

SEMINOLE COUNTY ATTORNEY'S OFFICE
AGENDA
January 9, 2007

Action Requested:

Authorization to proceed as indicated.

Authorization:

 County Attorney CCA00

Property Acquisition

Authorize Binding Written Offer relating to County Road 15 improvement project for Parcel Numbers 102/702, located at 105 Monroe Road, Sanford, Florida 32771.



COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Board of County Commissioners

THROUGH: Matthew G. Minter, Deputy County Attorney *Matthew Minter*

FROM: Al Schwarz, Assistant County Attorney *AS*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department
 David V. Nichols, Principal Engineer/Engineering Division *DVN 12-18-06*

DATE: December 19, 2006

RE: County Road 15 Road Improvement Project
 Binding Written Offer
 Parcel Nos. 102/702

This Memorandum requests authorization by the Seminole County Board of County Commissioners (BCC) to make binding first written offers as to the parcels and at the amounts set forth below:

I THE PROPERTY

The subject parcel is located on County Road 15 (Monroe Road) between State Road 46 and Orange Boulevard, with the specific address at 105 Monroe Road, Sanford, Florida 32771. See Location Map attached as Exhibit "A".

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2006-R-114 on May 9, 2006, authorizing the acquisition of the above-referenced property, and finding that the improvements are necessary and serve a County and public purpose and are in the best interests of the citizens of Seminole County.

III ACQUISITIONS AND REMAINDERS

N/A

IV APPRAISED VALUES

Florida Realty Analysts, Inc., completed appraisals for the below-referenced parcels. The County's staff appraiser reviewed and approved the appraisals.

V PROPERTY OWNERS/APPRAISED VALUES

PARCEL NO.	PROPERTY OWNER	PROPERTY TO BE ACQUIRED	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
102	Sobik's of Airport Blvd., Inc.	2,927 SF	\$161,800.00	\$195,500.00
702	Sobik's of Airport Blvd., Inc.	648 SF	\$ 8,900.00	\$ 10,000.00

VI SETTLEMENT ANALYSIS/COST AVOIDANCE

The County is required to extend a written offer to a property owner prior to filing suit to acquire property through eminent domain. The proposed binding offer amounts are over the appraised values. The written offer also acts as a limitation on attorney's fees if the property owner retains an attorney.

VII RECOMMENDATION

County staff recommends that the BCC authorize binding written offers at the amounts stated above.

AHS/lpk
Attachment
Location Map

P:\Users\lkennedy\My Documents\Memorandums\Agenda Item\AGENDA ITEM C-15 BWO SOBIKS.doc

