



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: May 19, 2004

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 the existing Lake Drive east of Casselberry city limits, and east of Azalea Avenue.

See Location Maps attached as Composite Exhibit "A".

**II AUTHORITY TO ACQUIRE**

The BCC adopted Resolution No. 2002-R-70 on April 23, 2002, First Supplemental and First Amended Resolution No. 2003-R-133 on August 26, 2003, and Second Supplemental and Second Amended Resolution No. 2003-R-201 on November 18, 2003, and will consider a Third Supplemental and Third Amended Resolution at the April 13, 2004 BCC meeting, 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
104	The Community Alliance Church of Seminole County	17,151 sq ft	\$77,100.00	\$100,000.00
105/705*	Oscar B. & Simone Stoughton	7,530 sq ft / 434 sq ft	\$22,300.00	\$35,000.00
106/706*	Same as Above	Same as Above	See above	See above
107/707	Charles A. & Rita A. DeNave	7,091 sq ft / 239 sq ft	\$66,475.00	\$85,000.00
108	Michelle A. & Darryl A. Blanford	11,184 sq ft	\$34,625.00	\$50,000.00
109	Alfred & Janice Lockyer	8,371 sq ft	\$19,575.00	\$32,000.00
110	Willow Creek Church PCA, Inc.	9,987 sq ft	\$50,100.00	\$55,000.00
111	Willow Creek Church PCA, Inc.	18,222 sq ft	\$26,050.00	\$35,000.00
112/712	Charles H. Veigle	5.757 ac 635 sq ft	\$435,500.00	\$575,000.00
115	Alex J. Abrams	1,570 sq ft	\$12,900.00	\$18,000.00
715	John T. Cathcart	265 sq ft	\$11,600.00	\$15,000.00
116/716AB	William G. & Patricia L. Jenkins	3,992 sq ft / 392 sq ft / 170 sq ft	\$82,200.00	\$110,000.00
117/717	James & Judith Viles	6,349 sq ft 384 sq ft	\$47,000.00	\$60,000.00
118/718	James M. & Anne J. Gillespie	2,159 sq ft / 532 sq ft	\$27,200.00	\$35,000.00
121/721	Alex G. Suero	1,179 sq ft / 331 sq ft	\$32,300.00	\$55,000.00
122/722	Donald F. & Pamela A. Wright	15,478 sq ft / 989 sq ft	\$46,600.00	\$75,000.00
124	Elmer D. & Barbara A. Bakalla	3.969 ac	\$340,100.00	\$410,000.00
128	James & Rose Ann Hunter	10,025 sq ft	\$16,700.00	\$30,000.00
129	James & Rose Hunter	8,968 sq ft	\$31,500.00	\$50,000.00
130	Margaret L. McCorkle	3,870 sq ft	\$39,700.00	\$55,000.00

PARCEL NOS.	PROPERTY OWNER	PROPERTY TO BE ACQUIRED	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
131	The Hindu Society of Central Florida Inc.	858 sq ft	\$2,700.00	\$7,000.00
132	Michael R. Kendrick & Helen M. Parks	3,870 sq ft	\$29,100.00	\$50,000.00
133	The Hindu Society of Central Florida, Inc.	8,399 sq ft	\$80,650.00	\$110,000.00
134	The Hindu Society of Central Florida, Inc.	17,997 sq ft	\$23,400.00	\$45,000.00
135	Olive S. Assam	6,700 sq ft	\$45,400.00	\$60,000.00
136	Desmond & Jennifer Assam	7,072 sq ft	\$111,000.00	\$145,000.00
173	Ebtide Construction & Development, Inc.	1,664 sq ft	\$21,300.00	\$35,000.00
242	Albert & Mildred Mikolajcik	4,744 sq ft	\$6,200.00	\$10,000.00
1837/1737	Richard K. & Sharon M. Newberg	437 sq ft / 242 sq ft	\$2,200.00	\$5,000.00
1739	Robert J. Isaac	306 sq ft	\$1,350.00	\$5,000.00
1740	Valerie Blanchard	562 sq ft	\$3,400.00	\$6,500.00
1838	Evelyn & Tom Beilman	169 sq ft	\$650.00	\$2,500.00
<b>TOTAL</b>			<b>\$1,746,875.00</b>	<b>\$2,361,000.00</b>

\* One Appraisal For The (4) Parcels (105/705 & 106/706).

## 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/sb

Attachments:

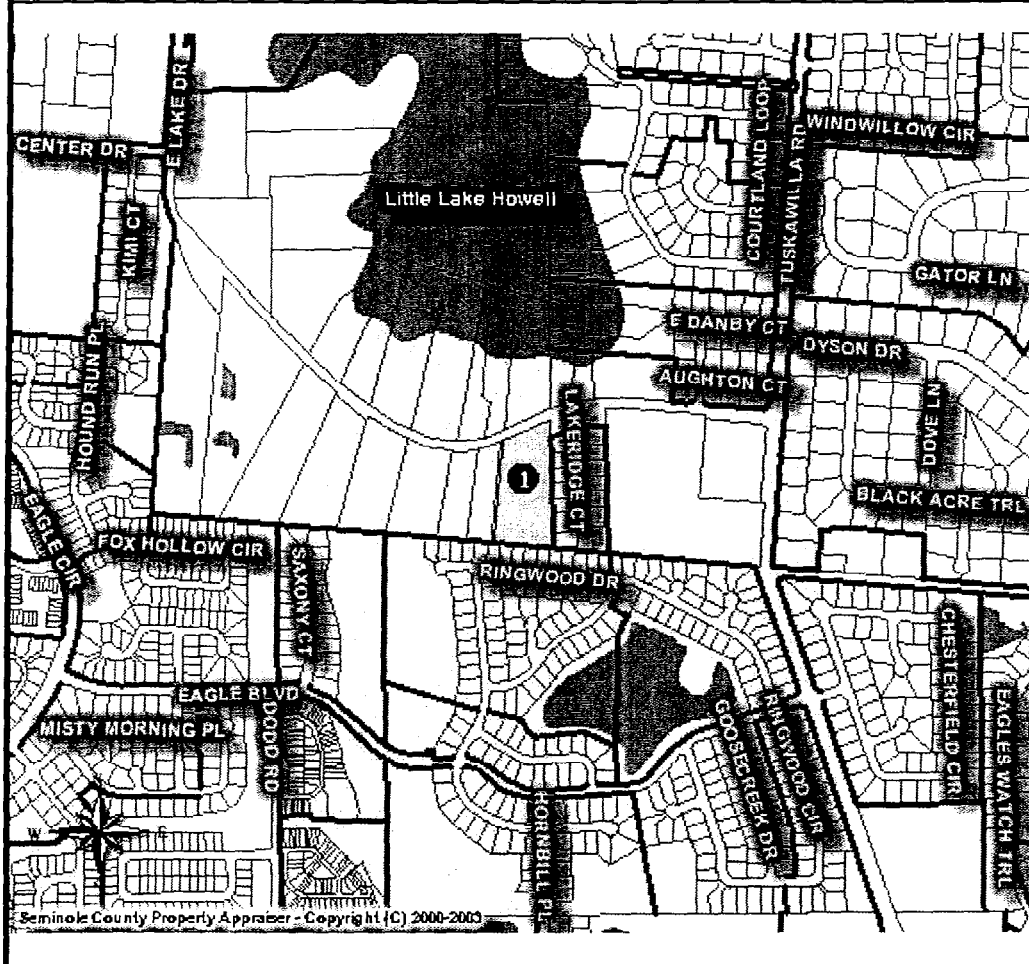
Location maps (Composite Exhibit "A")

Seminole County, Florida

# Property Appraiser Services

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H. W. "Bill" Suber CFA, ASA



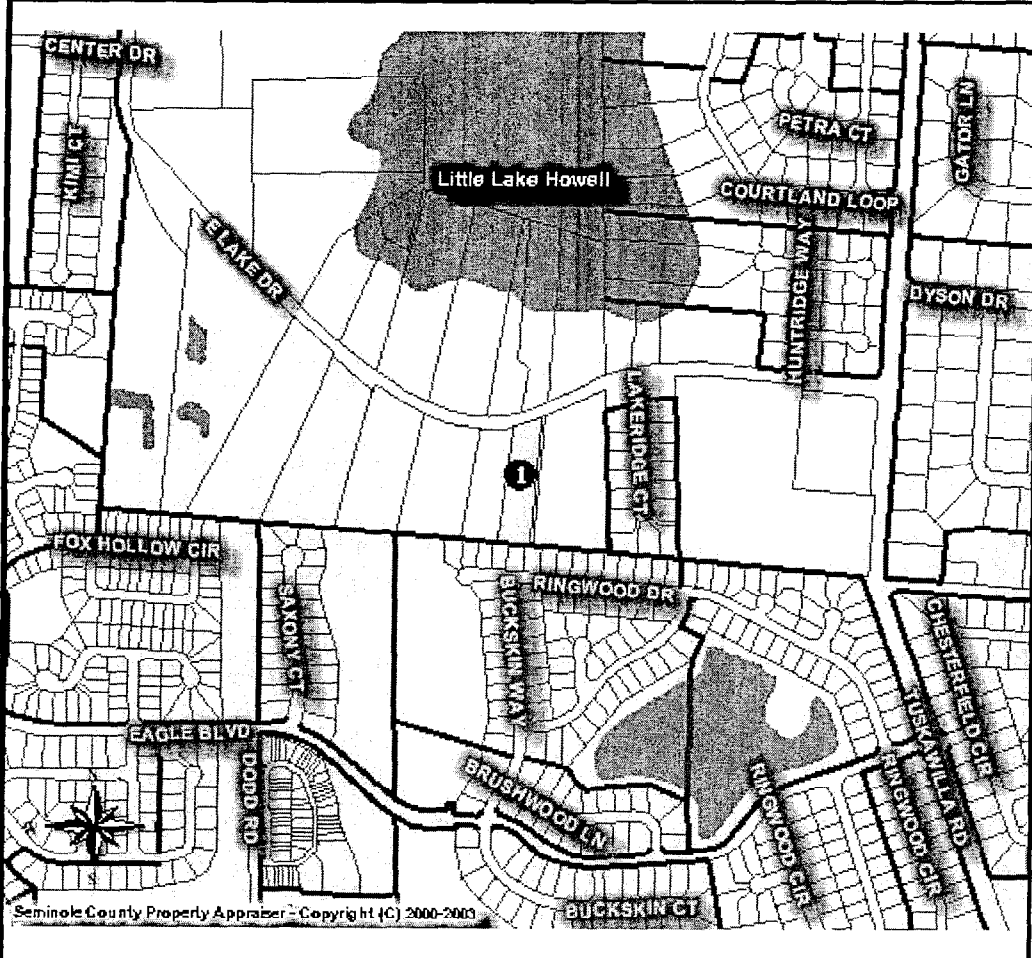
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 1101 E. First St.  
 Sanford FL 32771  
 407-665-7506

- Legend**
- Selected Features
  - County Boundary
  - Streets
  - Hydrology
  - Subdivision Lines
  - Parcels
  - Facilities
  - Golf Course
  - Parks

Seminole County Property Appraiser - Copyright (C) 2000-2003

Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300004A0000	CHURCH COMMUNITY ALLIANCE OF	1006 SAPLING DR	WINTER SPRINGS	FL	32708

