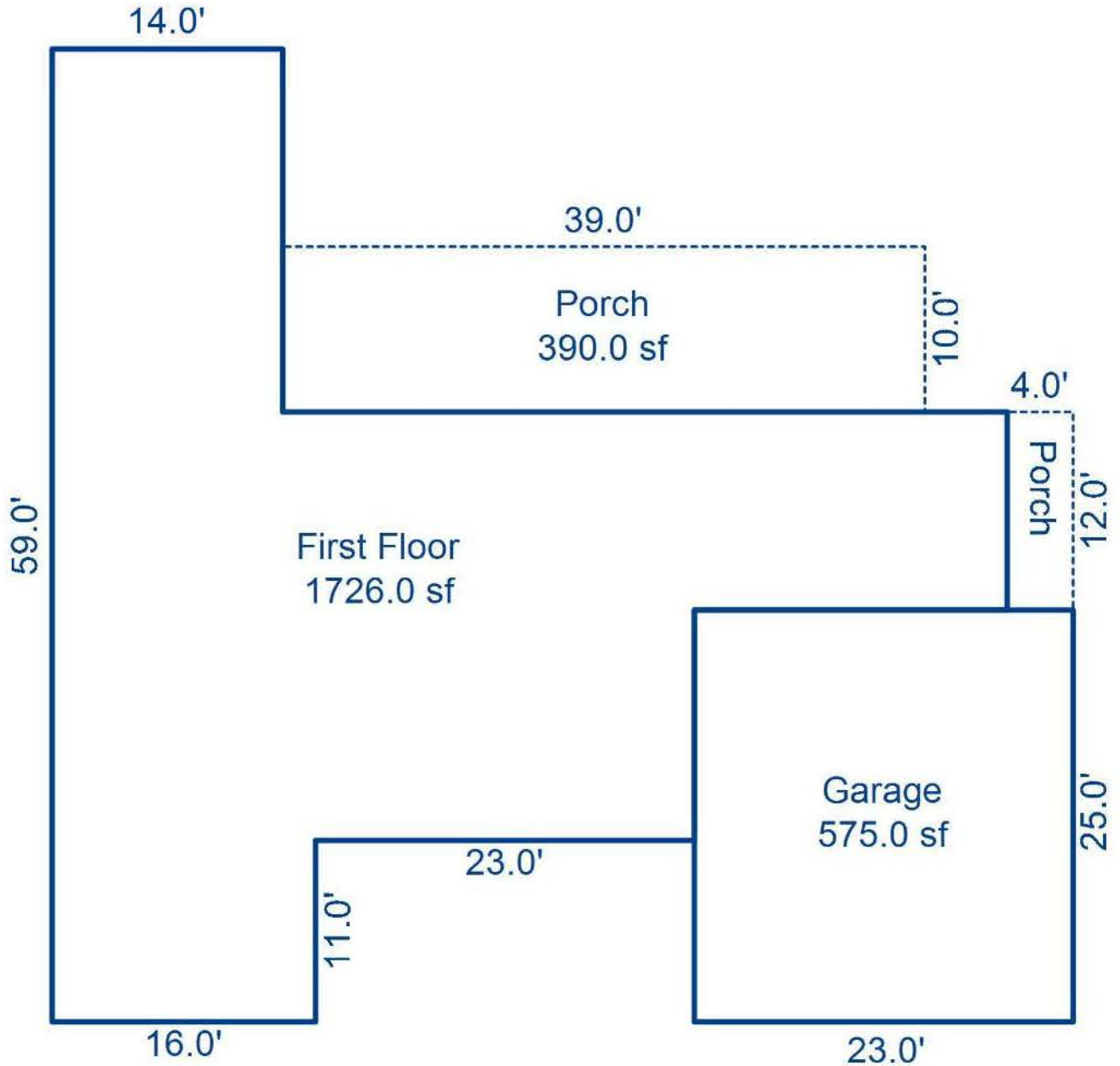
**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u></u>          Name: <u>Denise Ann Smith</u>          Date Signed: <u>11/10/2019</u>          State Certification #: <u>Cert Res RD-2827</u>          or State License #: _____          or Other (describe): _____ State #: _____          State: <u>FL</u>          Expiration Date of Certification or License: <u>11/30/2020</u>          Effective Date of Appraisal: <u>November 7, 2019</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____          Name: _____          Date Signed: _____          State Certification #: _____          or State License #: _____          State: _____          Expiration Date of Certification or License: _____          Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
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FLOORPLAN SKETCH