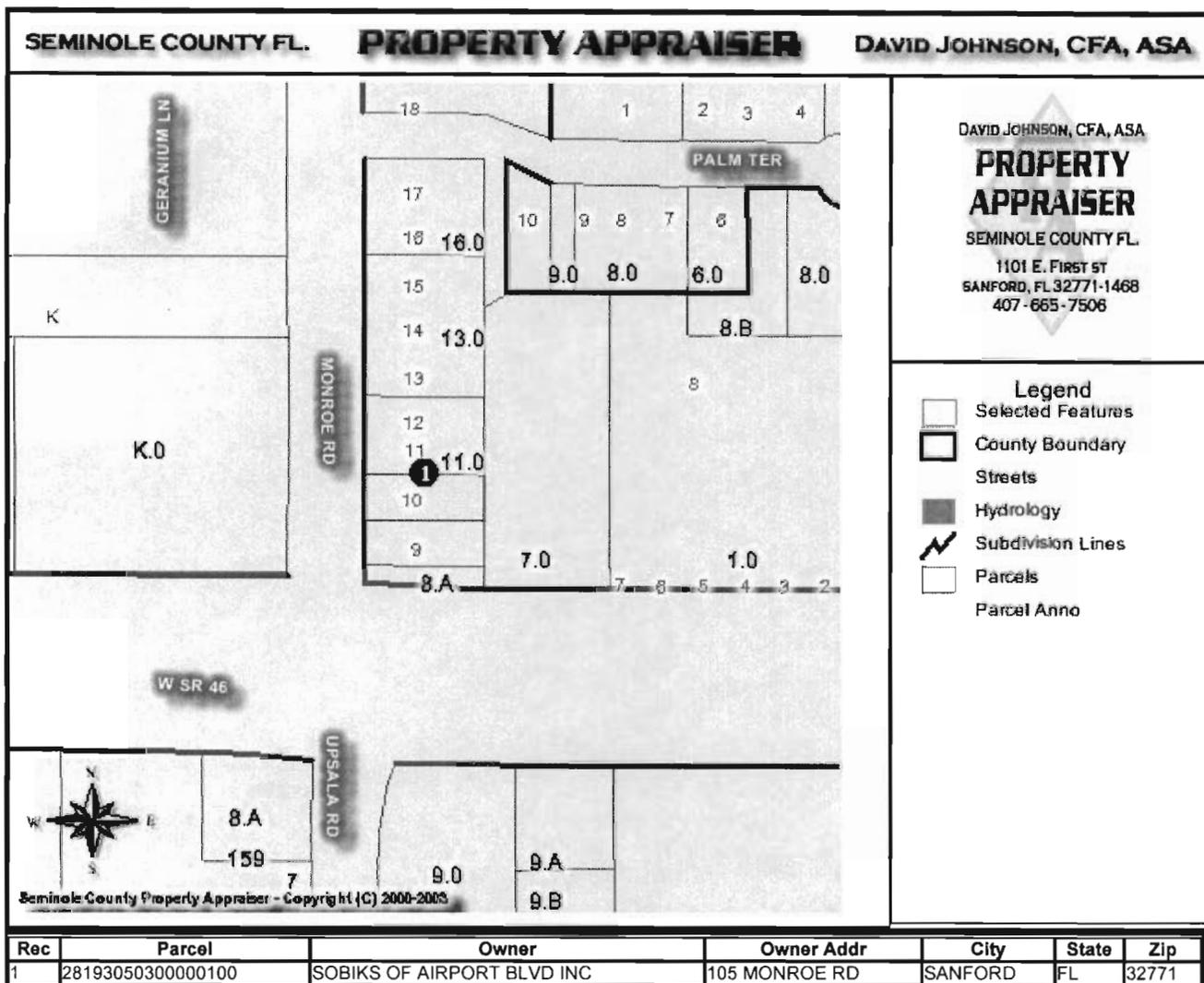


EXHIBIT A

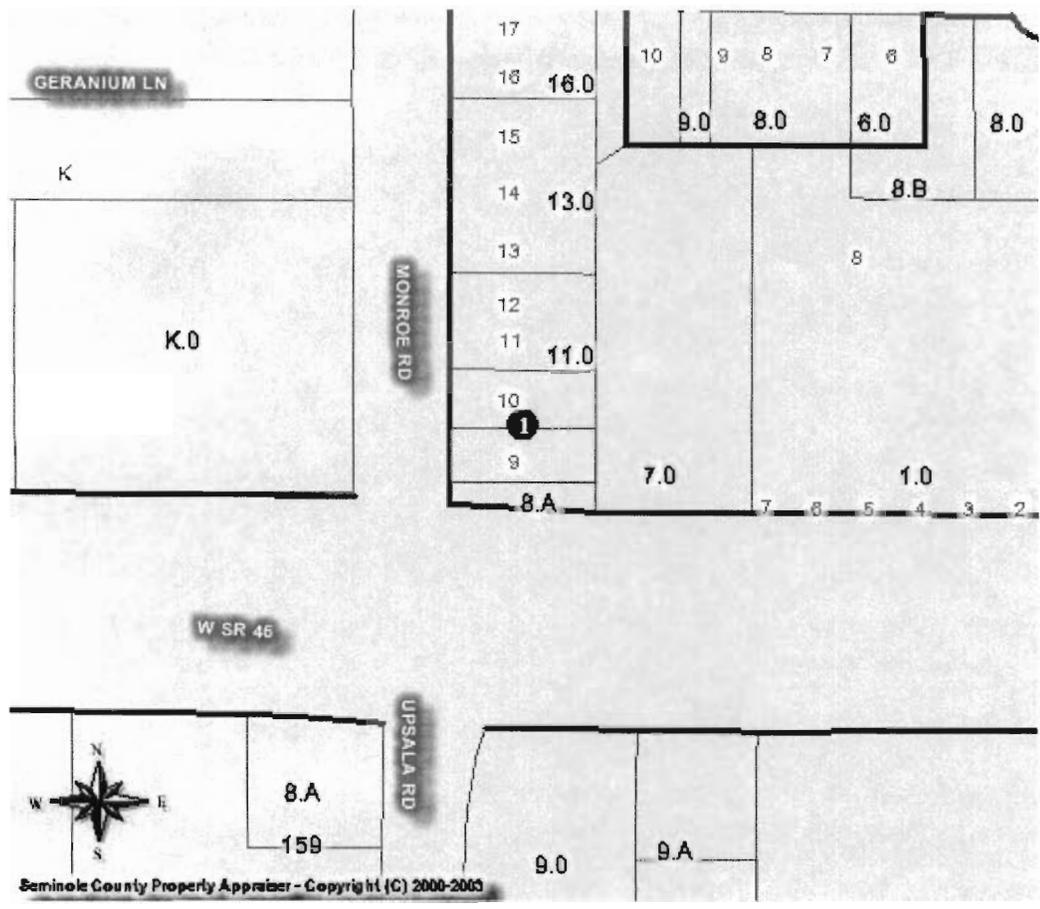


