



**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Robert A. McMillan, County Attorney

FROM: Al Schwarz, Assistant County Attorney *AHS*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department
 Lenor M. Bromberg, Principal Engineer/Engineering *LMB*

DATE: May 23, 2006

RE: Cross Seminole Trail
 Binding Written Offers/Offer of Judgment
 Parcel Nos. 106, 107, 108, 109, 110 and 111

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

I THE PROPERTY

The subject six (6) parcels are located along the south side of General Hutchinson Road from Big Tree Park west to C.R. 427, Longwood, Florida, in unincorporated Seminole County, Florida. See Location Maps attached as Composite Exhibits "A", "B", "C", "D", "E" and "F".

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2005-R-238 on December 20, 2005, authorizing the acquisition of the above-referenced properties, 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

Cuddeback & Associates completed the 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
106	Lo Bros. Enterprises, Inc.	4,326 sq. ft.	\$17,800.00	\$17,800.00
107	Fleet Financial Center, Inc.	776 sq. ft.	\$ 3,700.00	\$ 3,700.00
108	Big Tree Self Storage	155 sq. ft.	\$ 700.00	\$ 700.00
109	Matthew T. Brown and James M. Hattaway	933 sq. ft.	\$ 8,200.00	\$ 8,200.00
110	Landworks Group, Inc.	1,228 sq. ft.	\$ 8,300.00	\$ 8,300.00
111	1823 Longwood, Inc.	891 sq. ft.	\$ 7,800.00	\$ 7,800.00
TOTAL			\$46,500.00	\$46,500.00

VI SETTLEMENT ANALYSIS/COST AVOIDANCE

The County is required to extend written offers/offers of judgment to property owners prior to filing suit to acquire property through eminent domain. The proposed binding offers/offers of judgment amount are at the appraised values. The written offers/offers of judgment 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/offers of judgment at the amounts stated above.

