


CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: Central Florida Expressway Authority Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: November 17, 2015

RE: *Central Florida Expressway Authority v. Orange County Florida, et al.*
Case No. 2014-006798-O, Project: 429-202, Parcel 150
Owner: Orange County Florida
Area: South and West Sides of Plymouth Oaks Road, West of Plymouth Sorrento
Size of Parent Tract: 51.47 acres; Amount Taken: 35.38 +/- acres
Proposed Settlement Agreement

DESCRIPTION OF PARCEL 150

Parcel 150 is a 35.38-acre taking from a 51.47-acre parent tract that Orange County acquired in 1944 and used as a clay pit. The parent tract is west of Plymouth Sorrento Road, south of Ponkan Road, and located on the west and south sides of Plymouth Oaks Road. The two remainders total 16.09 acres. The tax map and aerials of the property are attached as **Exhibit A**. The parent tract is improved with groundwater monitoring wells and perimeter chain link fencing. There are depressions in the northwest and southwest areas. A Level II Contamination Impact Assessment, prepared by Geotechnical and Environmental Consultants, Inc., revealed evidence of buried debris at several locations, consisting mostly of concrete and asphalt rubble.

On August 18, 2014, CFX acquired title to Parcel 150 through a deposit made pursuant to an Order of Taking. The property is currently zoned as A-1, Citrus Rural Agricultural, with a future land use of Rural (R). The remainder is encumbered with three easements granted to Florida Power Corporation. The highest and best use of the property is low density residential. Walter N. Carpenter, Jr., MAI, CRE, appraised the property and concluded that full compensation was the sum of the following:

Land (35.38 acres @ \$15,000/acre)	\$530,700
Improvements (528ll lf of fence)	3,900
Severance Damages (10%)	26,300
Total	\$560,900

COUNTEROFFER FROM ORANGE COUNTY, FLORIDA

Recently, Orange County, through Edward Chew, Senior Assistant County Attorney, countered at \$20,000 per acre for a total of **\$739,800**. In the spirit of cooperation, Orange

Project: 429-202, Parcel 150
Owner: Orange County, Florida

County made the counteroffer without ordering an appraisal report and without incurring the expense of expert fees and costs.

RECOMMENDATION

We request the Board approve the Right of Way Committee's recommendation to accept Orange County's counteroffer in the amount of \$739,800.

ATTACHMENTS

Maps
Aerial

PARCEL NO.: 150
OWNER: ORANGE COUNTY
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-202
CITY/COUNTY: ORANGE

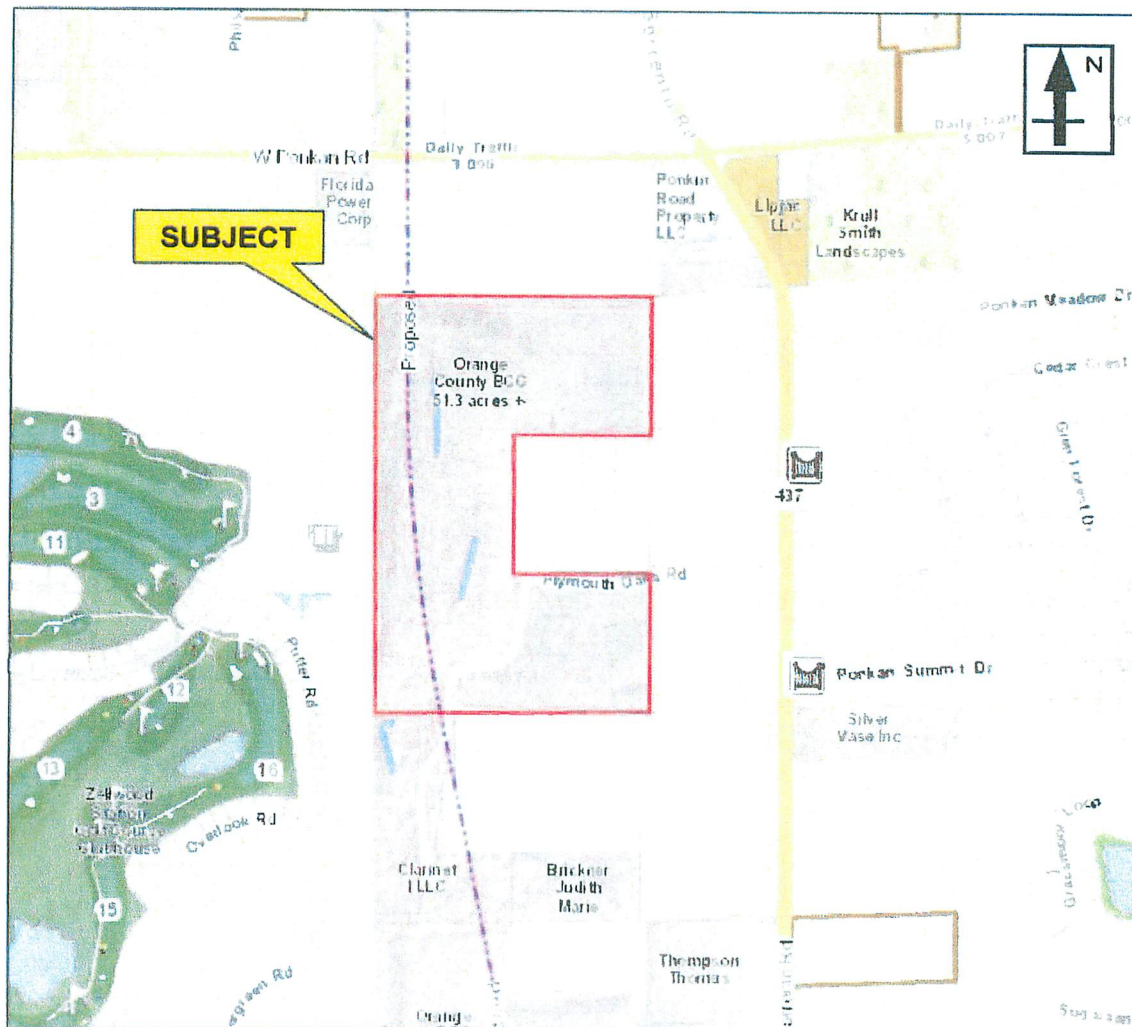
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AREA MAP



PARCEL NO.: 150
OWNER: ORANGE COUNTY
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-202
CITY/COUNTY: ORANGE

TAX MAP



Approximate Representation
Source: Orange County Property Appraiser

PARCEL NO.: 150
OWNER: ORANGE COUNTY
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-202
CITY/COUNTY: ORANGE

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AERIAL PHOTOGRAPH



Approximate Representation
Source: Orange County Property Appraiser