



COUNTY ATTORNEY'S OFFICE
MEMORANDUM

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney *[Signature]*

FROM: Lynn Vouis, Assistant County Attorney *[Signature]*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department *[Signature]*
 Kathleen Myer, Principal Engineer/Major Projects *[Signature]*

DATE: December 19, 2003

SUBJECT: Binding Written Offer Authorization
 Lake Drive road improvement project

This Memorandum requests authorization by the Board of County Commissioners (BCC) to make binding written offers to property owners for property to be acquired for the Lake Drive road improvement project.

I THE PROPERTY

The subject parcels are located on Lake Drive, in Seminole County. See Location Maps attached as Composite Exhibit "A".

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2002-R-70 on April 23, 2002 and First Supplemental and First Amended Resolution No. 2003-R-133 on August 26, 2003, authorizing the acquisition of the below referenced properties, and finding that the construction of the Lake Drive road improvement project is necessary and serves a county and public purpose and is in the best interest of the citizens of Seminole County.

III ACQUISITIONS AND REMAINDERS

Not applicable

IV APPRAISED VALUES

Clayton, Roper & Marshall, Inc., completed appraisals of the below referenced parcels. The County's staff appraiser reviewed and approved the appraisals.

V PROPERTY OWNERS/APPRaised VALUES

PARCEL NOS.	PROPERTY OWNER	PROPERTY TO BE ACQUIRED	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
157	Casselberry Investment Properties, Inc.	2.599 acres	\$ 242,000.00	\$ 250,000.00
162/862	Guiseppi & Thelma Belcoure	1,003 sq. ft. / 364 sq. ft.	\$ 10,800.00	\$ 13,400.00
163/763	Austin & Virginia Malcomb	3,109 sq. ft. / 750 sq. ft.	\$ 16,900.00	\$ 18,800.00
765	Canterbury Enterprises, Inc.	1,498 sq. ft.	\$ 3,500.00	\$ 4,000.00
767	Primera Pentecostal, Inc.	649 sq. ft.	\$ 1,700.00	\$ 2,500.00
168/768	Louise B. Elliott, Trustee	307 sq. ft. / 1,246 sq. ft.	\$ 22,400.00	\$ 26,900.00
169/769	John & Pamela Anderson	920 sq. ft. / 982 sq. ft.	\$ 14,200.00	\$ 16,400.00
775	Carlos & Brunilda Rodriquez	1,063 sq. ft.	\$ 2,500.00	\$ 3,000.00
776	STE Properties, Inc.	818 sq. ft.	\$ 2,000.00	\$ 2,500.00
TOTAL			\$ 316,000.00	\$ 337,500.00

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. Generally, offers are made above appraised value to provide the owners incentive to settle prior to the County filing suit. The written offer also acts as a limitation on attorney's fees if the property owner retains an attorney.