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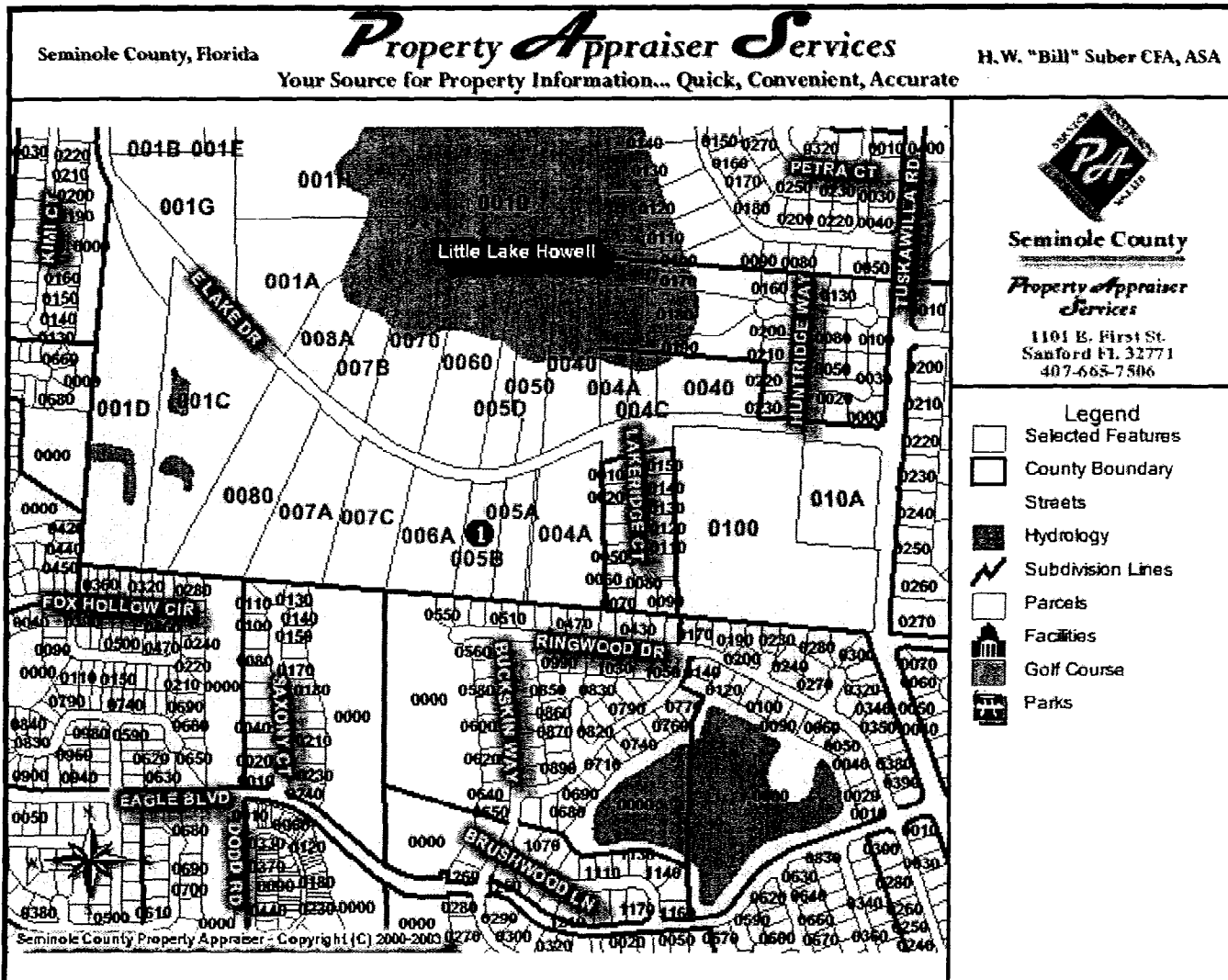


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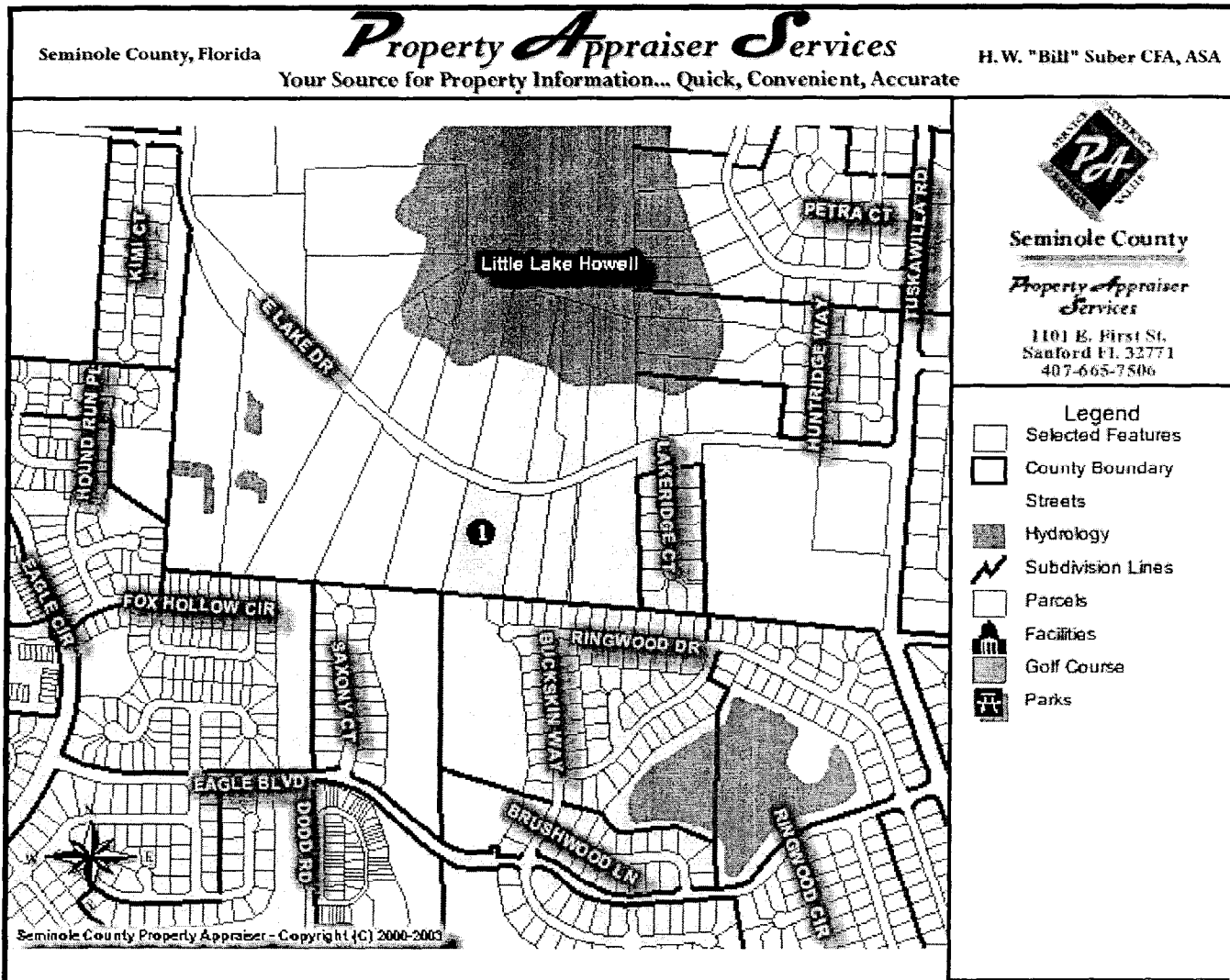
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Seminole County Property Appraiser - Copyright (C) 2000-2003

Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300005A0000	STOUGHTON OSCAR B & SIMONE	4811 EAST LAKE DR	WINTER SPRINGS	FL	32708



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300005B0000	DE NAVE CHARLES A & RITA A	4805 E LAKE DR	WINTER SPRINGS	FL	32708




Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300006A0000	BLANFORD MICHELLE A & DARRYL A	4701 E LAKE DR	WINTER SPRINGS	FL	32708

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**Legend**

- Selected Features
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- Hydrology
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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030007C0000	LOCKYER ALFRED & JANICE	212 MORTON LN	WINTER SPRINGS	FL	32708

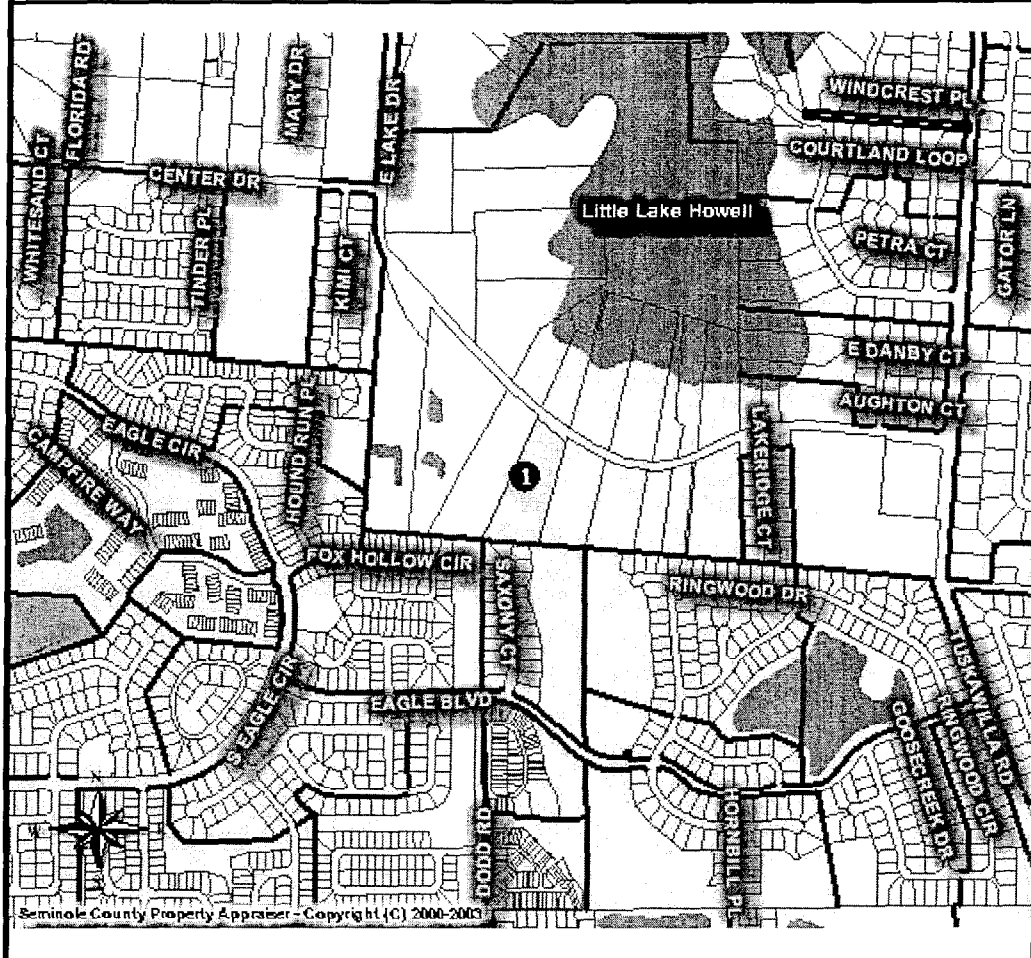


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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030007A0000	CHURCH WILLOW CREEK PCA INC	4725 E LAKE DR	WINTER SPRINGS	FL	32708

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030000800000	CHURCH WILLOW CREEK PCA INC	4725 E LAKE DR	WINTER SPRINGS	FL	32708