AS/krc

Attachment:
Location Map

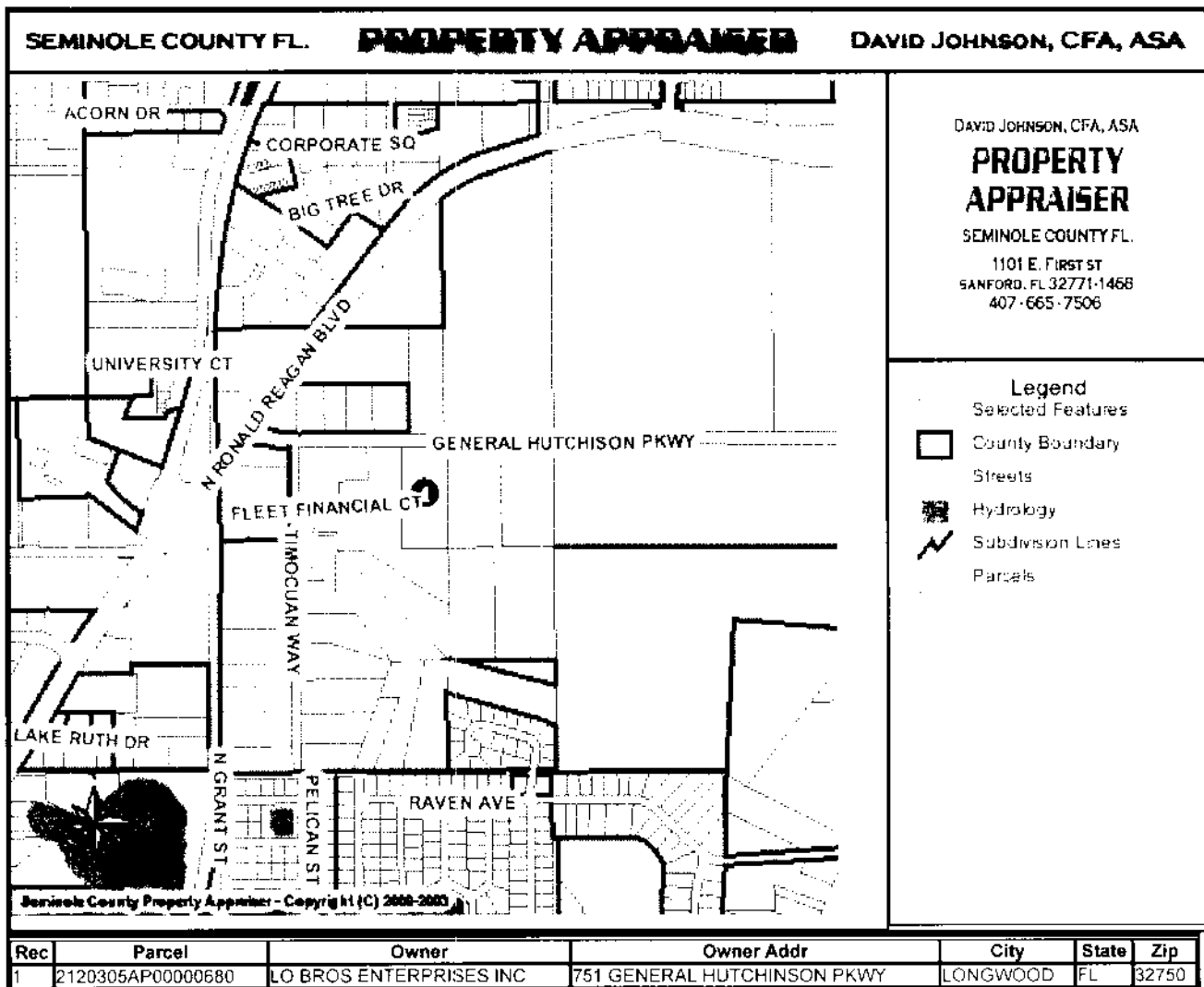


