


# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MEMORANDUM

TO: Central Florida Expressway Authority Board

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: April 27, 2015

RE: *Central Florida Expressway Authority v. Gracie J. Gillis*  
Case No. 2014-CA-003590-O, Project: 429-203, Parcel 229  
Owner: Gracie J Gillis  
Location: 5012 Plymouth Sorrento Road, Apopka, FL 32712  
Size of Land: Before: 0.7229 gross and net acres  
Taken: 0.0828 acres (3,611 sf)  
Remainder: 0.64 gross and net acres

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### DESCRIPTION OF PARCEL 229

The 0.7229-acre parent tract is improved with a manufactured home containing 872± square feet, built in 1970. The parent tract is rectangular in shape with approximately 100 feet of frontage along the west side of Plymouth Sorrento Road. Primary access is available from the west side of Plymouth Sorrento Road. Additionally, there are some attached porches, carports, as well as an outside storage. The improvements are in poor condition. The property is zoned A-1, Citrus Rural Agricultural District, by Orange County, and has a future land use of R, Rural, by Orange County.

The taking consists of a 36-foot wide strip along the 100-foot frontage on Plymouth Sorrento Road. The strip taking is to widen Plymouth Sorrento Road in front of the Subject Property to include a southbound left turn lane and a southbound right turn lane. The improvements in the taking including a gravel driveway, chain-link fencing, gate, a PVC entrance feature, light, irrigation, post, and oak tree, a pine tree, hedges, sod, landscaping, and create myrtles.

Mr. Carpenter estimated the market value of Parcel 229 as of July 10, 2014 as follows:

Land	\$10,835
Improvements	\$11,725
Cost to Cure	<u>\$ 4,435</u>
Total Parcel 229	\$26,995

Mr. Carpenter concluded that the highest and best use as vacant of the parent tract is currently for residential use, with a reasonable probable use to hold until the demand for future neighborhood commercial development permits. Also, Mr. Carpenter opined that there is a

Project: 429-203, Parcel 229  
Owner: Gracie Gillis

possibility for annexation into the city of Apopka. "As improved," Mr. Carpenter concluded that the highest and best use of the parent tract in the short-term is continued residential use, with a reasonable probable use to hold until demand for future neighborhood commercial development permits. He also noted that there is a possibility for annexation into the city of Apopka. Accordingly, Mr. Carpenter valued the parent tract at \$130,680 per acre or \$3.00 per square foot based upon comparable sales on Plymouth Sorrento Road within the city of Apopka.

Regarding severance damages, Mr. Carpenter concluded that the remainder has not been damaged as a result of the taking, given that the remainder has adequate frontage, size, configuration, distance, accessibility and maneuverability. Nevertheless, Mr. Carpenter included a minor cost to cure to restore certain items on the remainder property.

In response, the Expressway Authority has not received an appraisal report from the property owner, but the parties have mediated and the parties reached a settlement of an additional \$30,000 to the property owner for full compensation of \$56,995 plus \$15,000 for all attorney fees, expert fees, and costs. The Right of Way Committee approved this recommendation.

### **REQUEST**

We respectfully request the Board approve a full settlement of all claims in the amount of \$56,995 for full compensation plus \$15,000 for all attorney's fees, expert fees, and costs.

