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**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]*  
 Mark Flomerfelt, Manager/Stormwater Division *[Signature]*

DATE: November 19, 2003

SUBJECT: Binding Written Offer Authorization  
 Lockhart-Smith Canal 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 Lockhart-Smith Canal improvement project.

**I THE PROPERTY**

The subject parcels are located along the existing Lockhart-Smith Canal from Interstate 4 north to Ohio Avenue, in northwest Seminole County. See Location Map attached as Exhibit "A".

**II AUTHORITY TO ACQUIRE**

The BCC adopted Resolution No. 2003-R-98 on May 27, 2003, for the Lockhart-Smith Canal improvement project, authorizing the acquisition of drainage easements along the below-referenced properties, and finding that the construction of the Lockhart-Smith Canal improvement project is necessary and serves a county and public purpose and is in the best interests of the citizens of Seminole County.

**III ACQUISITIONS AND REMAINDERS**

Not applicable

**IV APPRAISED VALUES**

Diversified Property Specialists, 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
16-19-30-5AB-0200-0030	Della Townsend	0.616	\$ 29,300.00	\$ 35,000.00
16-19-30-5AB-0200-0040	Algerina Bradwell, et al	0.327	\$ 19,400.00	\$ 25,000.00
16-19-30-5AB-0200-004B	Algerina Bradwell	0.174	\$ 11,850.00	\$ 15,000.00
16-19-30-5AB-0200-005A	Algerina Bradwell and James Earl Paris, Jr.	0.824	\$ 46,500.00	\$ 52,000.00
16-19-30-5AB-0200-0050	Martha G. Faircloth	0.388	\$ 25,600.00	\$ 31,000.00
16-19-30-5AB-0200-0070	Thomas A. and Andrea Youngblood	0.985	\$ 59,750.00	\$ 65,000.00
16-19-30-5AB-0500-002A	Thomas Sheipe and Margaret P. Flores	1.320	\$103,300.00	\$110,000.00
16-19-30-5AB-0500-0030	Scott Lawlor	0.217	\$ 19,100.00	\$ 25,000.00
16-19-30-5AB-0500-003A	Dale E. McConnell and Donna L. McConnell	0.097	\$ 8,400.00	\$ 10,000.00
16-19-30-5AB-0500-0060	Mario and Olga Juarez	0.001	\$ 100.00	\$ 1,000.00
16-19-30-5AB-0500-0020	Darrell P. Miller and Barbara J. Miller	1.121	\$ 49,300.00	\$ 54,000.00
16-19-30-5AB-0500-0010	Orville R. Anderson	0.414	\$ 27,800.00	\$ 33,000.00
<b>TOTAL</b>			<b>\$400,400.00</b>	<b>\$456,000.00</b>