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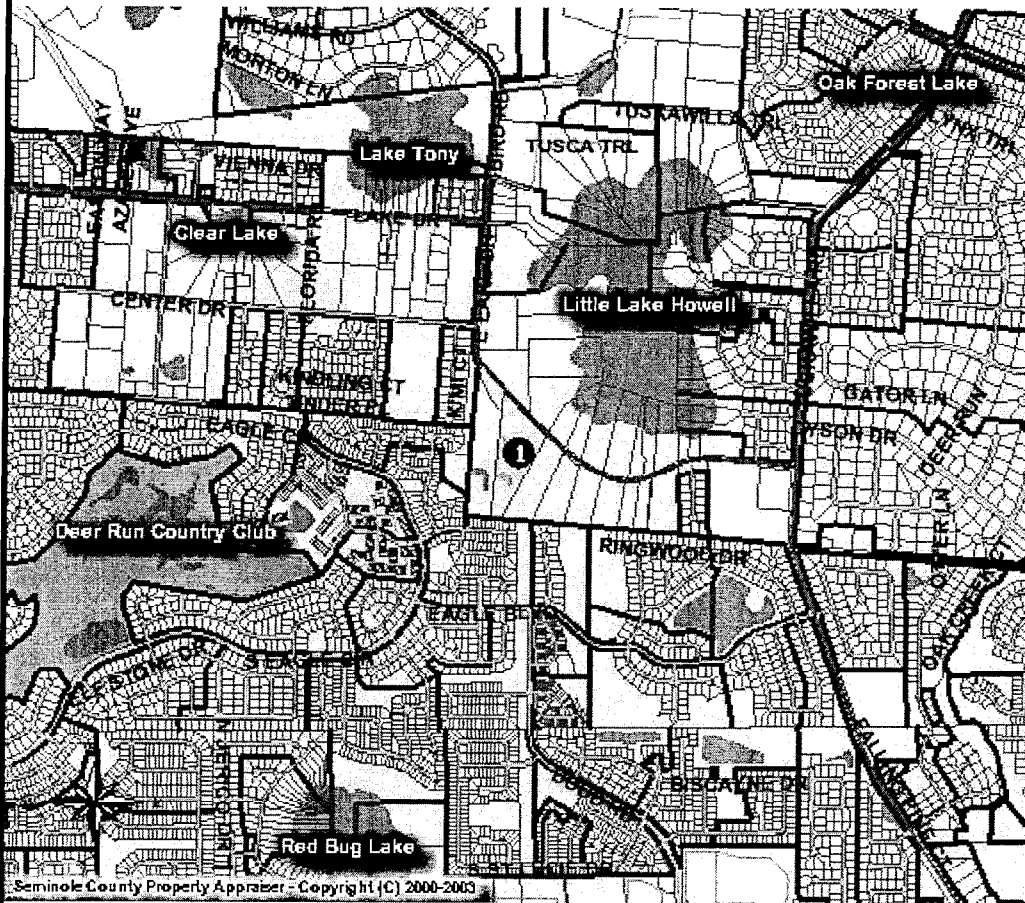
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- Legend**
- Selected Features
  - County Boundary
  - Major Roads
  - Streets
  - Hydrology
  - Subdivision Lines
  - Parcels
  - Facilities
  - Golf Course
  - Parks

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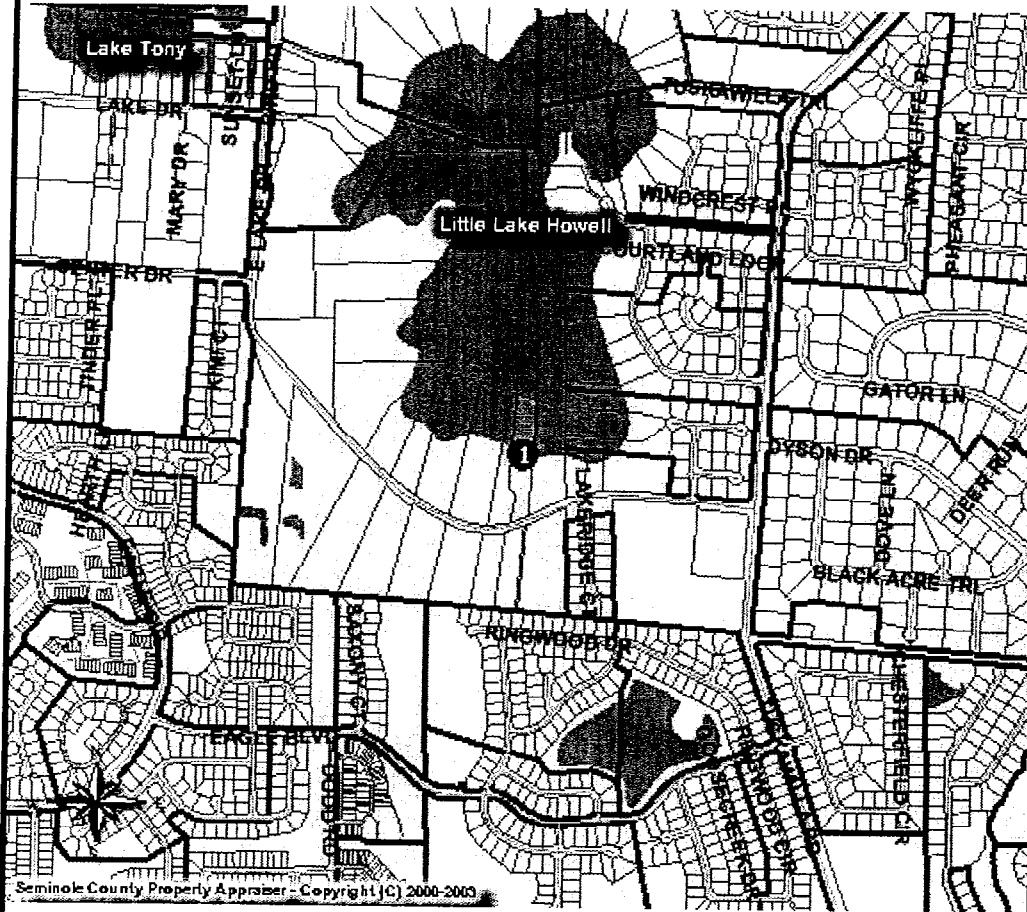
Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300001C0000	VEIGLE CHARLES H	4625 E LAKE DR	WINTER SPRINGS	FL	32708

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030000500000	CATHCART JOHN T	PO BOX 195788	WINTER SPRINGS	FL	32719

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# Property Appraiser Services

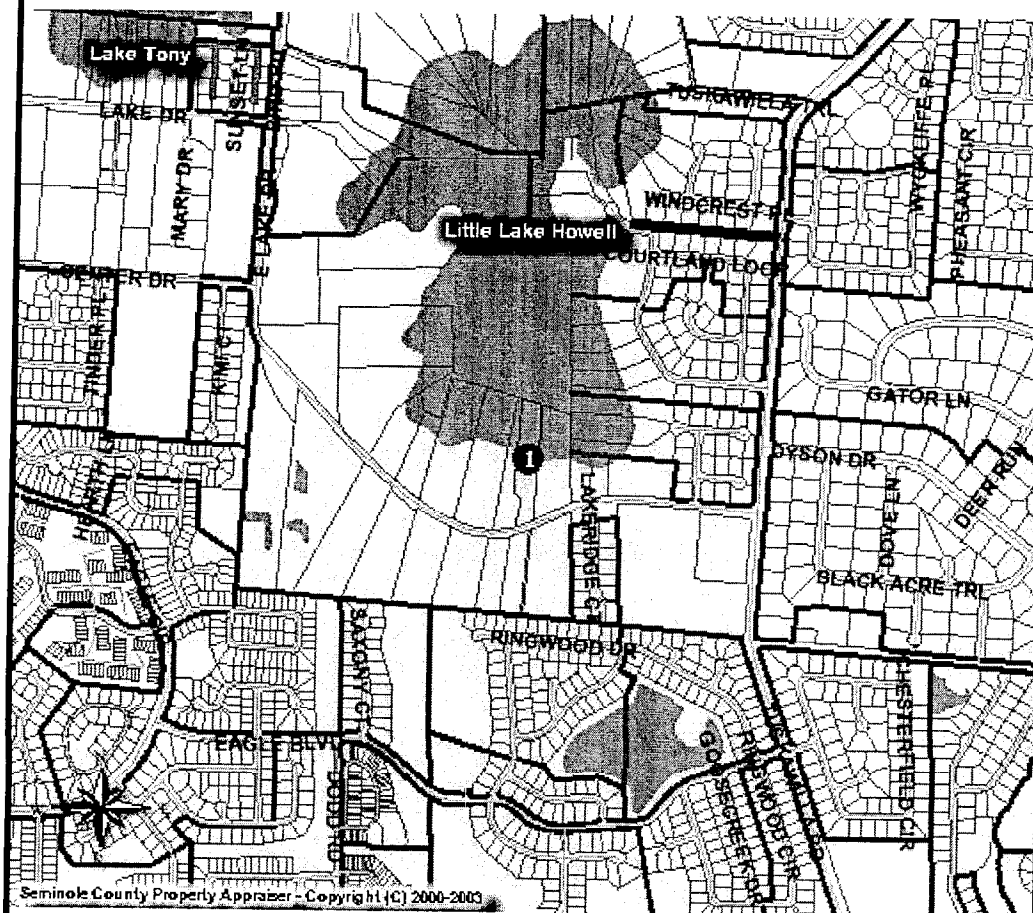
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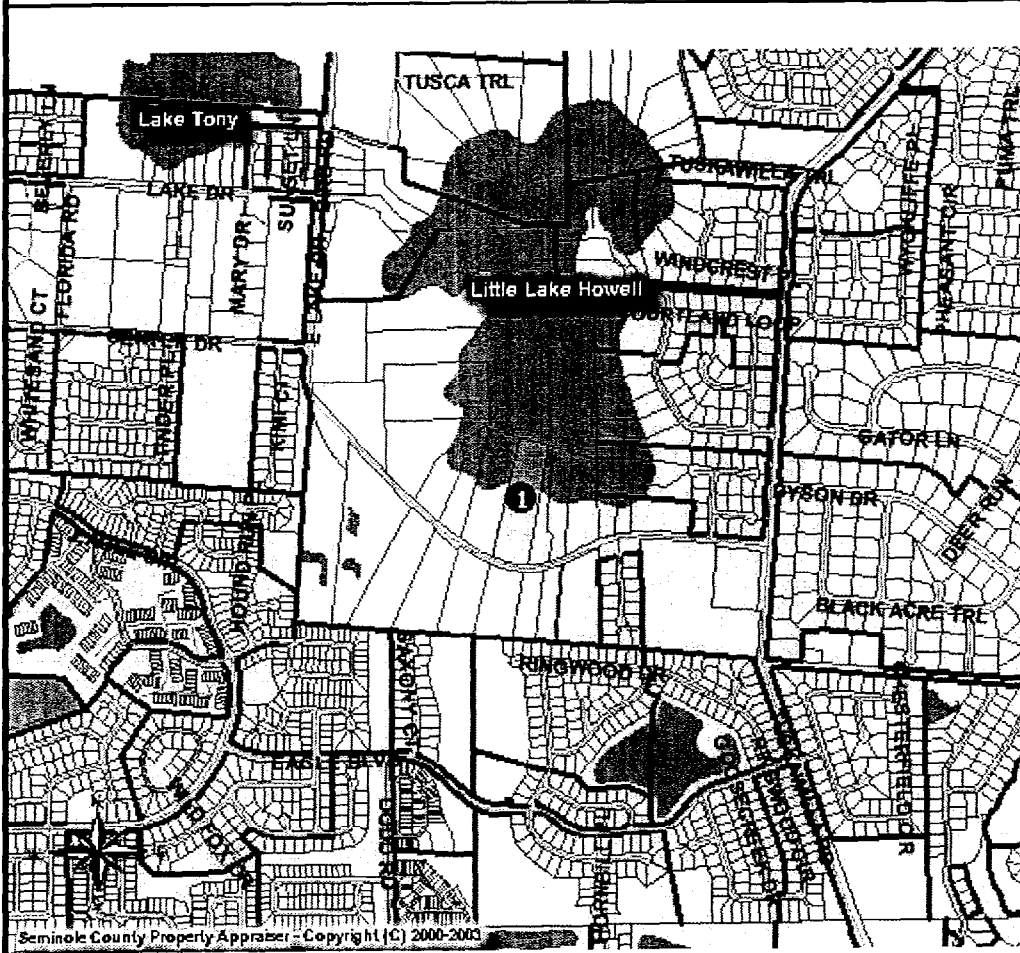
Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030000500000	CATHCART JOHN T	PO BOX 195788	WINTER SPRINGS	FL	32719