Client: Village of Royal Palm Beach  
 Property Address: 180 Sandpiper Ave  
 City: Royal Palm Beach

File No.: 19-11175  
 Case No.:  
 State: FL Zip: 33411



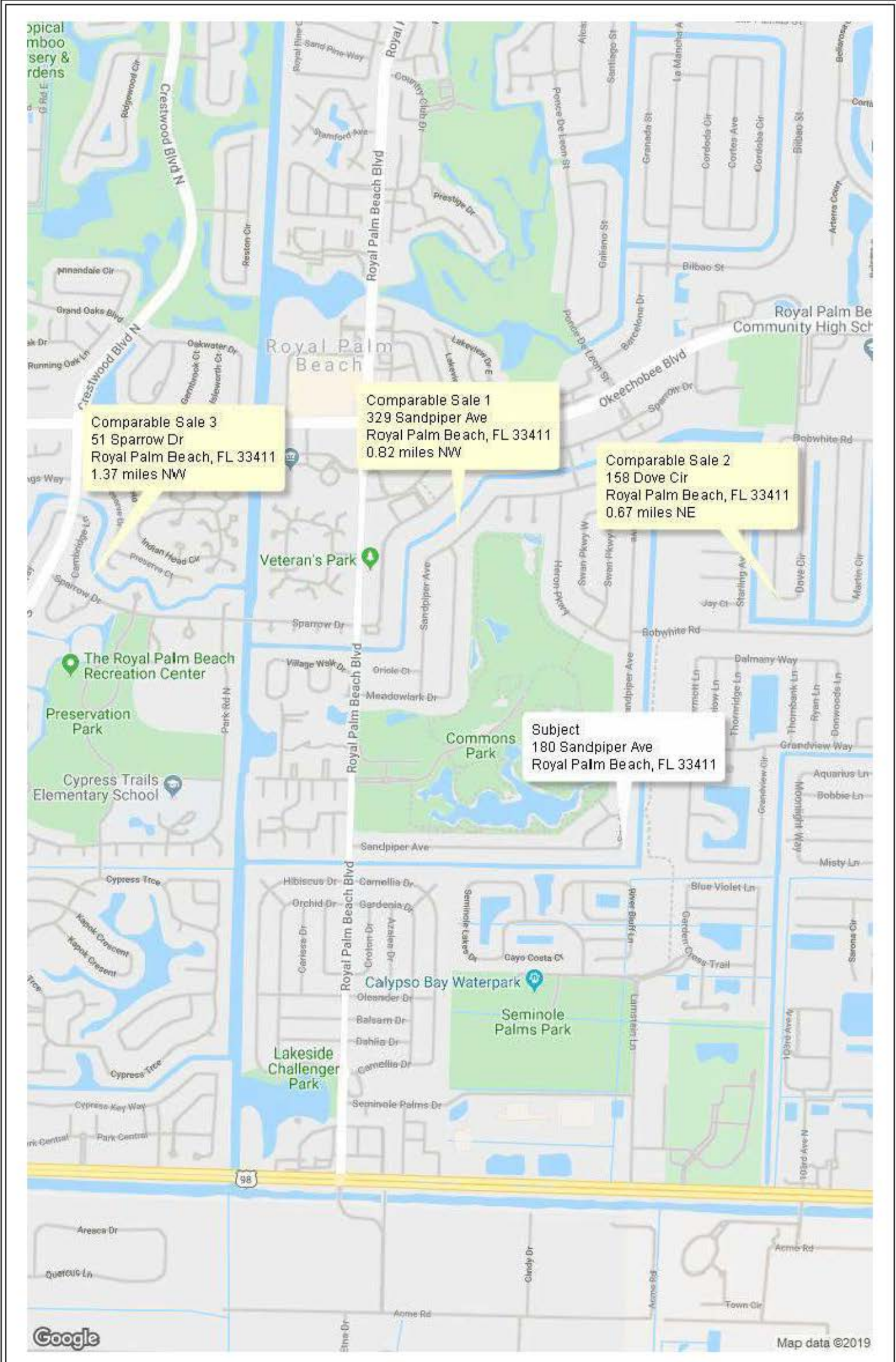
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1726.0	234.0	1726.0	First Floor	59.0 x	14.0 =	826.0	
GAR	Garage	1.0	575.0	96.0	575.0		26.0 x	25.0 =	650.0	
P/P	Porch	1.0	390.0	98.0			11.0 x	2.0 =	22.0	
	Porch	1.0	48.0	32.0	438.0		19.0 x	12.0 =	228.0	
Net LIVABLE			(rounded)		1,726	4 total items				(rounded) 1,726