## 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.

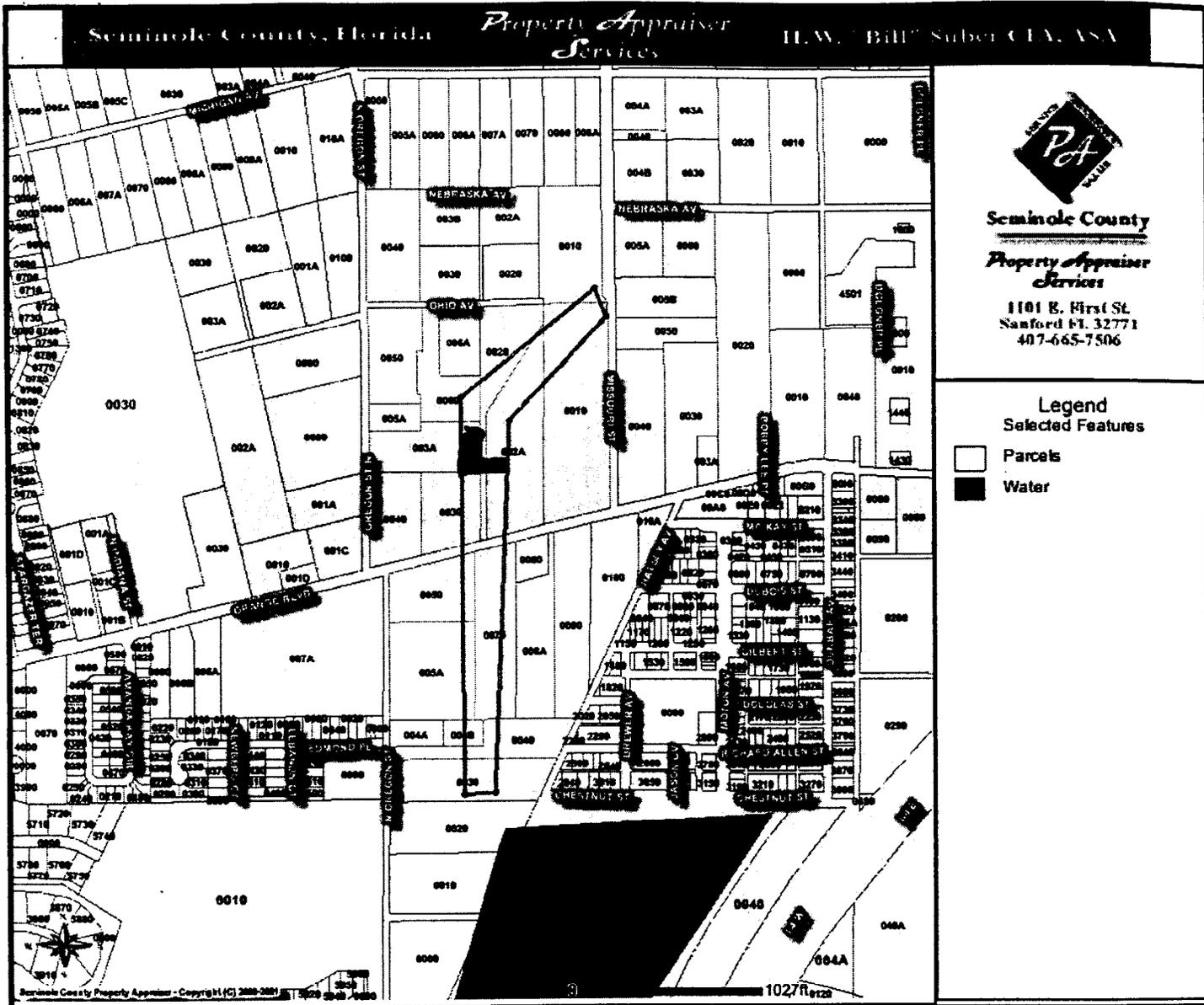
## VII RECOMMENDATION

County staff recommends that the BCC authorize extending Binding Written Offers for each of the above listed parcels.

LV/la

Attachments:

Location map (Exhibit A)



**Seminole County, Florida**  
*Property Appraiser Services*  
H.W. "Bill" Suber CEA, ASA



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

**Legend**  
Selected Features

- Parcels
- Water

Rec	Parcel	Owner	Street Address
1	1619305AB02000030	TOWNSEND DELLA	OREGON AVE
2	1619305AB02000040	BRADWELL CHARLOTTE &	950 HALSEY AVE
3	1619305AB0200004B	BRADWELL ALGERINA	
4	1619305AB02000050	FAIRCLOTH MARTHA G	4761 ORANGE BLVD
5	1619305AB0200005A	BRADWELL ALGERINA &	OREGON ST
6	1619305AB02000070	YOUNGBLOOD THOMAS A & ANDREA	4757 ORANGE BLVD
7	1619305AB05000020	MILLER DARRELL P & BARBARA J	ORANGE BLVD
8	1619305AB0500002A	SHEIPE THOMAS J & MARGARET P	4730 ORANGE BLVD
9	1619305AB05000030	LAWLOR SCOTT	4760 ORANGE BLVD
10	1619305AB0500003A	MC CONNELL DALE E & DONNA L	1451 OREGON ST
11	1619305AB05000060	JUAREZ MARIO & OLGA	4760 OHIO AVE
13	1619305AB05000010	ANDERSON ORVILLE R	1500 MISSOURI AVE

Not Included

**EXHIBIT A**