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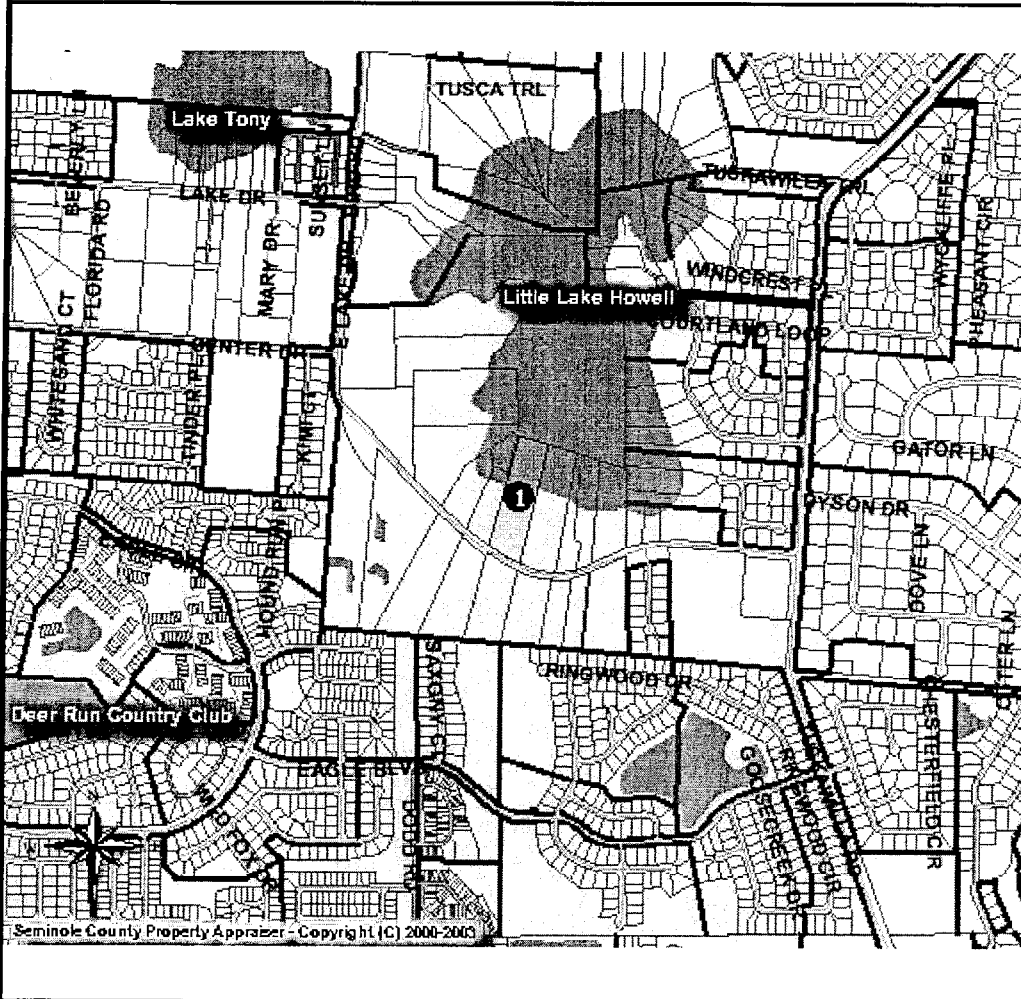
Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030000600000	JENKINS WILLIAM G & PATRICIA L	4750 E LAKE DR	WINTER SPRINGS	FL	32708

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  - Golf Course
  - Parks

Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	14213030000700000	VILES JAMES M & JUDY	4726 E LAKE DR	WINTER SPRINGS	FL	32708

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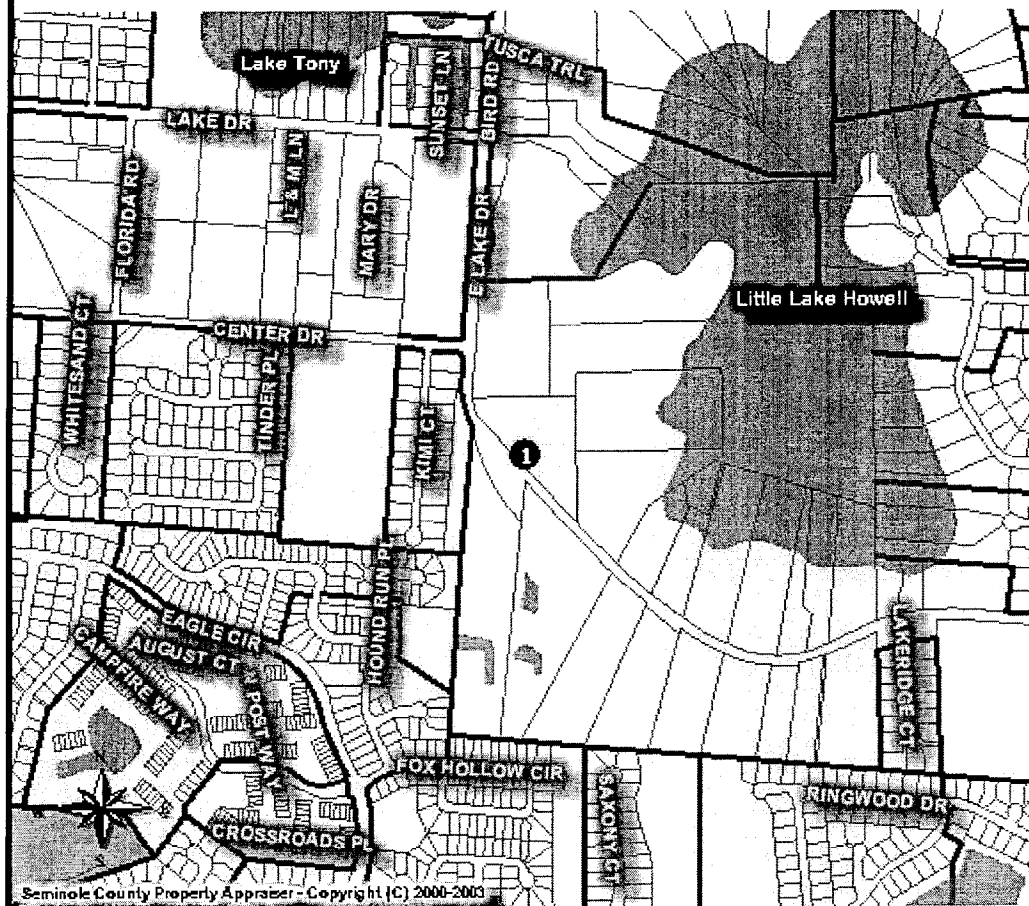
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  - Parks

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300001G0000	SUERO ALEX G	4550 E LAKE DR	WINTER SPRINGS	FL	32708

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**Legend**

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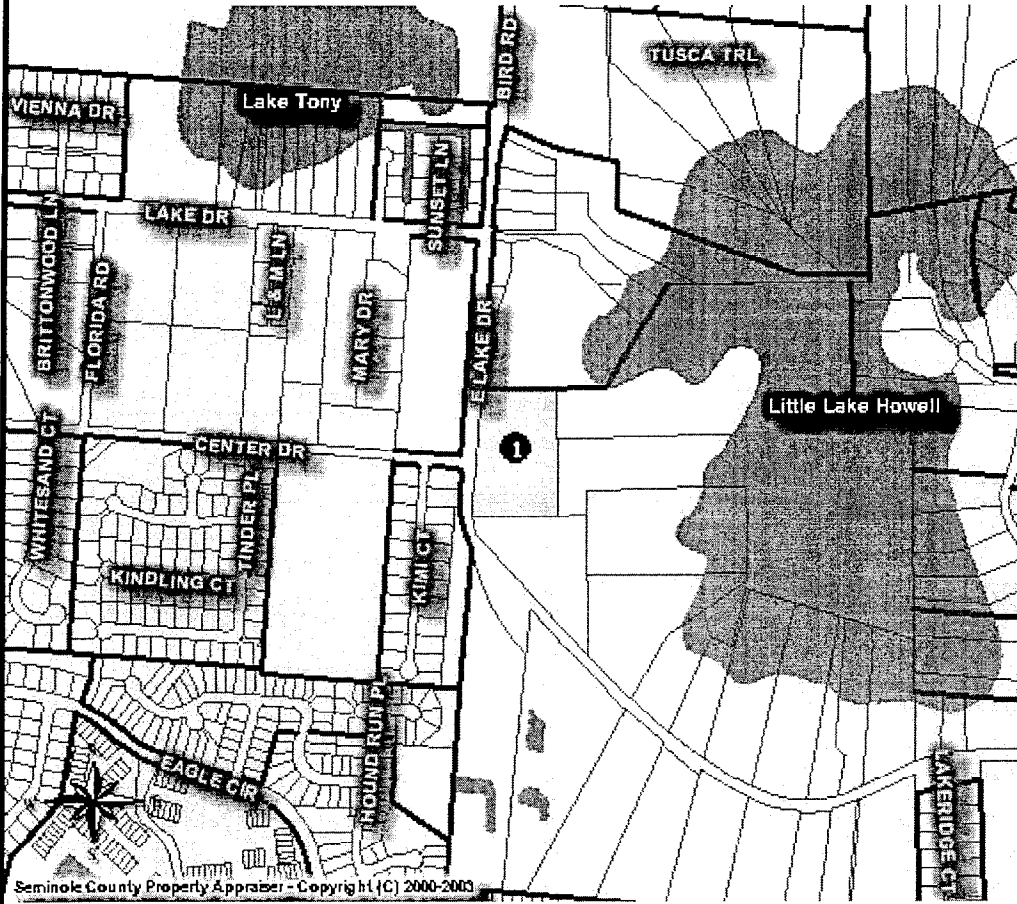
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1	142130300001E0000	WRIGHT DONALD F & PAMELA A	4450 E LAKE DR	WINTER SPRINGS	FL	32708

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	142130300001B0000	WRIGHT DONALD F & PAMELA A	PO BOX 2828	ORLANDO	FL	32802

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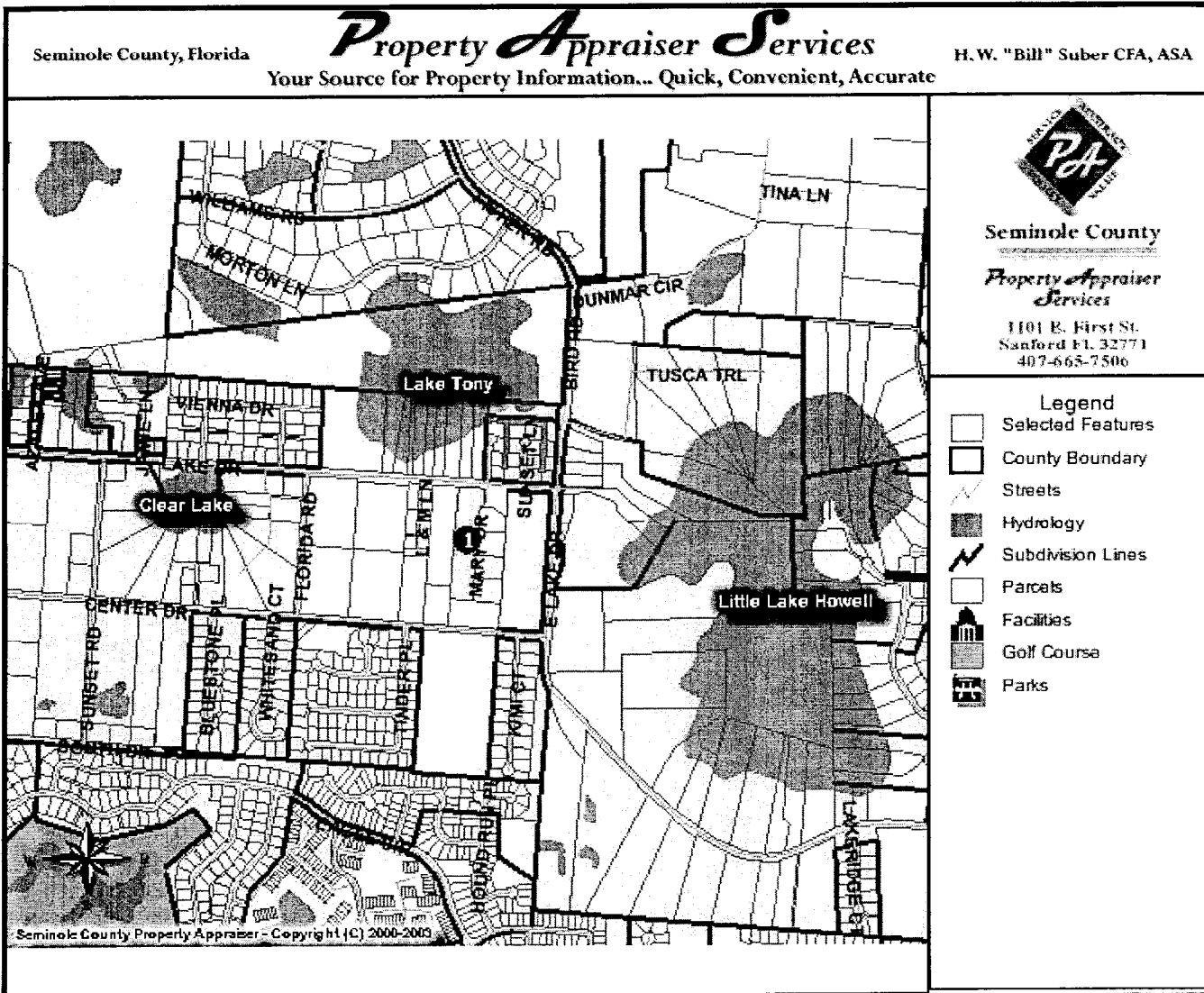
1101 E. First St.  
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**Legend**