VII RECOMMENDATION

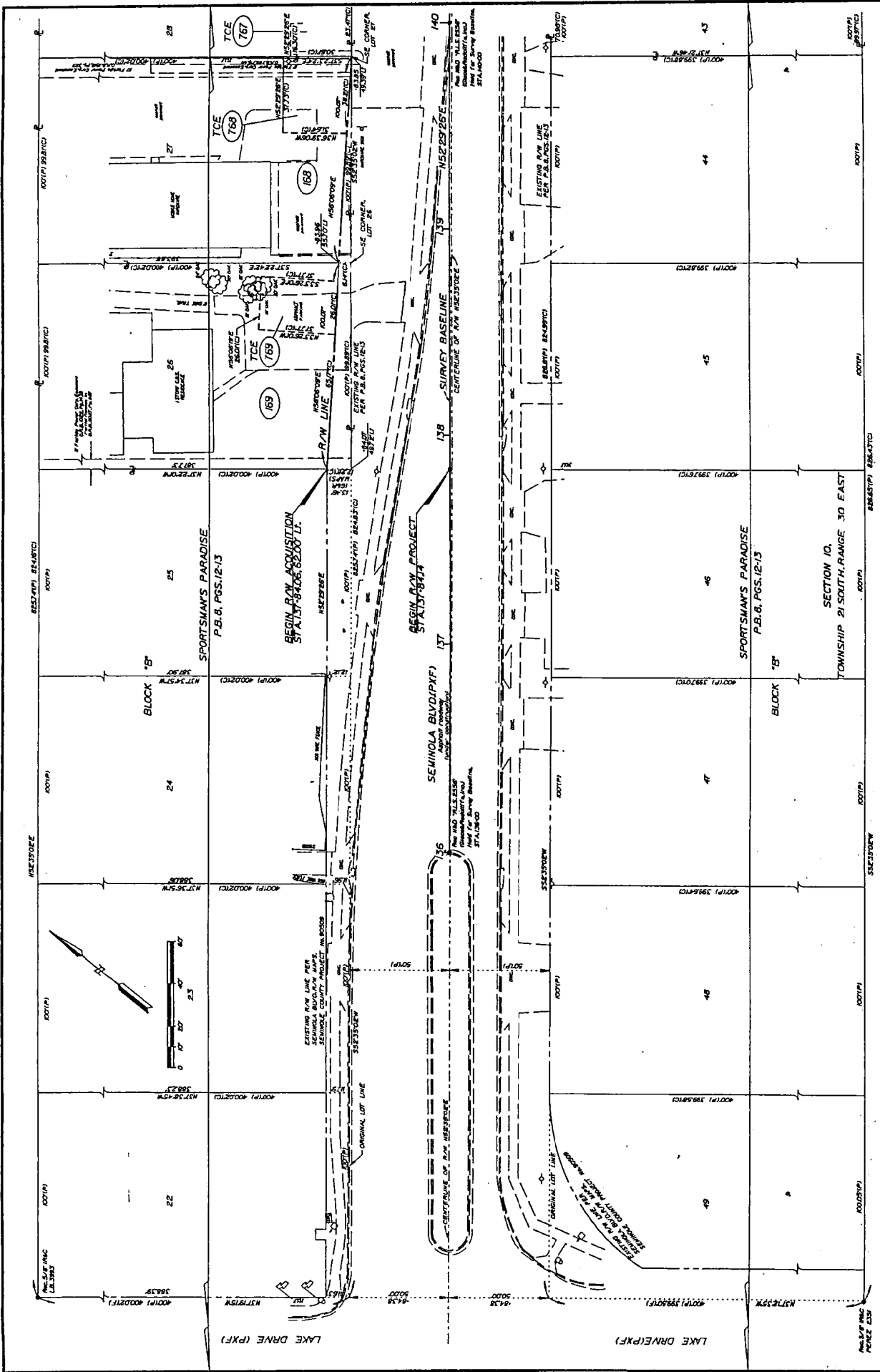
County staff recommends that the BCC authorize extending Binding Written Offers for each of the above listed parcels.

LV/la

Attachments:

