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**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

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

FROM: Al Schwarz, Assistant County Attorney *AS*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department
 David V. Nichols, Principal Engineer/Engineering Division *DVN 11-22-06*

DATE: November 22, 2006

RE: County Road 15 Road Improvement Project
 Binding Written Offers

This Memorandum requests authorization by the Seminole County Board of County Commissioners (BCC) to make binding first written offers 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. A First Supplemental and First Amended Resolution amending the legal description for Parcel Nos. 117/717 and adding the legal description for Parcel Nos. 118/718 is being submitted contemporaneously to the BCC for approval.

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
117	Highmoor LLC	30,710 SF	\$142,400.00	\$150,000.00
717	Highmoor LLC	107 SF	\$ 300.00	\$ 450.00
118	D. R. Horton, Inc.	31,601 SF	\$167,300.00	\$190,000.00
718	D. R. Horton, Inc.	249 SF	\$ 400.00	\$ 550.00
121	Vantage Point Properties LLC	11,467 SF	\$ 46,000.00	\$ 50,000.00
721A	Vantage Point Properties LLC	71 SF	\$ 100.00	\$ 200.00
721B	Vantage Point Properties LLC	306 SF	\$ 2,300.00	\$ 2,500.00
122	Small Bay Partners LLC	22,825 SF	\$144,300.00	\$155,000.00
722A	Small Bay Partners LLC	66 SF	\$ 200.00	\$ 300.00
722B	Small Bay Partners LLC	801 SF	\$ 1,600.00	\$ 1,800.00
722C	Small Bay Partners LLC	120 SF	\$ 5,100.00	\$ 5,400.00
123	Patricia A. Robinson	8,183 SF	\$ 52,000.00	\$ 62,000.00
124	Maronda Systems, Inc., of Florida	7,182 SF	\$ 5,400.00	\$ 8,500.00
126A	Richard O'Dell, Sr.	744 SF	\$ 5,600.00	\$ 9,000.00
127	First Baptist Church of Lake Monroe	312 SF	\$ 2,200.00	\$ 4,000.00
727	First Baptist Church of Lake Monroe	537 SF	\$ 1,400.00	\$ 1,600.00
128	Garth A. Schweizer	42,515 SF	\$262,000.00	\$312,000.00
728A	Garth A. Schweizer	75 SF	\$ 200.00	\$ 300.00
728B	Garth A. Schweizer	1960 SF	\$ 4,200.00	\$ 4,500.00
728C	Garth A. Schweizer	75 SF	\$ 200.00	\$ 300.00
129	Wharton-Smith Properties, Ltd.	6,673 SF	\$ 81,900.00	\$ 92,000.00
729	Wharton-Smith Properties, Ltd.	71 SF	\$ 300.00	\$ 450.00
132	Wharton-Smith Properties, Ltd.	8,546 SF	\$ 64,800.00	\$ 75,000.00
732	Wharton-Smith Properties, Ltd.	58 SF	\$ 200.00	\$ 300.00
133	Von Companies, LLC	10,587 SF	\$ 82,200.00	\$ 82,200.00

PARCEL NOS.	PROPERTY OWNER	PROPERTY TO BE ACQUIRED	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
733A	Von Companies, LLC	76 SF	\$ 1,700.00	\$ 1,700.00
733B	Von Companies, LLC	228 SF	\$ 1,100.00	\$ 1,100.00
134	Lake Monroe Partners, LLC	17,792 SF	\$ 89,000.00	\$ 97,000.00
734A	Lake Monroe Partners, LLC	71 SF	\$ 200.00	\$ 300.00
734B	Lake Monroe Partners, LLC	40 SF	\$ 100.00	\$ 175.00
135	Lil Champ Food Stores, Inc.	3,840 SF	\$ 73,500.00	\$ 83,500.00
136	Shahbahram Hakimian	1,335 SF	\$ 15,000.00	\$ 29,000.00
736	Shahbahram Hakimian	458 SF	\$ 1,900.00	\$ 2,100.00
138	Kenneth L. Barker	1,579 SF	\$ 21,400.00	\$ 25,000.00
139	James A. Bulmer and Linda A. Bulmer	1,309 SF	\$ 45,700.00	\$ 57,000.00
739	James A. Bulmer and Linda A. Bulmer	78 SF	\$ 500.00	\$ 700.00
140	Joseph H. Gorman and Sandra E. Gorman	1,001 SF	\$ 13,200.00	\$ 15,500.00
740A	Joseph H. Gorman and Sandra E. Gorman	411 SF	\$ 2,100.00	\$ 2,300.00
740B	Joseph H. Gorman and Sandra E. Gorman	176 SF	\$ 900.00	\$ 1,100.00
142	Charley C. Hodge and Cynthia D. Tibbetts	4,048 SF	\$204,000.00	\$240,000.00
742	Charley C. Hodge and Cynthia D. Tibbetts	1,025 SF	\$ 5,900.00	\$ 6,200.00
146	Edgar J. Barnett and Judith H. Barnett	26 SF	\$ 300.00	\$ 1,000.00
746	Edgar J. Barnett and Judith H. Barnett	382 SF	\$ 1,100.00	\$ 1,300.00
846	Edgar J. Barnett and Judith H. Barnett	83 SF	\$ 500.00	\$ 800.00
747A	Garth Schweizer, Kent Berg and Beverly Brosius	272 SF	\$ 800.00	\$ 1,000.00
747B	Garth Schweizer, Kent Berg and Beverly Brosius	335 SF	\$ 1,000.00	\$ 1,200.00
148	JZ Riders, Inc.	3,181 SF	\$ 49,400.00	\$ 56,000.00
748	JZ Riders, Inc.	35 SF	\$ 300.00	\$ 450.00