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ00000150	BAKALLA ELMER D & BARBARA A	PO BOX 301008	CASSELBERRY	FL	32730



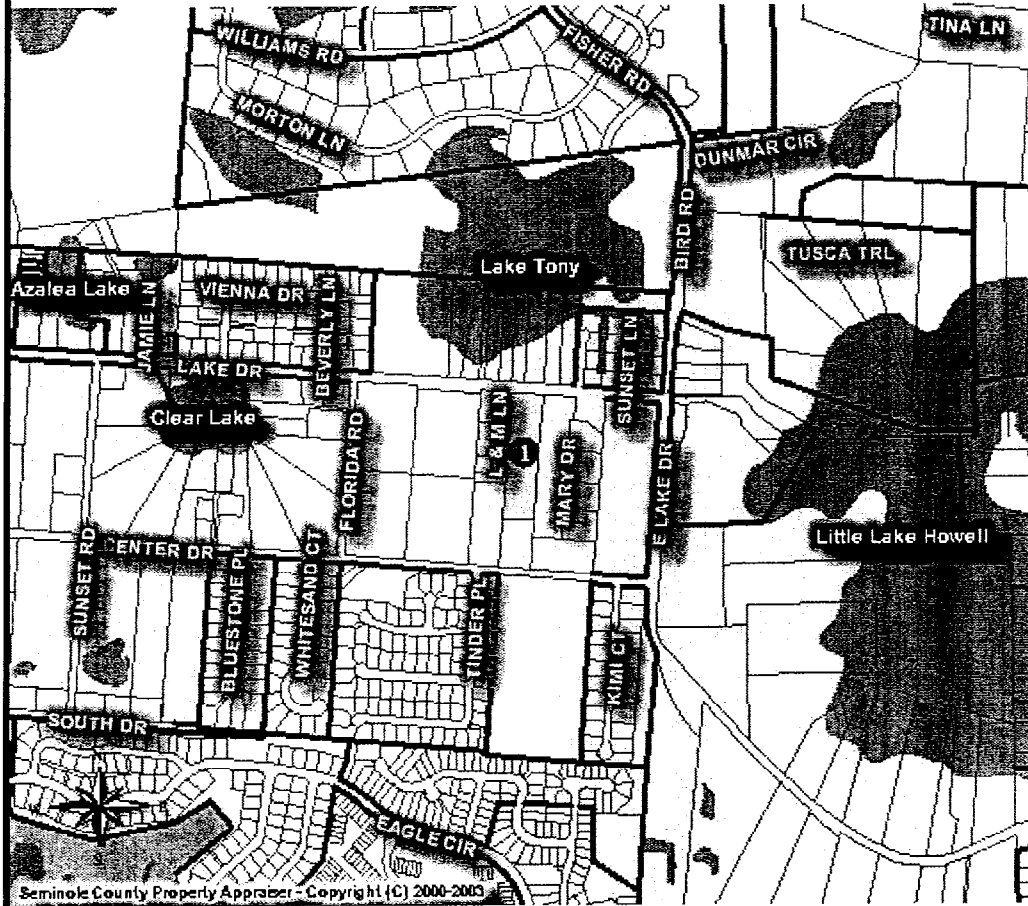
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1	1021305BQ00000160	HUNTER JAMES D & ROSE A	2010 LAKE DR	CASSELBERRY	FL	32707

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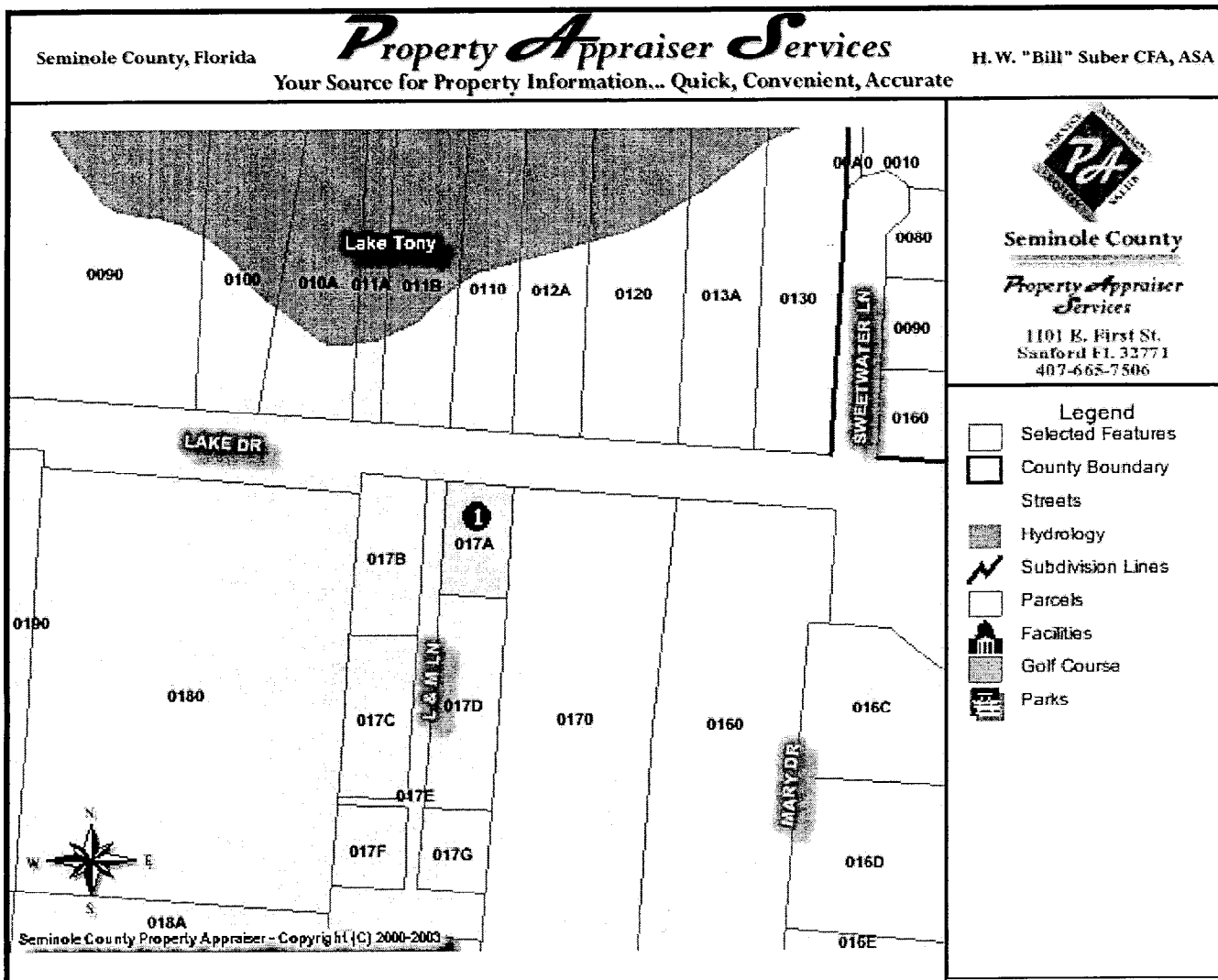
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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000170	HUNTER JAMES D & ROSE A	2010 LAKE DR	CASSELBERRY	FL	32707



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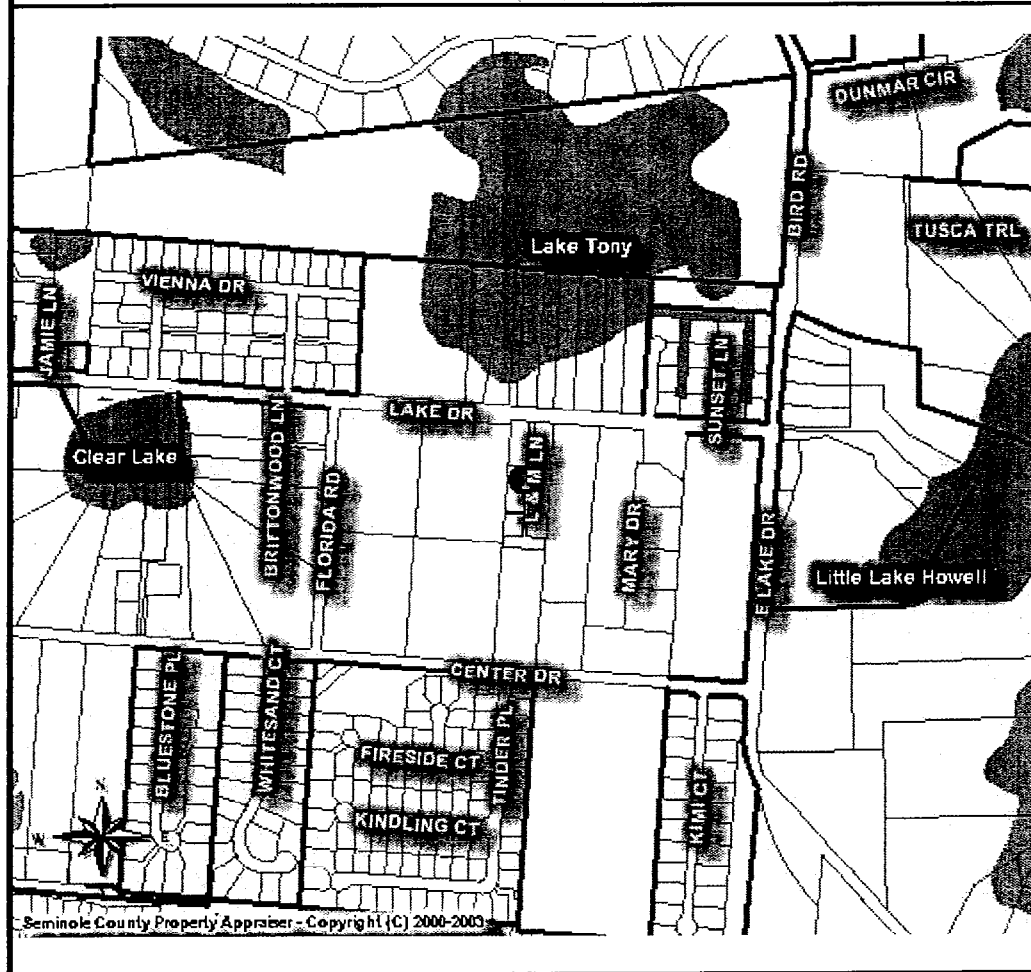
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1	1021305BQ0000017A	MC CORKLE MARGARET L	640 LAUREL OAK LN #110	ALTAMONTE SPRINGS	FL	32701