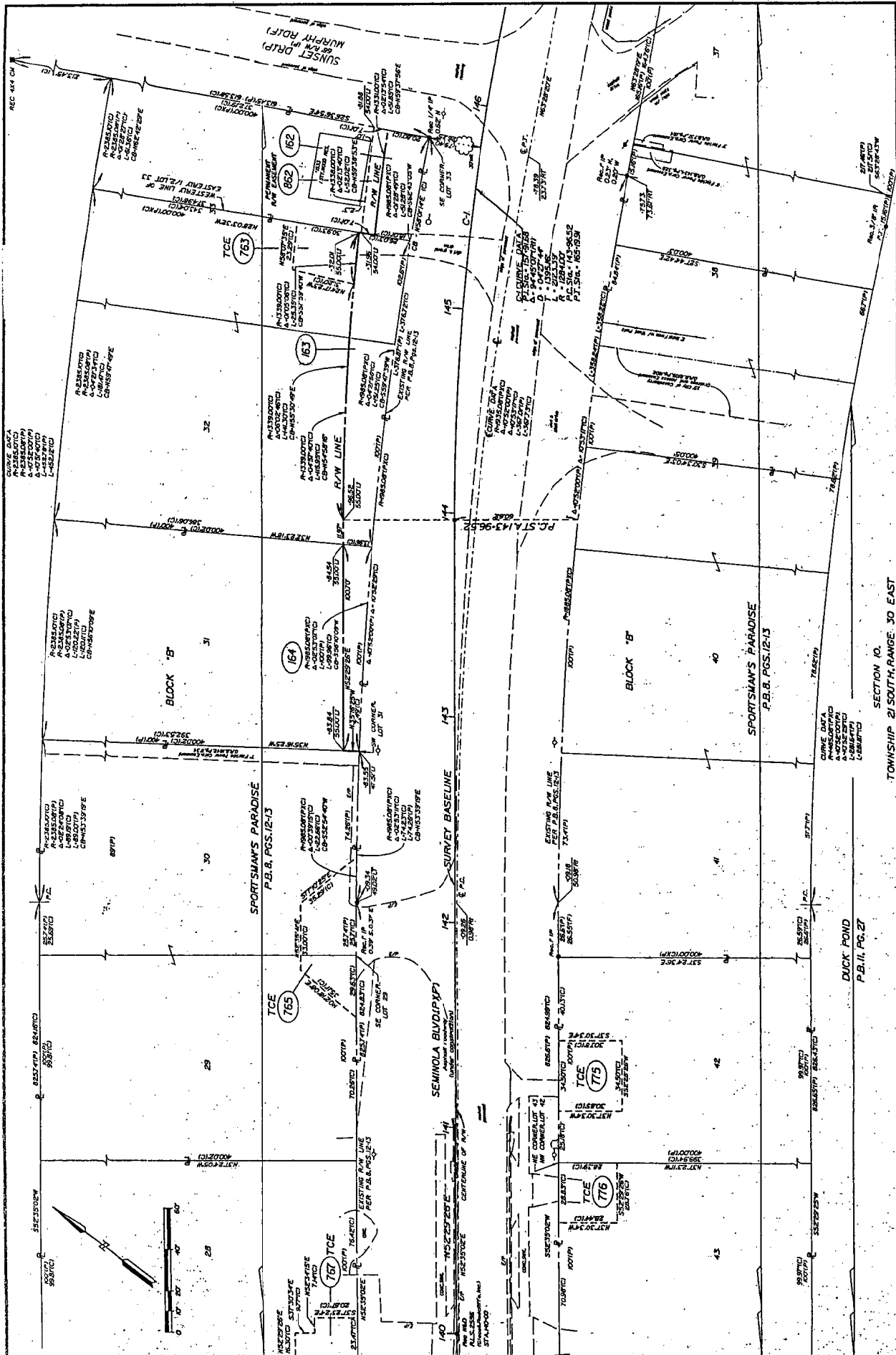
Location maps (Composite Exhibit "A")

P:\USERS\CALV01\BINDING WRITTEN OFFERS\AGENDA ITEM LAKE DRIVE BWOS.DOC

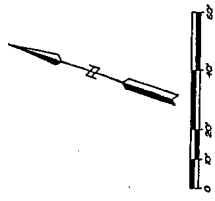


RIGHT OF WAY MAP		SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT		DATE: 11/11/11		SCALE: 1" = 40'		DRAWN BY: J. B. [unreadable]		CHECKED BY: [unreadable]		COUNTY PROJECT NO. LAKE DRIVE		SEMINOLE COUNTY, FLORIDA	
STA 137+84.14 TO STA 140+00.00		LOCHRANE		DATE: 11/11/11		SCALE: 1" = 40'		DRAWN BY: J. B. [unreadable]		CHECKED BY: [unreadable]		COUNTY PROJECT NO. LAKE DRIVE		SEMINOLE COUNTY, FLORIDA	