PARCEL NOS.	PROPERTY OWNER	PROPERTY TO BE ACQUIRED	COUNTY'S APPRAISED VALUE	PROPOSED OFFER
849	Laura K. Bruce, Edgar R. Bruce, Mary Ann Bruce, and Lisa G. Bruce	3,746 SF	\$ 15,200.00	\$ 17,200.00
151	Keith H. Ratchford and Terri E. Ratchford	2,601 SF	\$ 18,600.00	\$ 24,000.00

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. The proposed binding offer amounts are over the appraised values. 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 binding written offers 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

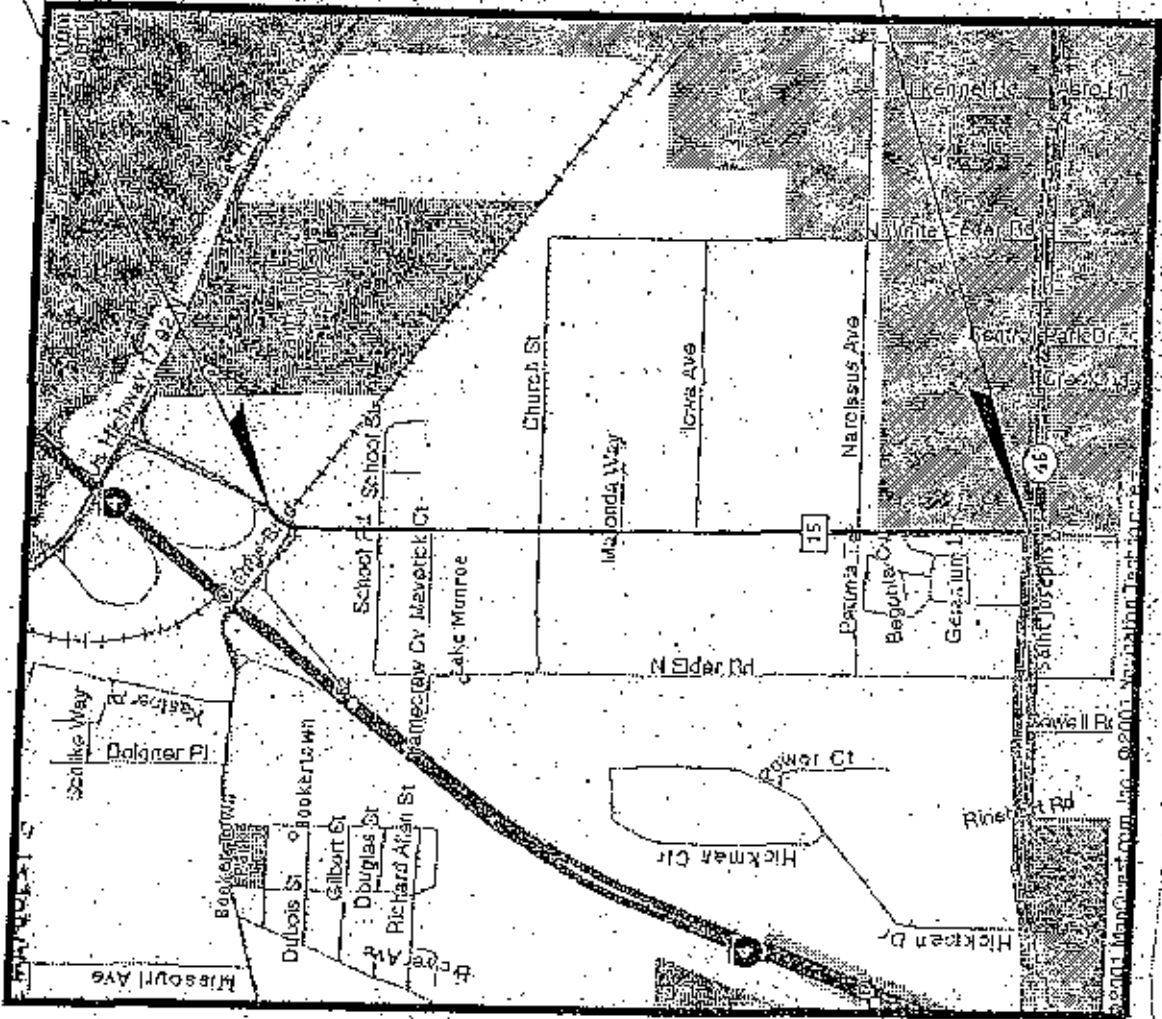
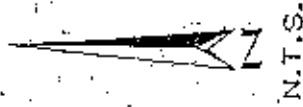


EXHIBIT A