EXHIBIT A

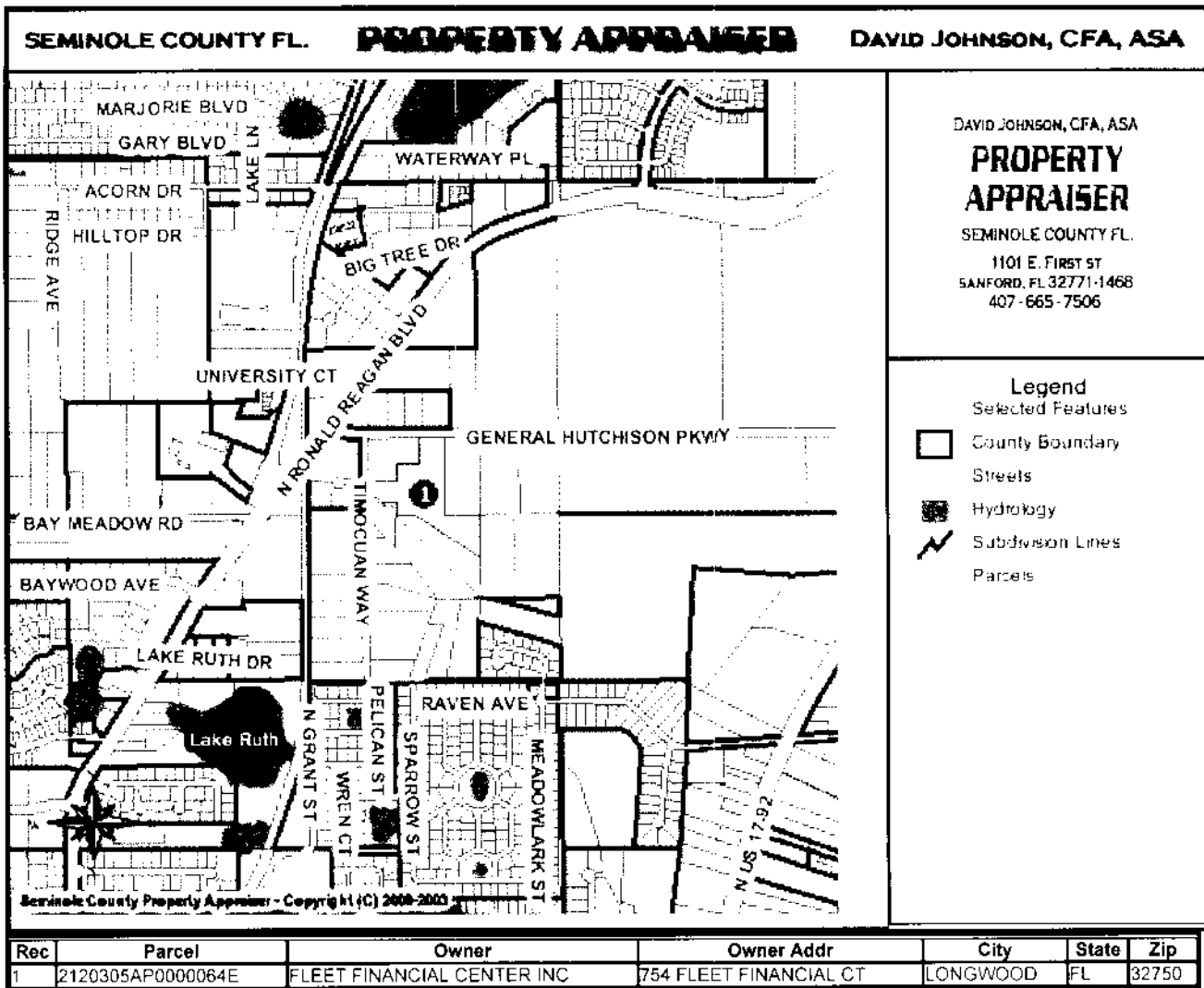


EXHIBIT B