COMPOSITE EXHIBIT A



RIGHT OF WAY MAP SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT		STA 140+00.00 TO STA 146+00.00		LOCHRANE SECTION 10, TOWNSHIP 2J SOUTH, RANGE 30 EAST		LAKE DRIVE SEMINOLE COUNTY, FLORIDA	
DATE	NO.	PRECEDENCE	REVISION	DATE	NO.	PRECEDENCE	REVISION
1/27/03	1	PRELIMINARY		1/27/03	1	PRELIMINARY	
2/20/03	2	FINAL		2/20/03	2	FINAL	
3/10/03	3	AS BUILT		3/10/03	3	AS BUILT	
4/15/03	4	AS BUILT		4/15/03	4	AS BUILT	
5/20/03	5	AS BUILT		5/20/03	5	AS BUILT	
6/25/03	6	AS BUILT		6/25/03	6	AS BUILT	
7/30/03	7	AS BUILT		7/30/03	7	AS BUILT	
8/31/03	8	AS BUILT		8/31/03	8	AS BUILT	
9/30/03	9	AS BUILT		9/30/03	9	AS BUILT	
10/31/03	10	AS BUILT		10/31/03	10	AS BUILT	
11/30/03	11	AS BUILT		11/30/03	11	AS BUILT	
12/31/03	12	AS BUILT		12/31/03	12	AS BUILT	
1/31/04	13	AS BUILT		1/31/04	13	AS BUILT	
2/28/04	14	AS BUILT		2/28/04	14	AS BUILT	
3/31/04	15	AS BUILT		3/31/04	15	AS BUILT	
4/30/04	16	AS BUILT		4/30/04	16	AS BUILT	
5/31/04	17	AS BUILT		5/31/04	17	AS BUILT	
6/30/04	18	AS BUILT		6/30/04	18	AS BUILT	
7/31/04	19	AS BUILT		7/31/04	19	AS BUILT	
8/31/04	20	AS BUILT		8/31/04	20	AS BUILT	
9/30/04	21	AS BUILT		9/30/04	21	AS BUILT	
10/31/04	22	AS BUILT		10/31/04	22	AS BUILT	
11/30/04	23	AS BUILT		11/30/04	23	AS BUILT	
12/31/04	24	AS BUILT		12/31/04	24	AS BUILT	
1/31/05	25	AS BUILT		1/31/05	25	AS BUILT	
2/28/05	26	AS BUILT		2/28/05	26	AS BUILT	
3/31/05	27	AS BUILT		3/31/05	27	AS BUILT	
4/30/05	28	AS BUILT		4/30/05	28	AS BUILT	
5/31/05	29	AS BUILT		5/31/05	29	AS BUILT	
6/30/05	30	AS BUILT		6/30/05	30	AS BUILT	
7/31/05	31	AS BUILT		7/31/05	31	AS BUILT	
8/31/05	32	AS BUILT		8/31/05	32	AS BUILT	
9/30/05	33	AS BUILT		9/30/05	33	AS BUILT	
10/31/05	34	AS BUILT		10/31/05	34	AS BUILT	
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3/31/06	39	AS BUILT		3/31/06	39	AS BUILT	
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6/30/06	42	AS BUILT		6/30/06	42	AS BUILT	
7/31/06	43	AS BUILT		7/31/06	43	AS BUILT	
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3/31/09	75	AS BUILT		3/31/09	75	AS BUILT	
4/30/09	76	AS BUILT		4/30/09	76	AS BUILT	
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6/30/09	78	AS BUILT		6/30/09	78	AS BUILT	
7/31/09	79	AS BUILT		7/31/09	79	AS BUILT	
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2/28/11	98	AS BUILT		2/28/11	98	AS BUILT	
3/31/11	99	AS BUILT		3/31/11	99	AS BUILT	
4/30/11	100	AS BUILT		4/30/11	100	AS BUILT	



SEE KEY SHEET FOR PARENT TRACT DATA

BLOCK 'D'

DR. MITCHELL'S SURVEY OF THE LEY GRANT ON LAKE JESSUP
P.B.I. PG. 5

NORTH ORLANDO RANCHES SEC. 3
P.B. 12 PGS. 33-34

SUNSET DRIP)
62 R/W (P)
MURPHY RD (P)
SPORTSMAN'S
PARADISE
P.B. 8 PGS. 12-13

TRACT 'A' (159)

LOT 100 (156)

LOT 148 (157)

LOT 149 (158)

LOT 150 (159)

LOT 151 (160)

LOT 152 (161)

LOT 153 (162)

LOT 154 (163)

LOT 155 (164)

LOT 156 (165)

