

44



**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Matthew G. Minter, Deputy County Attorney *M. G. Minter*

FROM: Al Schwarz, Assistant County Attorney *AHS*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department
 David V. Nichols, Principal Engineer/Engineering Division *DVN 10-18-06*

DATE: October 20, 2006

RE: County Road 15 Road Improvement Project
 Binding Written Offers/Others of Judgment

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 parcels are located on County Road 15 (Monroe Road) from State Road 46 to Orange Boulevard. See Location Map attached as Exhibit "A".

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2006-R-114 on May 9, 2006, 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

Florida Realty Analysts, Inc., completed appraisals for 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
110	MARION G. NICHOLS	7,057 SF	\$101,500.00	\$136,500.00
111	TIMOTHY A. WADDLE AND RHONDA J. WADDLE	3,670 SF	\$ 30,200.00	\$ 40,500.00
112	STEPHEN G. KOHLER AND DOUGLAS C. LEE	6,526 SF	\$ 47,200.00	\$ 54,000.00
712	STEPHEN G. KOHLER AND DOUGLAS C. LEE	78 SF	\$ 300.00	\$ 400.00
113	STEPHEN G. KOHLER AND DOUGLAS C. LEE	5,367 SF	\$ 39,200.00	\$ 49,500.00
713	STEPHEN G. KOHLER AND DOUGLAS C. LEE	137 SF	\$ 400.00	\$ 500.00
114	PHILIP K. LAKE AND PATRICIA B. LAKE	5,652 SF	\$ 44,200.00	\$ 50,000.00
714	PHILIP K. LAKE AND PATRICIA B. LAKE	71 SF	\$ 300.00	\$ 400.00
115	ROBERT C. DABANIAN AND SHERRE V. COLVIN DABANIAN	4,970 SF	\$ 40,100.00	\$ 43,000.00
116	MARY BYRNE OSTRANDER	5,216 SF	\$ 41,300.00	\$ 44,500.00
TOTAL			\$344,700.00	\$419,300.00

VI SETTLEMENT ANALYSIS/COST AVOIDANCE

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

AHS/dre

Attachment

Location Map

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END PROJECT
STA 82+56.75

BEGIN PROJECT
STA 20+54.96

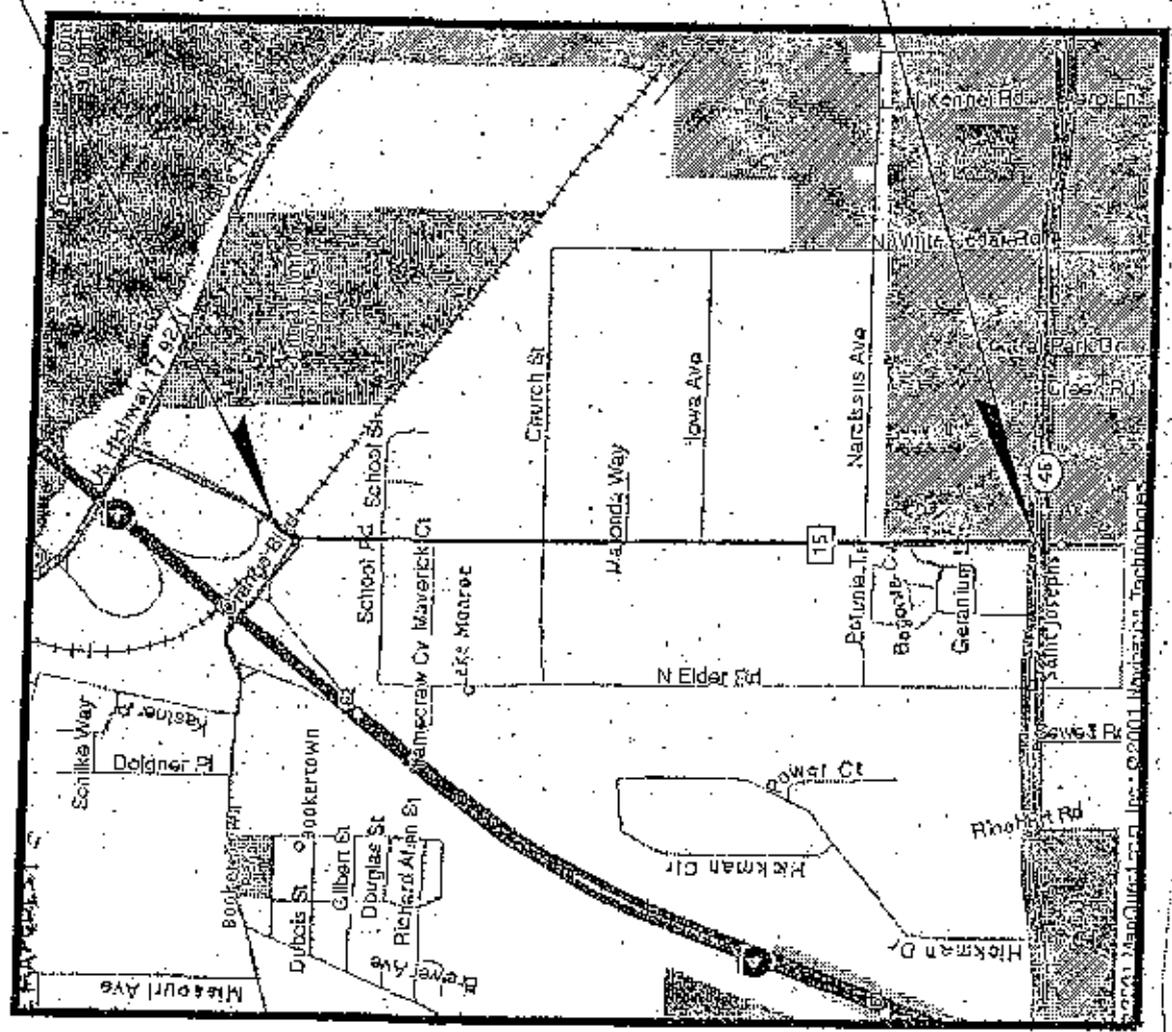


EXHIBIT A