LOCATION MAP

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175  
Case No.:  
State: FL  
Zip: 33411



AERIAL MAP

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175  
Case No.:  
State: FL Zip: 33411



Subject  
180 Sandpiper Ave  
Royal Palm Beach, FL 33411



**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Village of Royal Palm Beach	File No.: 19-11175
Property Address: 180 Sandpiper Ave	Case No.:
City: Royal Palm Beach	State: FL Zip: 33411



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 7, 2019  
Appraised Value: \$ 253,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Subject Photos

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175  
Case No.:  
State: FL Zip: 33411



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Village of Royal Palm Beach	File No.: 19-11175
Property Address: 180 Sandpiper Ave	Case No.:
City: Royal Palm Beach	State: FL Zip: 33411



COMPARABLE SALE #1

329 Sandpiper Ave  
Royal Palm Beach, FL 33411  
Sale Date: s02/19  
Sale Price: \$ 287,500



COMPARABLE SALE #2

158 Dove Cir  
Royal Palm Beach, FL 33411  
Sale Date: s03/19  
Sale Price: \$ 259,500



COMPARABLE SALE #3

51 Sparrow Dr  
Royal Palm Beach, FL 33411  
Sale Date: s06/19  
Sale Price: \$ 300,000

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175

Case No.:

State: FL

Zip: 33411



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**SMITH, DENISE ANN**

13296 73RD ST N  
WEST PALM BEACH FL 33412

**LICENSE NUMBER: RD2827**

**EXPIRATION DATE: NOVEMBER 30, 2020**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Client: Village of Royal Palm Beach  
Property Address: 180 Sandpiper Ave  
City: Royal Palm Beach

File No.: 19-11175  
Case No.:  
State: FL Zip: 33411

Sec. 26-79. - RS-2 Single-Family Residential District.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTION](#)

(1) *Purpose and intent.* The purpose and intent of this district is to provide suitable sites for the development of detached single-family dwellings on moderately large lots in areas consistent with the village's comprehensive plan as adopted and amended from time to time.

(2) *Uses permitted.* All uses are prohibited unless specifically listed herein as a permitted use in this district:

- (a) Single-family detached dwellings.
- (b) Public parks, golf courses and other recreational facilities.
- (c) Community residential homes (six (6) or fewer residents and must meet requirements set forth in Chapter 419, F.S.).
- (d) Family child care home.

(3) *Special exception uses.*

- (a) Church or place of worship.
- (b) Public academic institution.
- (c) Private academic institution.
- (d) Public utilities. (Minor, such as lift stations, etc.; may exceed district height limitations if approved by special exception.)