EXHIBIT A

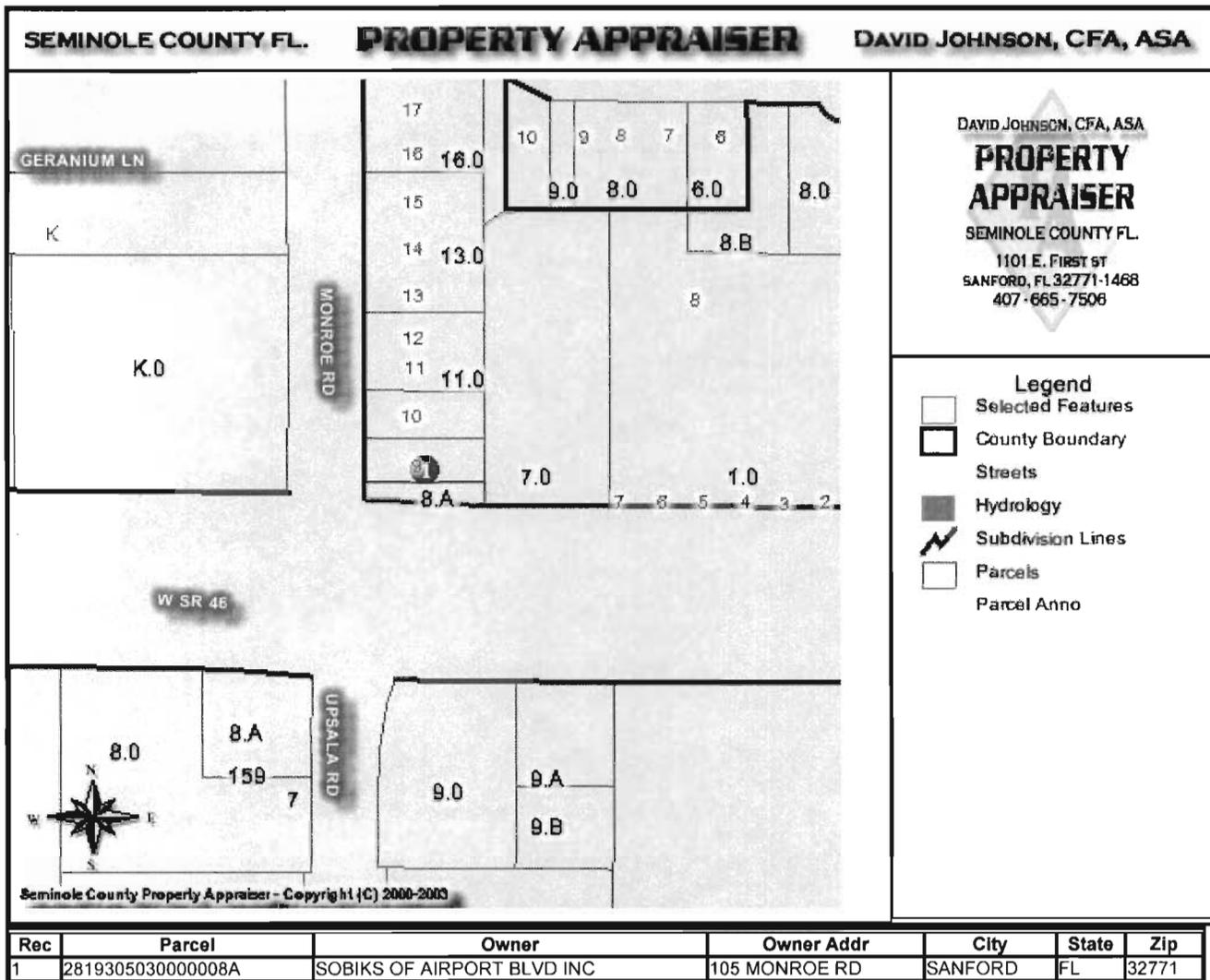


EXHIBIT A