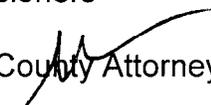


**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney 

FROM: Lynn Vouis, Assistant County Attorney 
Ext. 5736

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

DATE: April 15, 2003

SUBJECT: East Lake Mary Boulevard IIB road improvement project
Binding Written Offers

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

I PROPERTY

The subject parcels are located along East Lake Mary Boulevard (from Ohio Avenue to SR 46/SR 415). See, Location Map attached as Exhibit A.

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2001-R-31 on February 13, 2001, finding that the widening of East Lake Mary Boulevard is necessary and serves a County and public purpose and is in the best interest of the citizens of Seminole County.

The County is required to extend binding written offers to property owners prior to filing a condemnation action. A binding written offer, once made and timely accepted, binds the County to payment of the offer amount. If any of the binding written offers extended by the County are accepted within the thirty (30) day statutorily required time for acceptance, County staff will proceed directly to closing.

III ACQUISITIONS AND REMAINDERS

Not applicable

IV APPRAISED VALUES

The Spivey Group, 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	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
200C/800	HELEN HOWLAND HOLDINGS, INC.	\$ 71,800.00	\$ 71,800.00
203AB/803	LEO AND LORRAINE NORDMAN	\$132,500.00	\$132,500.00
210/810	FERNANDEZ, RICARDO AND NORMA	\$ 40,700.00	\$ 40,700.00
211	MASTRAOA, ARNALDO AND MARTHA	\$ 6,200.00	\$ 6,200.00
214/814AB	SANFORD ACQUISITION GROUP, LLC	\$ 18,800.00	\$ 18,800.00
221A/721A/821A	KIRCHOFF, COLEMAN & AIRPORT INTERNATIONAL PARTNERS	\$262,400.00	\$262,400.00
221B/721BCD/821BC	KIRCHOFF, COLEMAN & AIRPORT INTERNATIONAL PARTNERS	\$ 79,100.00	\$ 79,100.00
221C/721E/821D	KIRCHOFF, COLEMAN & AIRPORT INTERNATIONAL PARTNERS	\$ 24,300.00	\$ 24,300.00
223/823	SCHMIDT ESTATE	\$ 35,200.00	\$ 35,200.00
226A/826B	STRATEGIC ACQUISITIONS CORPORATION	\$ 32,200.00	\$ 32,200.00
226BD/826CD	STRATEGIC ACQUISITIONS CORPORATION	\$ 10,000.00	\$ 10,000.00
226C/826A	STRATEGIC ACQUISITIONS CORPORATION	\$ 4,400.00	\$ 4,400.00
235	MASTRAPA AND GONZALEZ	\$ 48,100.00	\$ 48,100.00

VI SETTLEMENT ANALYSIS/COST AVOIDANCE

The proposed binding written offers set forth above are all in the amount of the County's appraised value. The County's acquisition agent has requested the issuance of binding written offers, since the attorneys representing the property owners have advised that they will not negotiate settlement before receipt of a binding written offer. Given this negotiating posture, staff does not see any benefit to offering above appraised value.

VII. RECOMMENDATION

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

LV/dre

Attachment

Location Map

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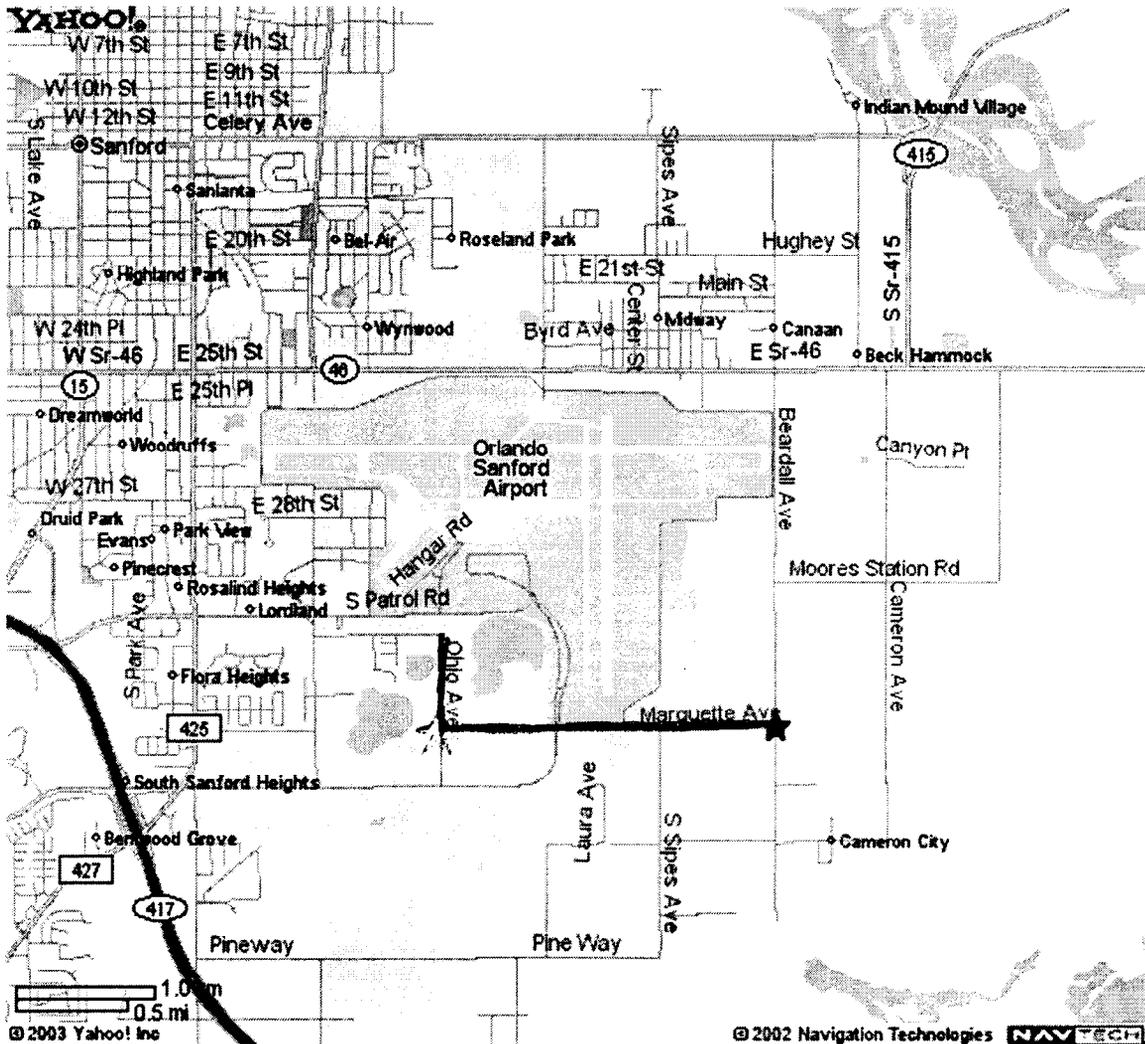


EXHIBIT A