(4) *Site development standards.*

- (a) Minimum lot area: 8,000 square feet; lots platted prior to the adoption of this chapter within Tract 007 shall be permitted at their platted size.
- (b) Minimum lot width: 80 feet, lots platted prior to the adoption of this chapter within Tract 007 shall be permitted at their platted width.
- (c) Maximum building height: 30 feet and not more than 2 stories.
- (d) Minimum yard setbacks:

*Setback*

Yard (feet)

Front ..... 25

Rear ..... 20\*

Rear, for screened enclosure ..... 10

Side (interior) ..... 10\*

Side (corner) ..... 15

\*Except as noted below:

Any development containing structures on parcels identified as follows in this subparagraph shall have a minimum rear yard setback of fifteen (15) feet and a minimum side (interior) yard setback of seven and one-half (7.5) feet:

Parcels affected by the special rear and side (interior) setbacks are contained in the following Plats or portions thereof filed in the Public Records for Palm Beach County, Florida: Section 1, "Palm Beach Colony" as recorded in Plat Book 26, Page 107 Section 2, "Palm Beach Colony" as recorded in Plat Book 26, Pages 108 thru 110 "Re-Plat of Block 1, Lots 11-23 Section 1, Palm Beach Colony" as recorded in Plat Book 28, Pages 209 and 210 "Re-Plat of Blocks 13 thru 16 and Block 11, Lots 54 thru 70 Section 2, Palm Beach Colony" as recorded in Plat Book 28 pages 211 thru 213; and such parcel area boundaries are also described as follows:

The area bounded by the M1 canal to the west, Sandpiper canal to the north, Seminole Estates Town homes and Seminole Palms Park to the east, and Camellia Park and Challenger Park to the South. Containing approximately 133 acres.

(e) Minimum floor area: 1,500 square feet per unit.

Minimum floor area requirements may be reduced by the village council provided the project is approved pursuant to Florida Statutes Sections 163.3220 through 163.3243, Development Agreement (known as the Florida Local Government Agreement Act), and such development agreement contains acceptable assurances from the developer that such units shall be available to those households demonstrating need based on a standard to be determined by the village.

(f) Maximum lot coverage: 35 percent.

(g) Minimum pervious area: 50 percent of total lot area.

(h) On corner lots, all fences, walls and hedges shall be of the proper height and shall be set back from lot lines abutting rights-of-way to conform to the clear-sight distance requirements as set forth in the Florida Department of Transportation Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways, 1986 Edition, as may be amended from time to time; said manual is on file in the office of the director.

(5) *Special regulations.*

(a) Off-street parking: See [chapter 23](#) for off-street parking requirements.

(b) Landscaping: See [section 15-130](#) (Minimum landscape requirements).

(c) Signs: See [Royal Palm Beach Sign Ordinance, chapter 20](#).

(d) Applicants for new multi-unit residential developments shall enter into a voluntary developers agreement with the village, where in the applicant agrees to utilize its best efforts to maintain and enhance a racially balanced public school population residing or anticipated to reside in the subject development. "Racially balanced public school population" shall mean, for the purpose of such an agreement, a public school-aged population of a racial makeup which meets the public school population racial balance guidelines promulgated by the Palm Beach County School District.

(6) *Minimum recreational requirements.* Minimum recreational requirements shall be as set forth in the village subdivision code, [chapter 22, section 22-55](#).

(7) Maximum density: 5 units per gross acre.

(Ord. No. 220, § 503, 5-20-86; Ord. No. 260, § 1, 4-17-89; Ord. No. 331, § 2(Exh. A), 12-20-89; Ord. No. 342, § 2, 6-21-90; Ord. No. 416, § 2, 9-19-91; Ord. No. 507, § 16, 10-3-96; Ord. No. 561, § 2, 12-17-98; Ord. No. 667, § 9, 5-13-03; Ord. No. 754, § 8, 10-19-06; Ord. No. 795, § 1, 10-18-07)

# COMPONENTS

Segregated Costs  
 Components

## SEGREGATED COMPONENTS