LOT 157 (166)

LOT 158 (167)

LOT 159 (168)

LOT 160 (169)

LOT 161 (170)

LOT 162 (171)

LOT 163 (172)

LOT 164 (173)

LOT 165 (174)

LOT 166 (175)

LOT 167 (176)

LOT 168 (177)

LOT 169 (178)

LOT 170 (179)

LOT 171 (180)

LOT 172 (181)

LOT 173 (182)

LOT 174 (183)

LOT 175 (184)

LOT 176 (185)

LOT 177 (186)

LOT 178 (187)

LOT 179 (188)

LOT 180 (189)

LOT 181 (190)

LOT 182 (191)

LOT 183 (192)

LOT 184 (193)

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LOT 191 (200)

LOT 192 (201)

LOT 193 (202)

LOT 194 (203)

LOT 195 (204)

LOT 196 (205)

LOT 197 (206)

LOT 198 (207)

LOT 199 (208)

LOT 200 (209)

LOT 201 (210)

LOT 202 (211)

LOT 203 (212)

LOT 204 (213)

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LOT 207 (216)

LOT 208 (217)

LOT 209 (218)

LOT 210 (219)

LOT 211 (220)

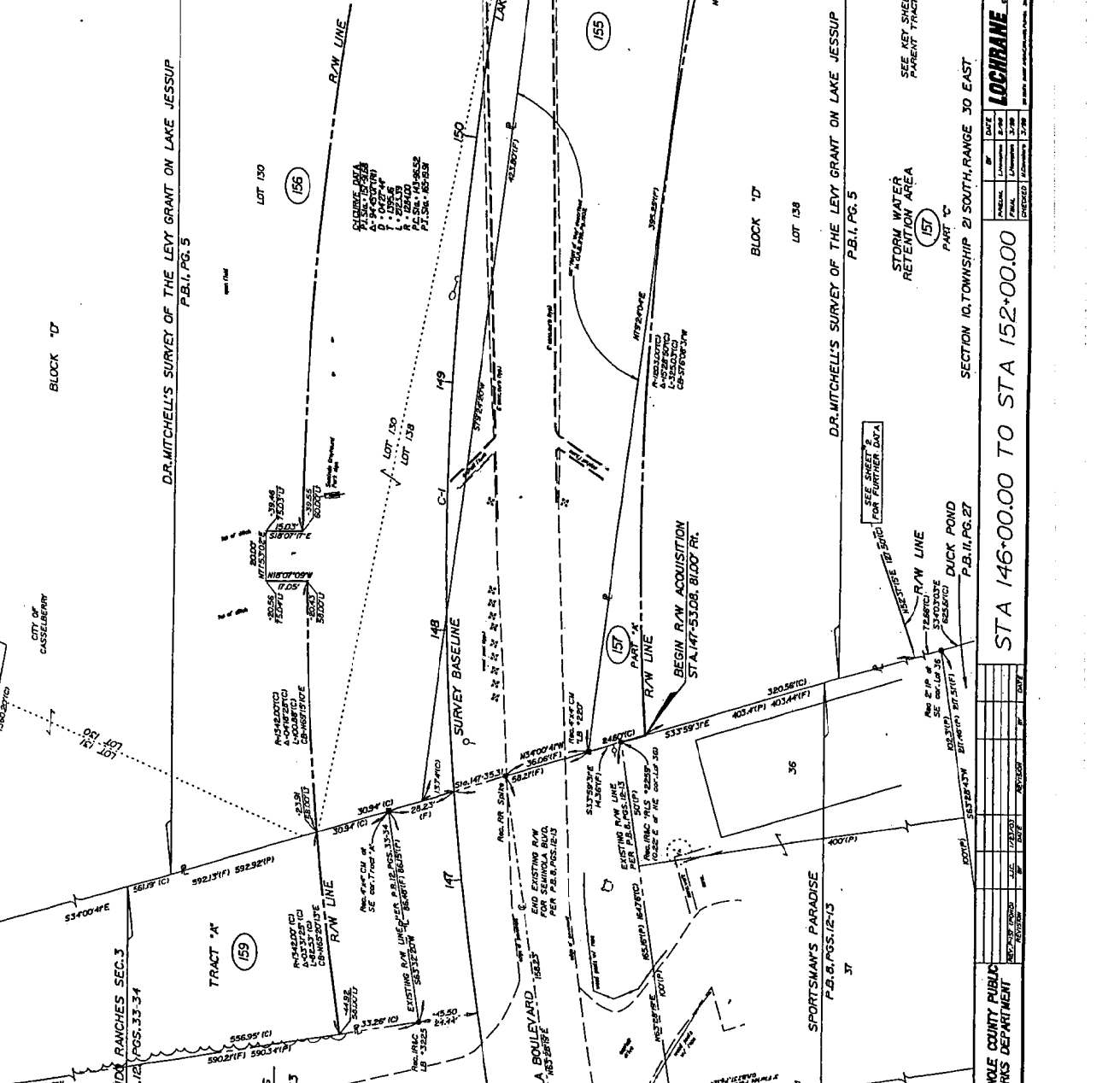
LOT 212 (221)