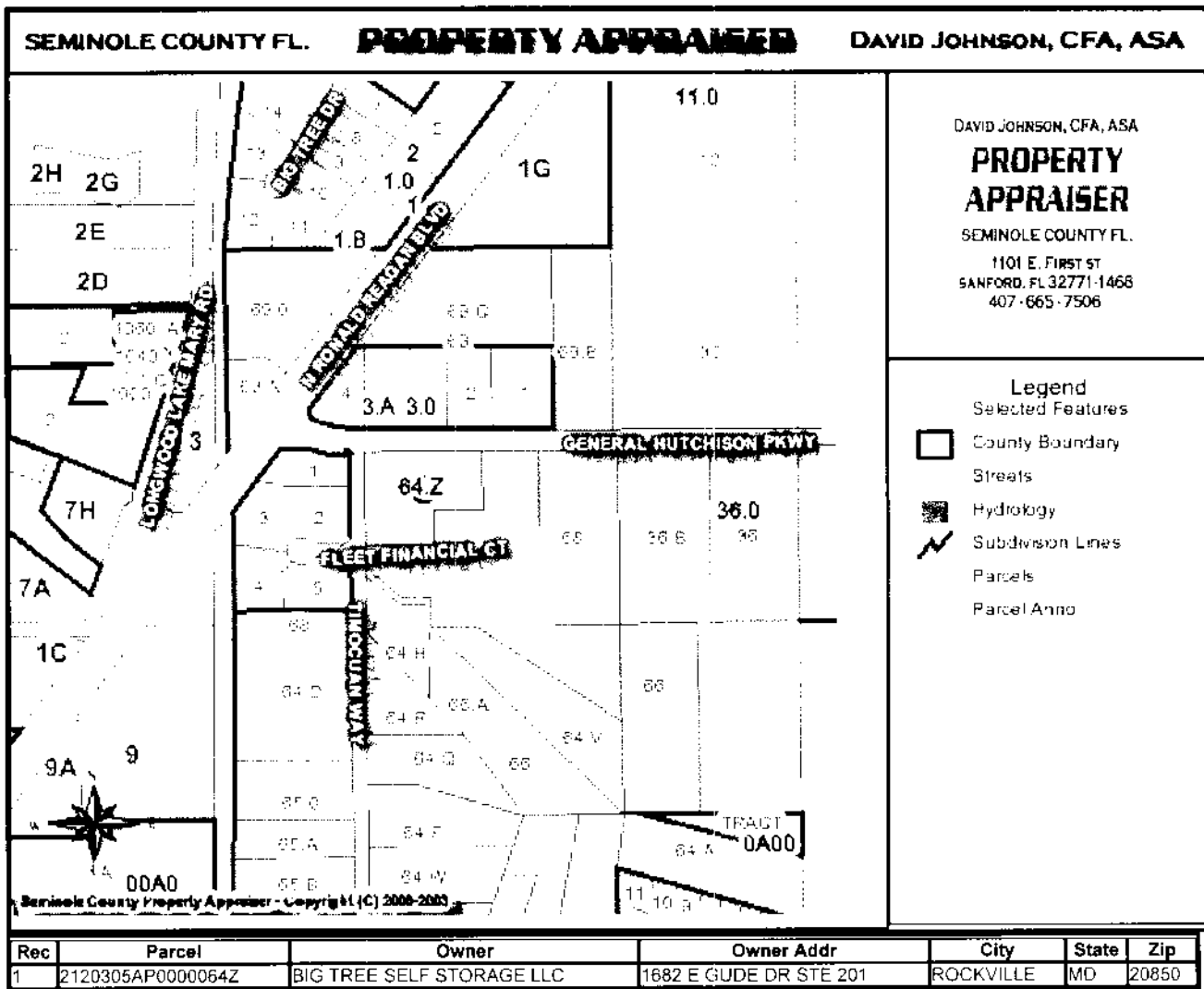


EXHIBIT C

