



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]*
Ext. 5736

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

DATE: May 13, 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. 2003-R-47 on February 11, 2003, 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
204/704AB/804	JOSHUA H. SIMONS AND BERNICE W. SIMONS	\$ 64,100.00	\$ 70,500.00
205	LEWIS I. HUGHEY & CAROLYN J. HUGHEY	\$ 3,400.00	\$ 4,000.00
206/706/806	BURNICE JOE SIMONS, JR. AND DANIEL CURTIS SIMONS	\$ 23,800.00	\$ 26,000.00
207/707/807	RICHARD G. HOLCOMB	\$ 500.00	\$ 625.00
208/708	DONALD S. FULSANG AND SUSAN G. NORTON	\$ 1,900.00	\$ 2,800.00
212/812ABC	S.A.Z DEVELOPMENT, INC.	\$107,600.00	\$118,400.00
213A/713/813	THEODORE AND ANN TAKVORIAN	\$ 45,600.00	\$ 50,000.00
213B	THEODORE AND ANN TAKVORIAN	\$ 56,100.00	\$ 62,000.00
213C	THEODORE AND ANN TAKVORIAN	\$ 9,400.00	\$ 10,400.00
215/715	DEONARINE PERSAUD	\$ 36,700.00	\$ 44,000.00
216	MICHAEL M. GUTHRIE AND LINDA S. GUTHRIE	\$ 3,200.00	\$ 4,000.00
219/819	RICHARD J. HOLCOMB AND DORIS L. HOLCOMB	\$ 3,900.00	\$ 5,000.00
220/820	ELGAN A. STAPPE, II	\$ 19,100.00	\$ 22,000.00
224/824AB	WILLIAM P. AND LUCY P. LAYER & JOHN AND CARLENE PILOIAN & MARC J. PILOIAN	\$ 40,900.00	\$ 45,000.00
225/725/825	WALTER N. KING	\$ 38,800.00	\$ 42,700.00
227/827	FERTAKIS INTERNATIONAL	\$ 66,600.00	\$ 73,000.00
228/828AB	HEWITT OLSON	\$ 59,000.00	\$ 65,000.00
229AB/829A	JOE W. BROOKS	\$ 1,300.00	\$ 1,600.00
229C/829B	JOE BROOKS	\$ 2,300.00	\$ 2,800.00

PARCEL NOS.	PROPERTY OWNER	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
230/730/830	LAMAR AND SANDRA BROOKS	\$146,600.00	\$160,000.00
231/831	CHERI ADAMSON & DORIS GORMLY	\$ 45,900.00	\$ 50,500.00
233AB/833	ALEX VAUGHAN	\$ 900.00	\$ 900.00
737	ROBERT L. HOLCOMB	\$ 2,600.00	\$ 3,300.00

VI SETTLEMENT ANALYSIS/COST AVOIDANCE

Most of the proposed offers are between 10% and 25% above the appraised value. Most of these owners have not yet retained counsel. Offering additional funds at this time will hopefully satisfy the property owner's concerns so that they decide to enter into a settlement agreement.

VII. RECOMMENDATION

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

LV/la
Attachment
Location Map

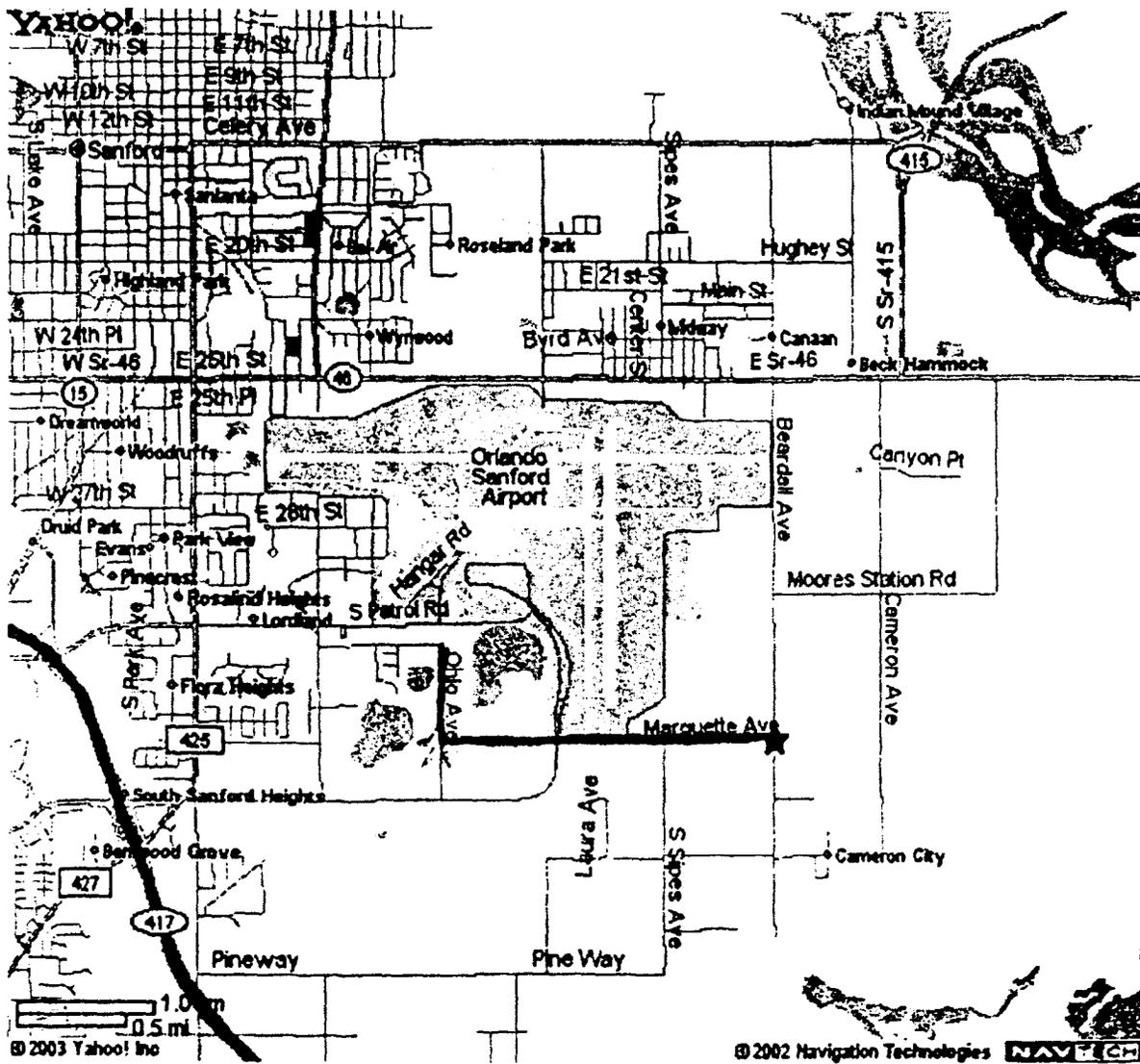


EXHIBIT A