LOT 213 (222)

LOT 214 (223)

LOT 215 (224)

LOT 216 (225)



SEE KEY SHEET FOR PARENT TRACT DATA

STORM WATER RETENTION AREA

SEE SHEET 2 FOR FURTHER DATA

SEE SHEET 2 FOR FURTHER DATA

SEE SHEET 2 FOR FURTHER DATA

SEE SHEET 2 FOR FURTHER DATA

DR. MITCHELL'S SURVEY OF THE LEY GRANT ON LAKE JESSUP
P.B. I, PG. 5

SECTION 10, TOWNSHIP 21 SOUTH, RANGE 30 EAST

STA 146+00.00 TO STA 152+00.00

SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT

RIGHT OF WAY MAP

LOCHRANE

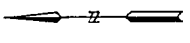
DATE: 12-15-11
BY: [Signature]

PROJECT NO. 11-138
SHEET 7 OF 8

FLORIDA SURVEYORS BOARD

SEMINOLE COUNTY, FLORIDA

LAKE DRIVE



SEE KEY SHEET FOR PARENT TRACT DATA

BLOCK 'D'

DR. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP
P.B.I. PG. 5

(155)

RAW LINE
LOT 130
LOT 138

SURVEY BASELINE
154

CLIQUE DATA
ALSO IN 154-155
D - 1472' 4"
L - 122' 10"
R - 122' 10"
P.C. STA. 157+23.88
P.T. STA. 157+36.23

(155)

(157)
PART 'A'

(157)
PART 'C'

STORM WATER
RETENTION AREA

BLOCK 'D'