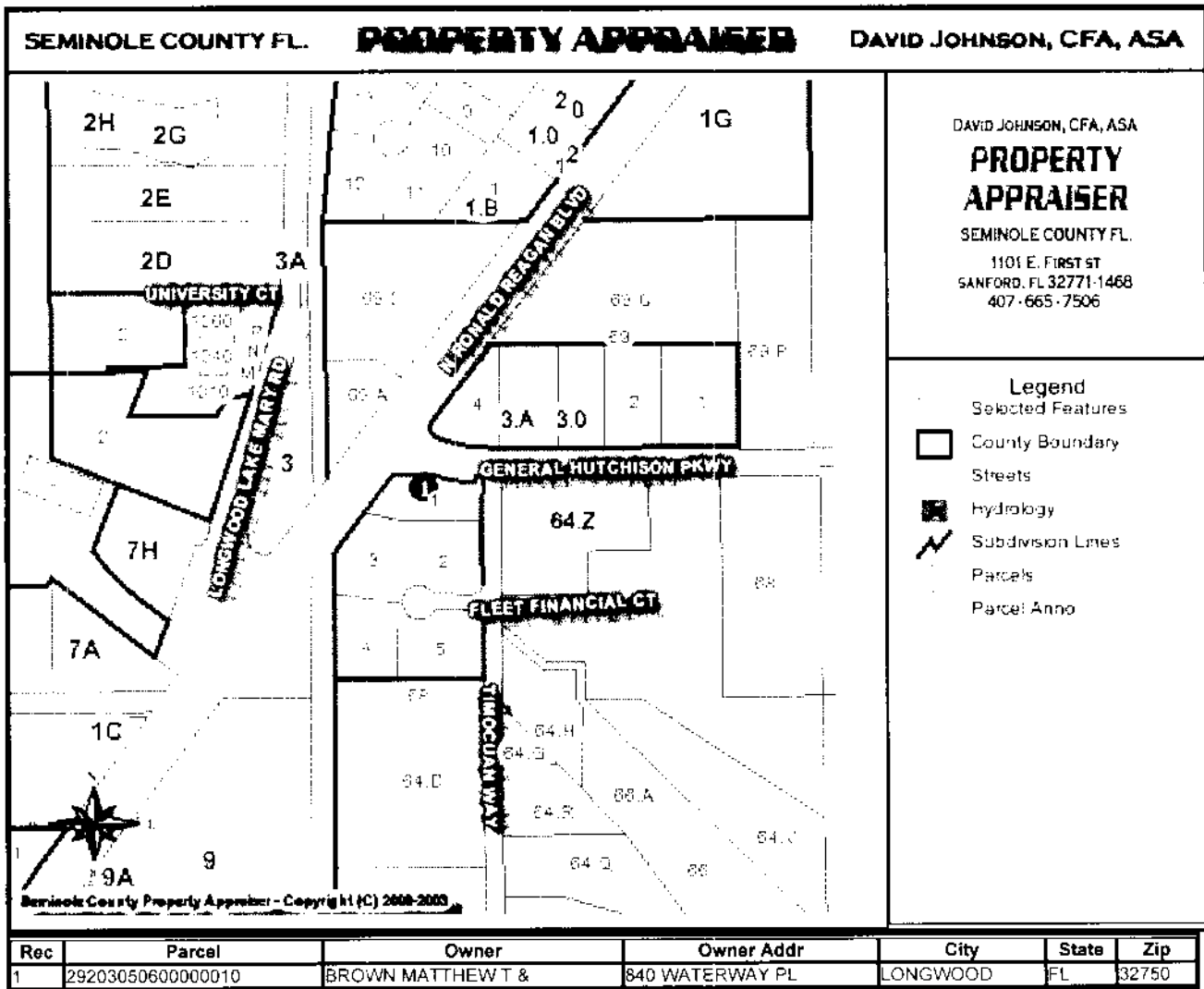


EXHIBIT D

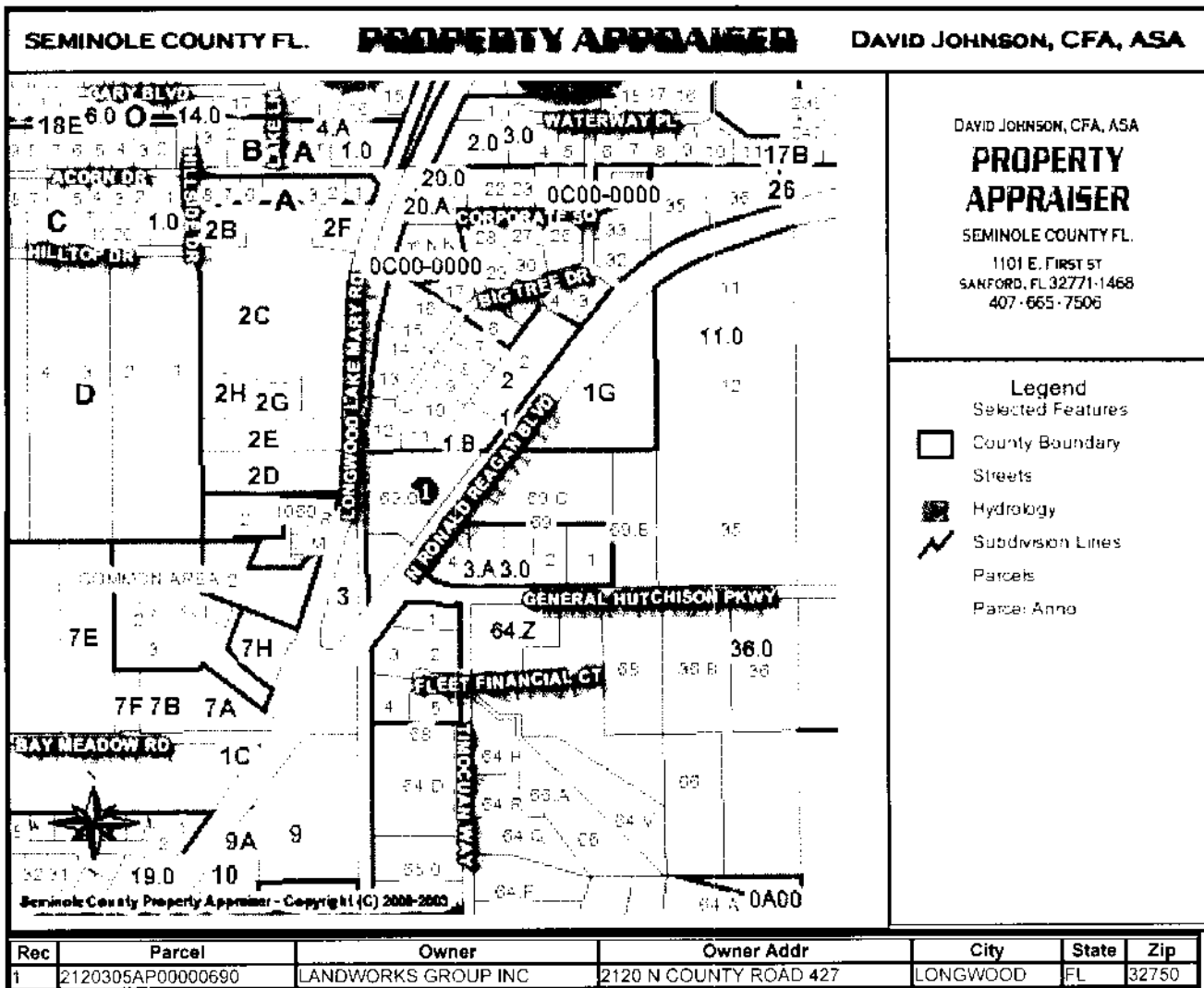