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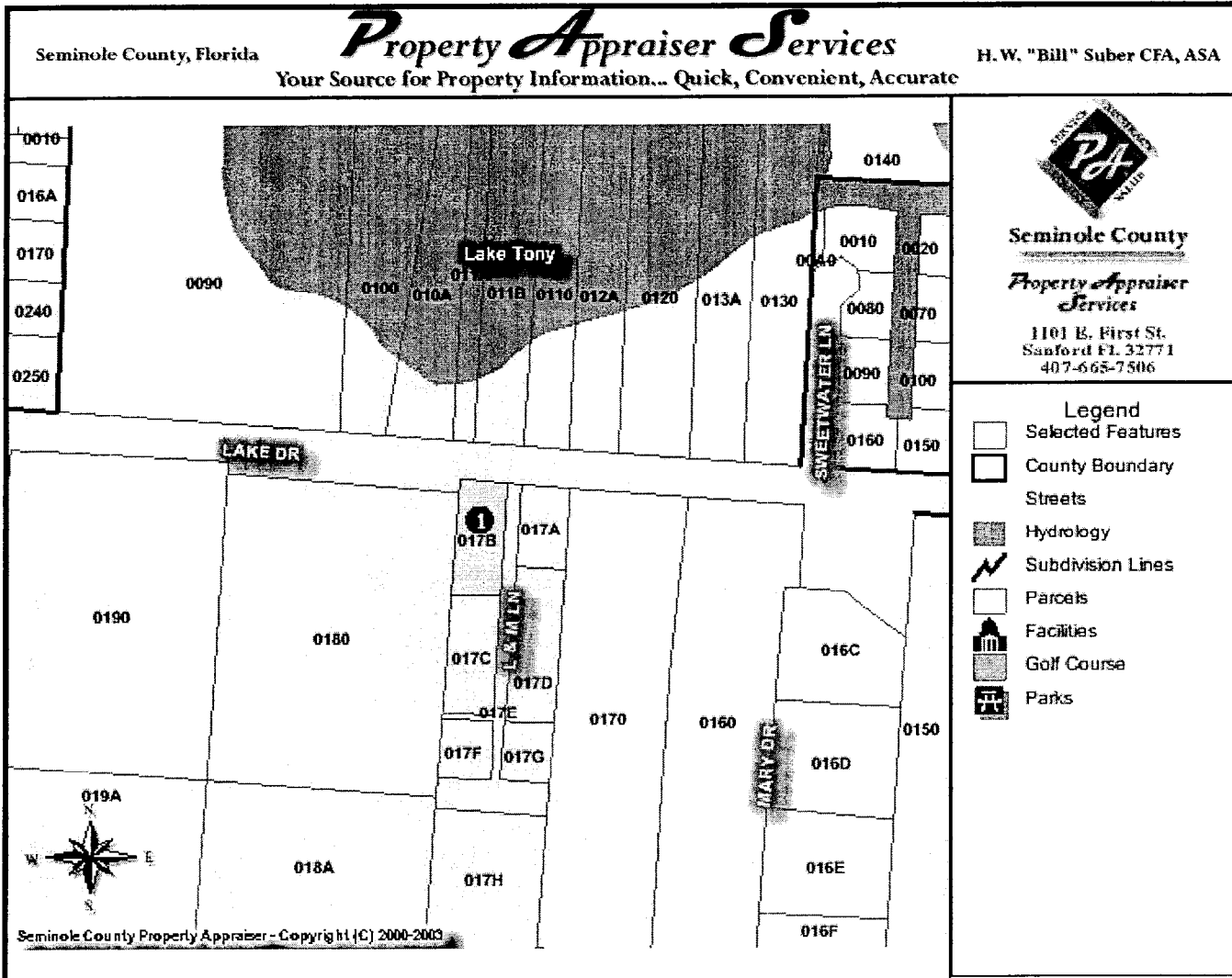


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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000017E	HINDU SOCIETY OF CENTRAL FLA	PO BOX 181221	CASSELBERRY	FL	32718





Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000017B	KENDRICK MICHAEL R	1998 LAKE DR	CASSELBERRY	FL	32707



Seminole County, Florida

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000180	HINDU SOCIETY OF CENTRAL	1994 LAKE DR	CASSELBERRY	FL	32707

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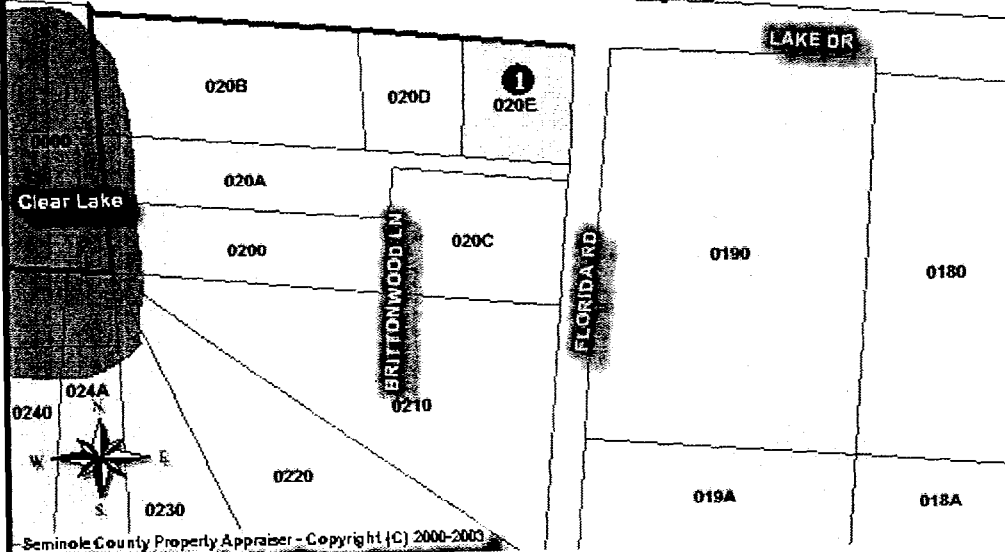
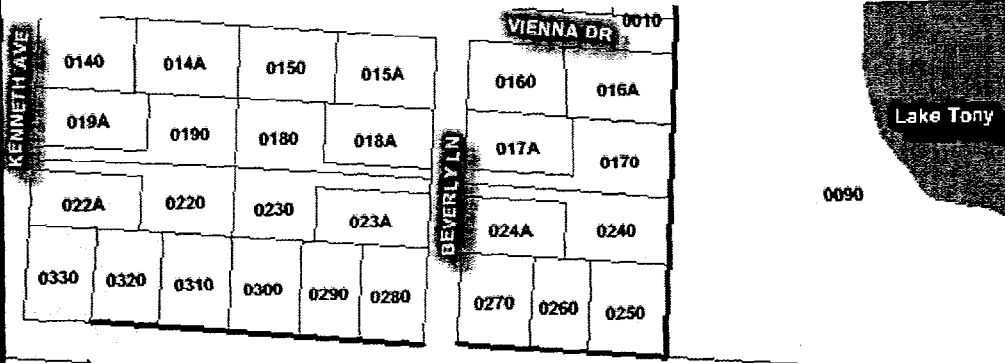
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Services

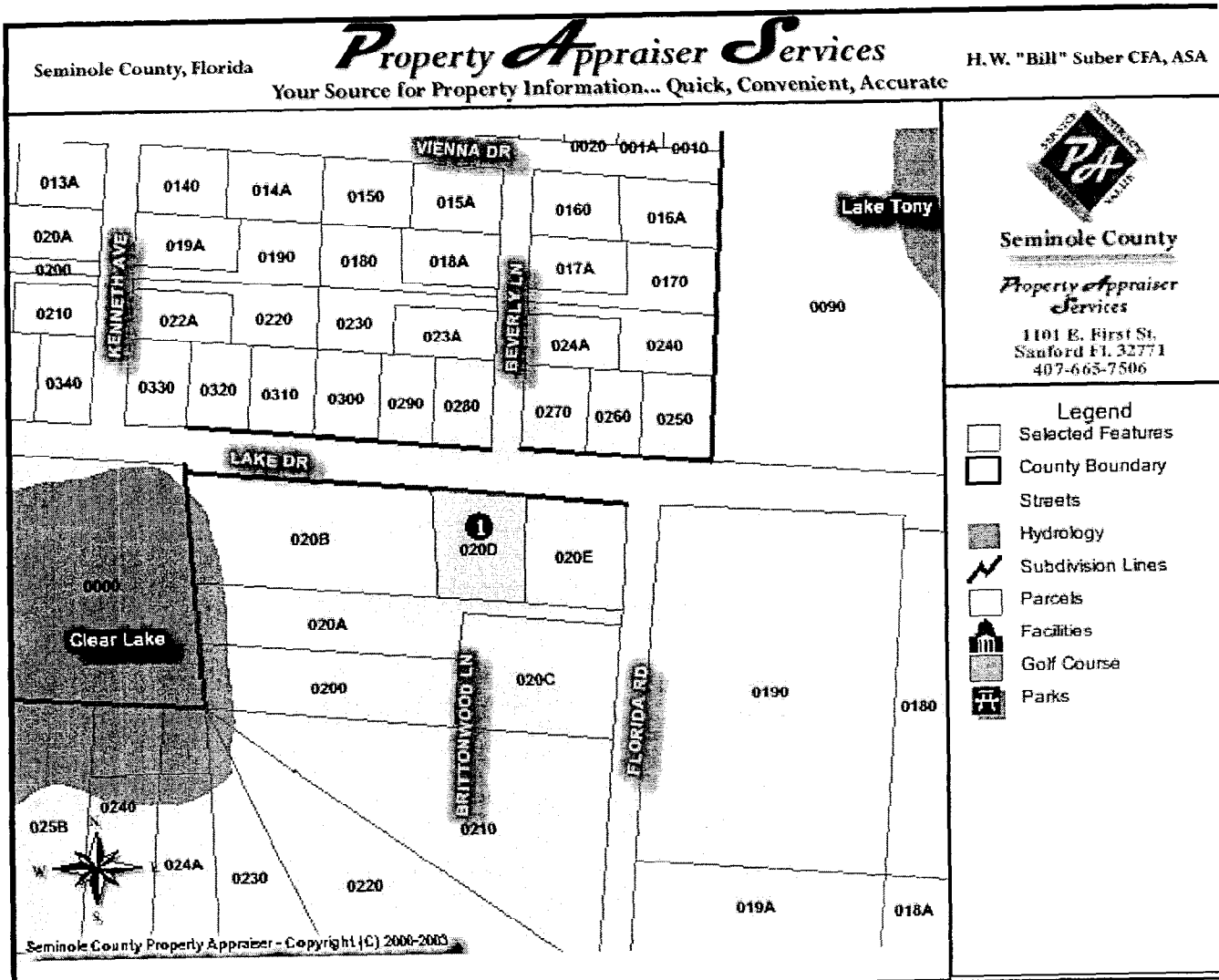
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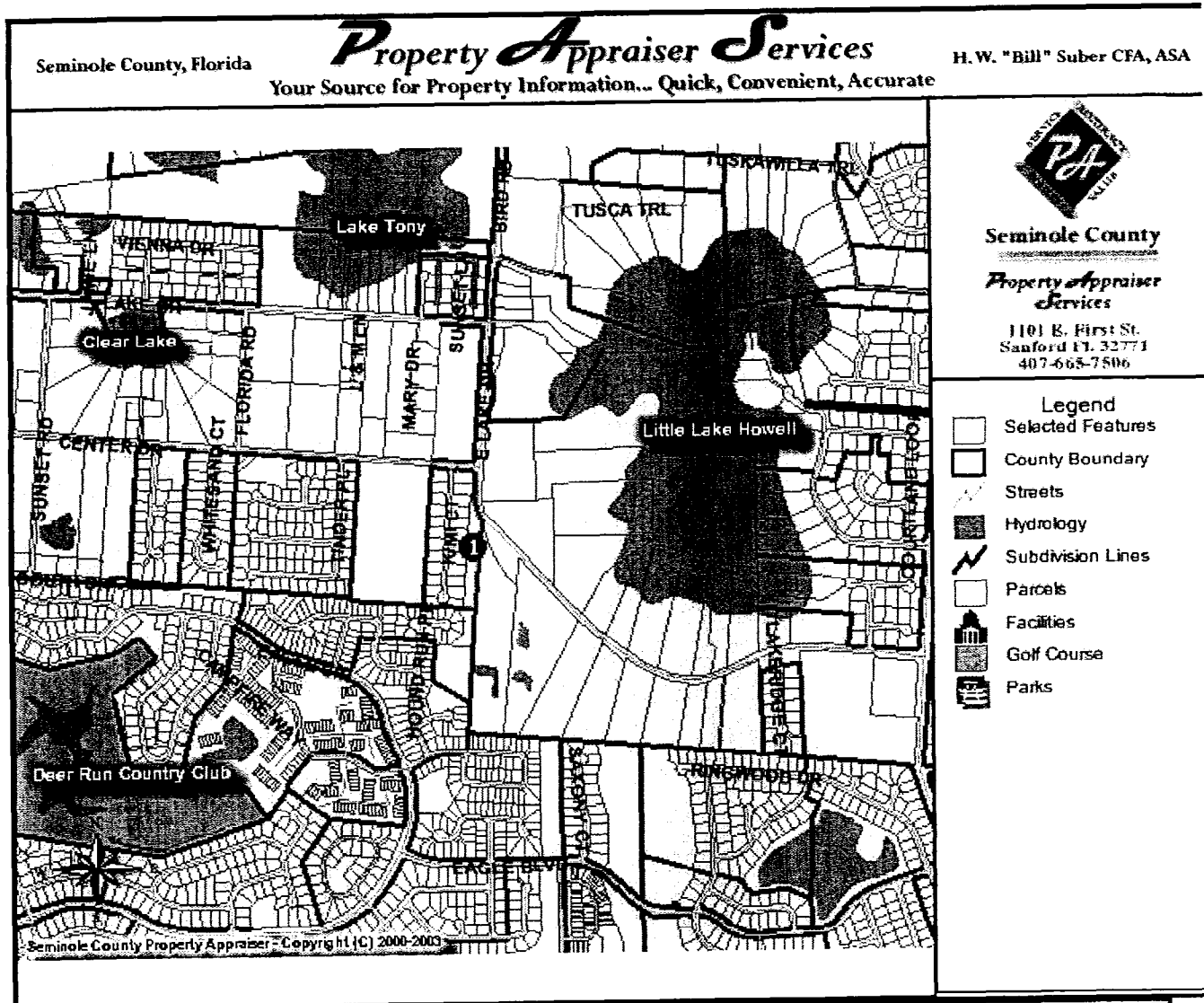


Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000020E	ASSAM OLIVE S	1940 LAKE DR	CASSELBERRY	FL	32707

Seminole County Property Appraiser - Copyright (C) 2000-2003



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000020D	ASSAM DESMOND & JENNIFER I	1930 LAKE DR	CASSELBERRY	FL	32707



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1421305080A000000	EBTIDE CONSTR & DEV INC	684 FORTROSE DR	WINTER SPRINGS	FL	32708

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# Property Appraiser Services

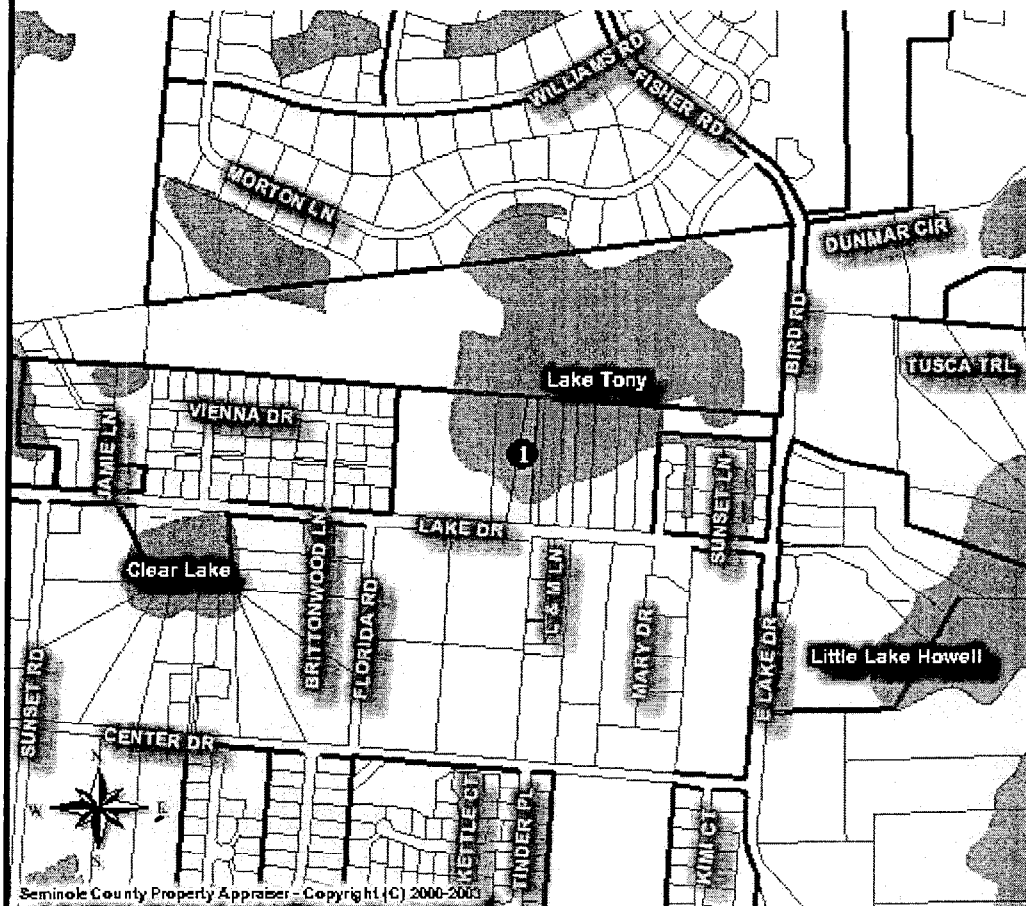
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  - Parks

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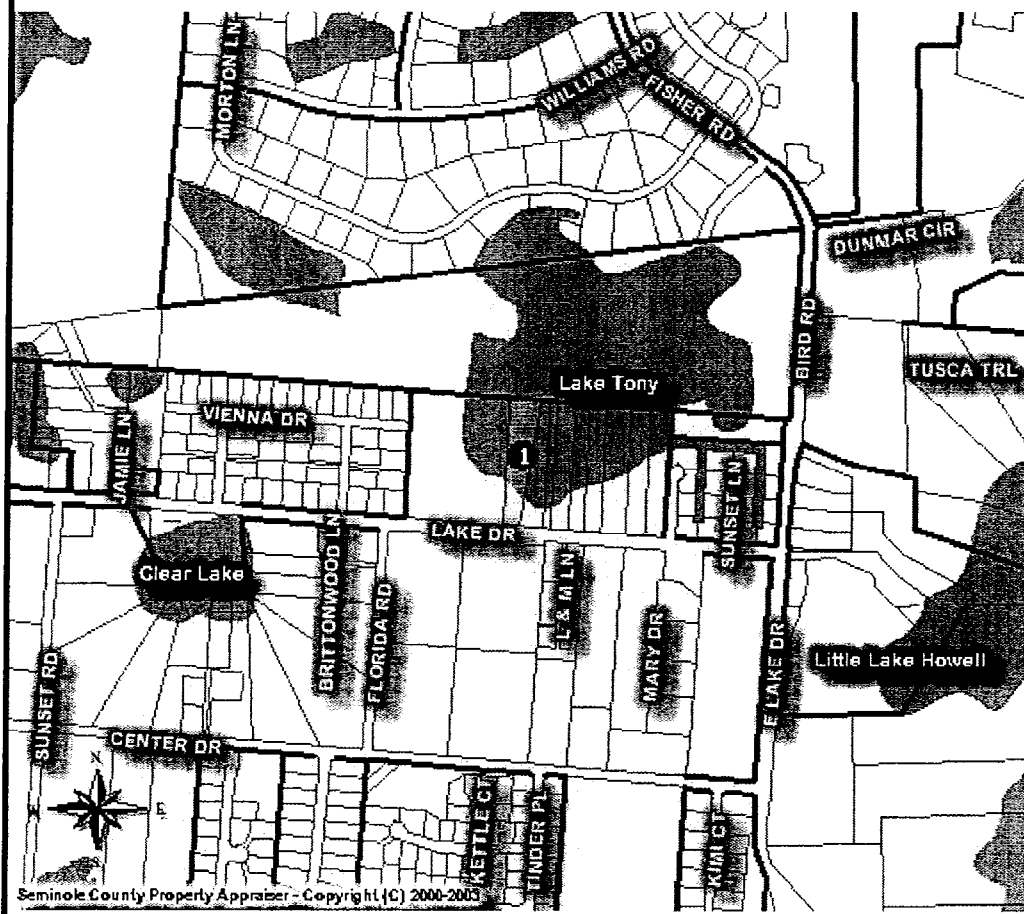
Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000010A	NEWBERG RICHARD K	2007 LAKE DR	CASSELBERRY	FL	32707

Seminole County, Florida

# Property Appraiser Services

Your Source for Property Information... Quick, Convenient, Accurate

H. W. "Bill" Suber CFA, ASA



**Seminole County**  
*Property Appraiser Services*

1101 E. First St.  
Sanford FL 32771  
407-665-7506

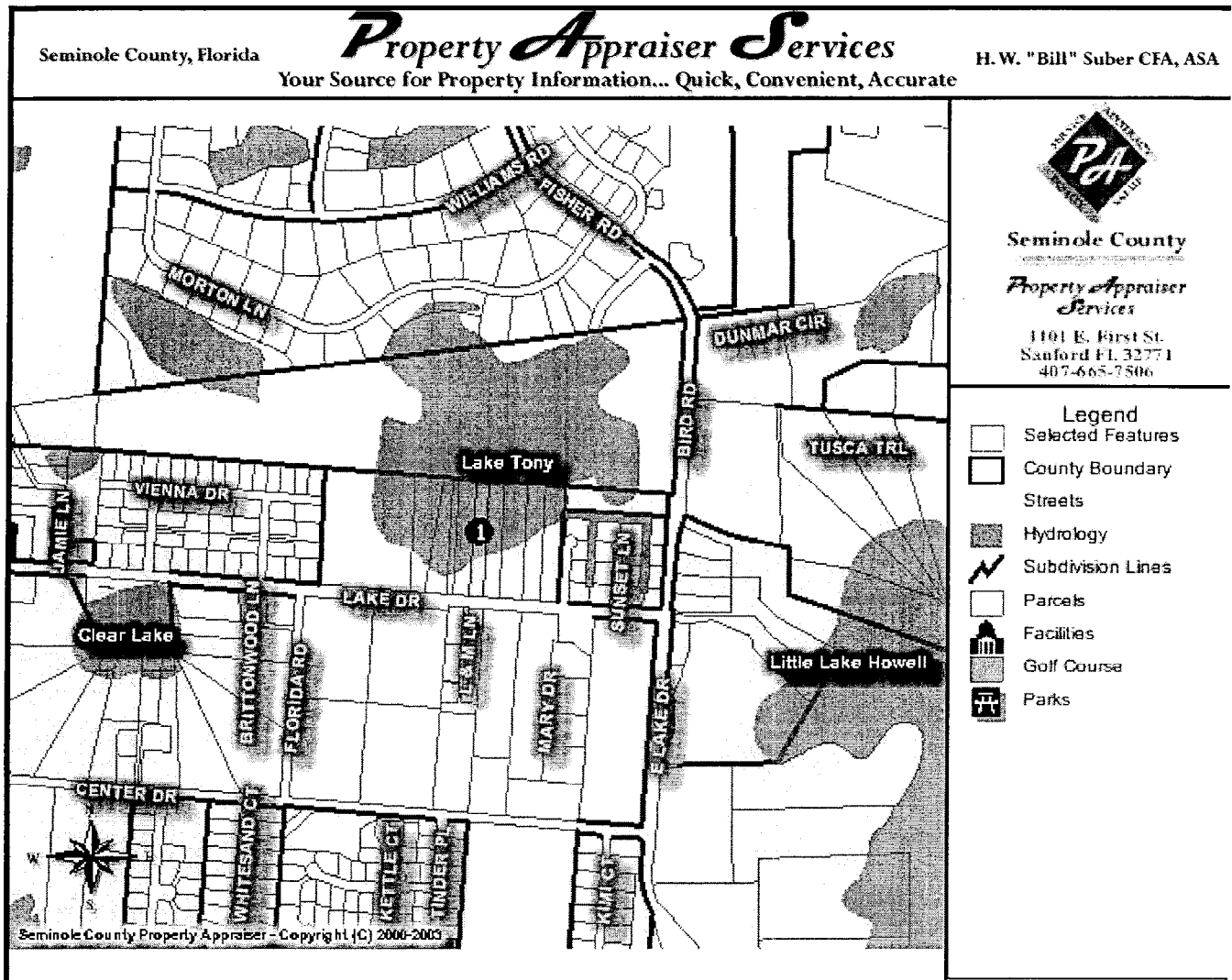
**Legend**

- Selected Features
- County Boundary
- Streets
- Hydrology
- Subdivision Lines
- Parcels
- Facilities
- Golf Course
- Parks