SEE KEY SHEET FOR
PARENT TRACT DATA

DR. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP
P.B.I. PG. 5

SECTION 10,
TOWNSHIP 21 SOUTH, RANGE 30 EAST

STA 151+00.00 TO STA 157+00.00

SEMIHOLE COUNTY PUBLIC
WORKS DEPARTMENT

RIGHT OF WAY MAP

LOGHRANE

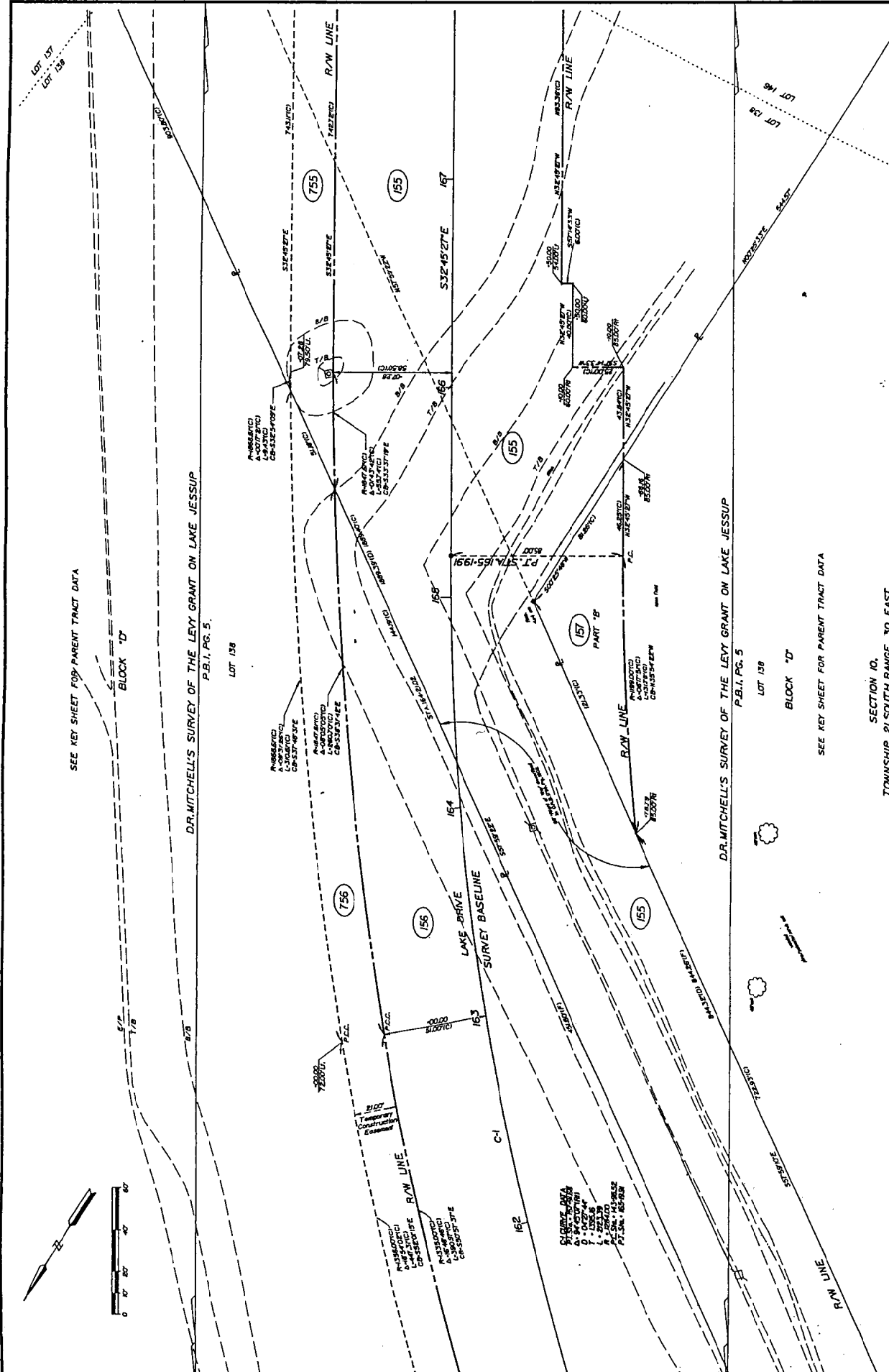
LAKE DRIVE
SEMIHOLE COUNTY,
FLORIDA

COUNTY PROJECT No.
P.M. 138
SCALE: 1" = 20'
SHEET 7 OF 35

NO.	DATE	BY	REVISION

SEE KEY SHEET FOR
PARENT TRACT DATA

NO.	DATE	BY	REVISION



SEE KEY SHEET FOR PARENT TRACT DATA

BLOCK 'D'

DR. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP

P.B. 1, PG. 5.

LOT 158

755

155

LAKE DRIVE

SURVEY BASELINE

C-1

157

PART 'B'

155

R/W LINE

DR. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP

P.B. 1, PG. 5

LOT 158

BLOCK 'D'

SEE KEY SHEET FOR PARENT TRACT DATA

SECTION 10,
TOWNSHIP 21 SOUTH, RANGE 30 EAST

STA 162+00.00 TO STA 167+00.00

RIGHT OF WAY MAP
SEMINOLE COUNTY PUBLIC
WORKS DEPARTMENT

DATE	SCALE	COUNTY PROJECT No.
APPROVED	DATE	SCALE
FINAL	DATE	SCALE
REVISED	DATE	SCALE

LOCHRANE

LAKE DRIVE
SEMINOLE COUNTY, FLORIDA