EXHIBIT E

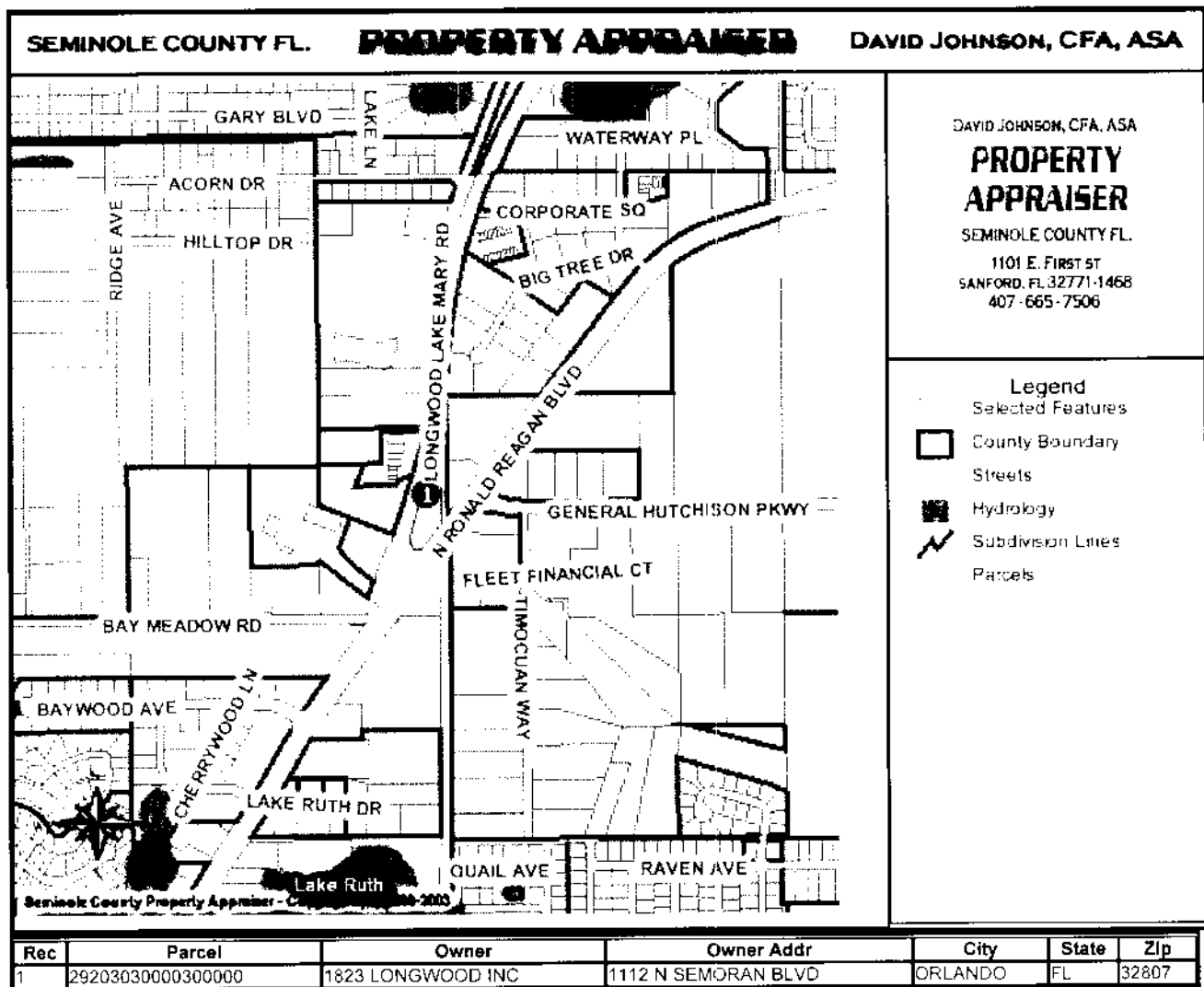


EXHIBIT F