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ00000100	NEWBERG RICHARD K	2007 LAKE DR	CASSELBERRY	FL	32707





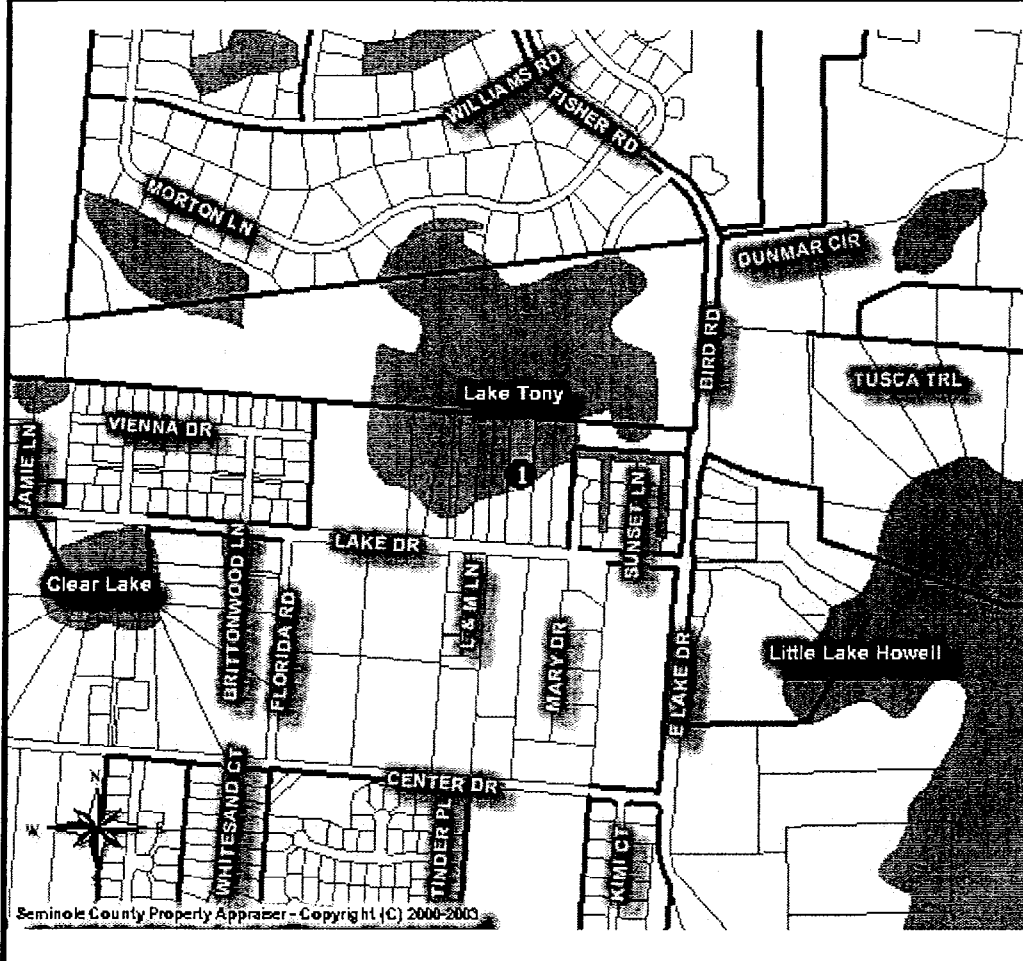
Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ00000110	ISAAC ROBERT J	2011 LAKE DR	CASSELBERRY	FL	32707

Seminole County, Florida

# Property Appraiser Services

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H. W. "Bill" Suber CFA, ASA

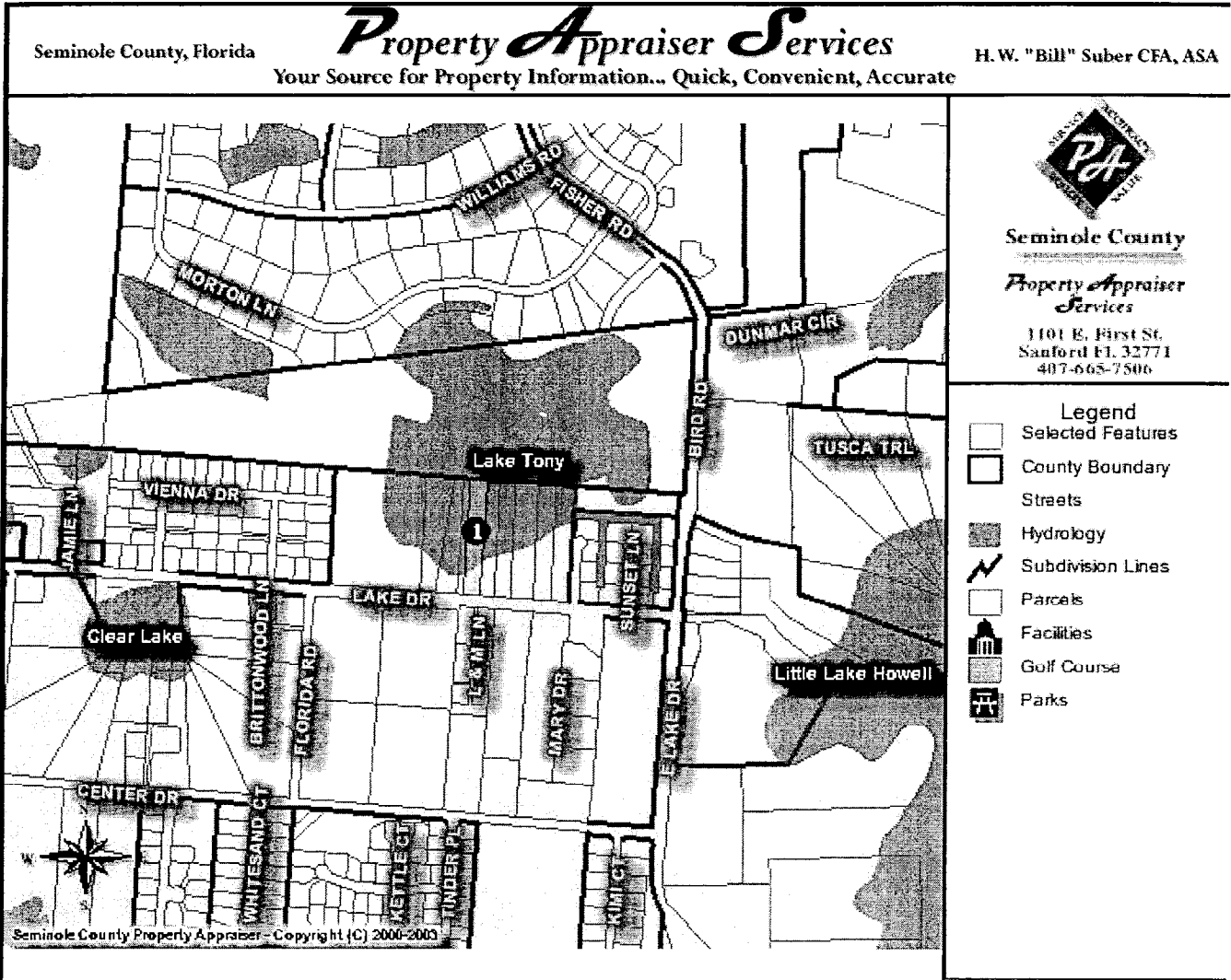


**Seminole County**  
**Property Appraiser Services**  
 1101 E. First St.  
 Sanford FL 32771  
 407-665-7506

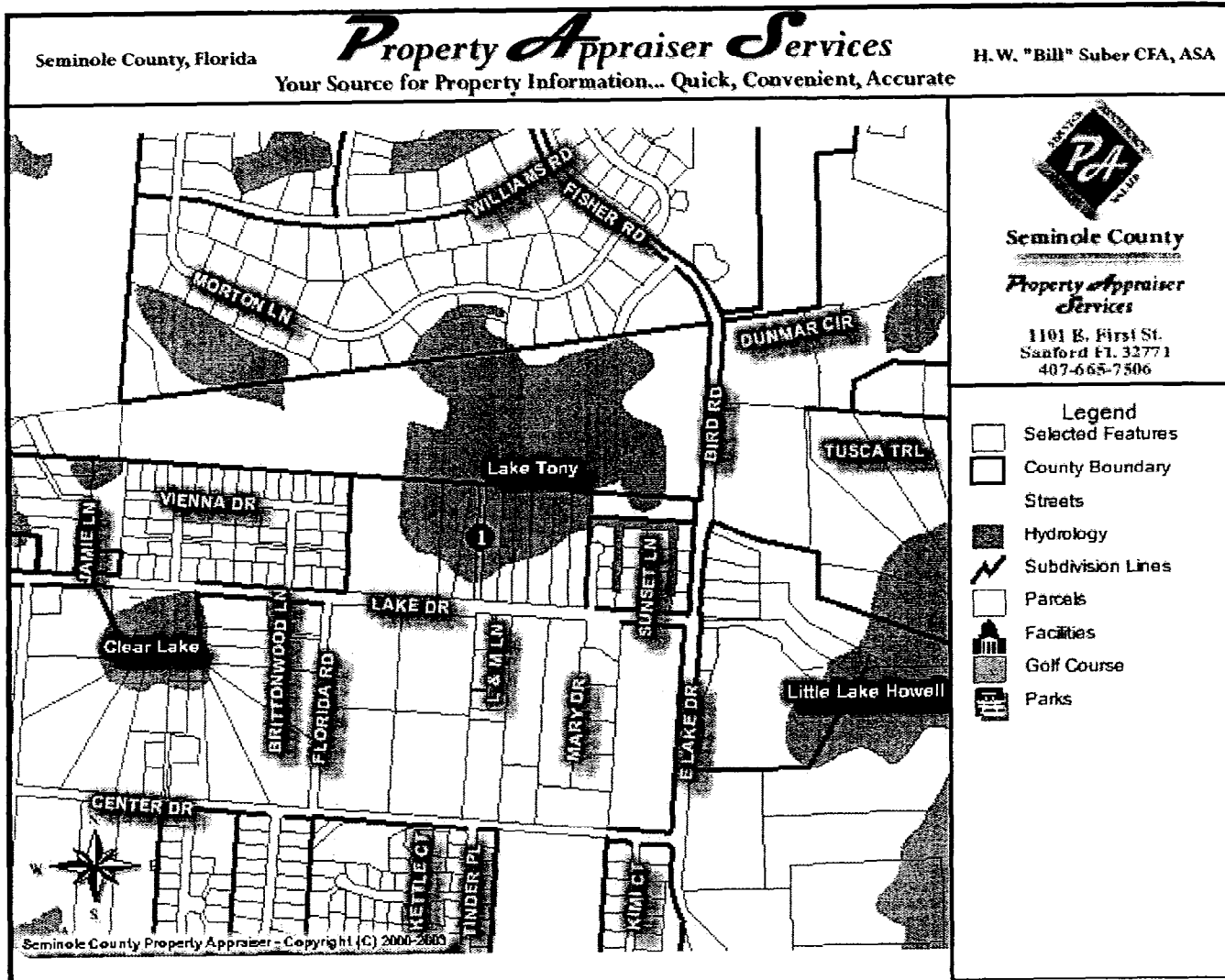
- Legend**
- Selected Features
  - County Boundary
  - Streets
  - Hydrology
  - Subdivision Lines
  - Parcels
  - Facilities
  - Golf Course
  - Parks

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Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ00000120	BLANCHARD VALERIE	2015 LAKE DR	CASSELBERRY	FL	32707



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000011B	BEILMAN EVELYN &	2009 LAKE DR	CASSELBERRY	FL	32707



Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	1021305BQ0000011A	BEILMAN EVELYN &	2009 LAKE DR	CASSELBERRY	FL	32707