### **ATTACHMENTS**

Excerpt of Appraisal Report

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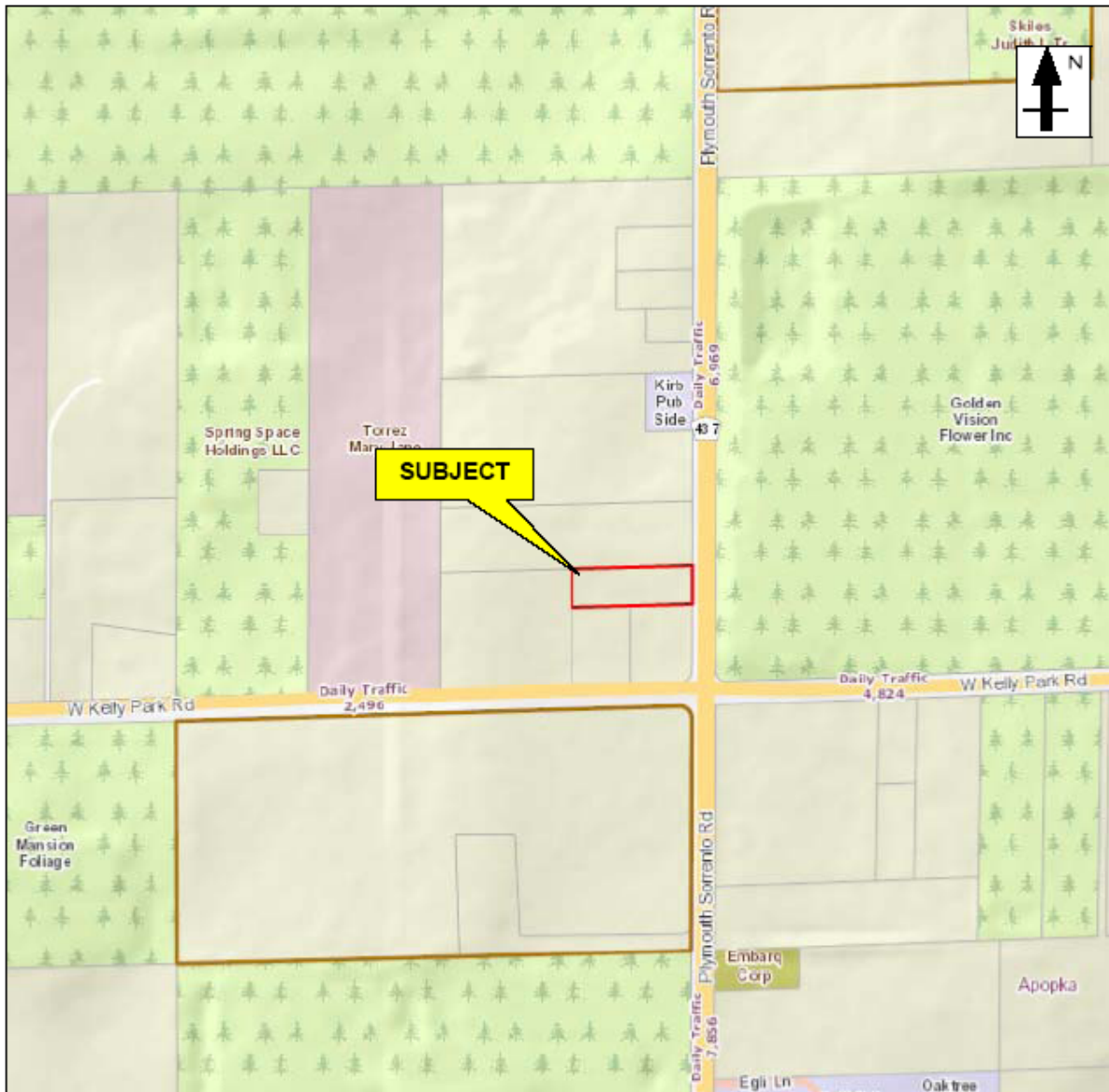
A detailed map of the Apopka, Florida area. A yellow callout box with the word "SUBJECT" points to a location on Plymouth Sorrento Rd. The map shows major roads like US-19, US-44, and US-500. It also identifies several parks and preserves, including Seminole State Forest, Wekiwa Springs State Park, Lake Apopka Restoration Area, and Ferndale Preserve. Other labeled locations include Eustis, Mt. Dora, Sorrento, Zellwood, Apopka, and Forest City. A north arrow is located in the top right corner.

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PARCEL NO.: 229  
OWNER: GILLIS  
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203  
CITY/COUNTY: ORANGE

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## TAX MAP



Approximate Representation  
Source: Orange County INFO Maps



PARCEL NO.: 229  
OWNER: GILLIS  
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CITY/COUNTY: ORANGE

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View of the north elevation of the subject improvements.



View of the subject well located in close proximity to the taking.

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View of the rear of the parent tract looking northeast from the subject property's approximate southwest corner.



View of the rear of the subject improvements looking southeast.



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View of the taking looking north from the subject property's approximate southeast corner. Plymouth Sorrento Road is located on the right side of the photograph and the subject property is located on the left.



View of the taking parcel looking south from the subject property's approximate northeast corner. Plymouth Sorrento Road is located on the left side of the photograph and the subject property is located on the right.



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View of the subject property's driveway entrance looking west from Plymouth Sorrento Road.



View of the subject property looking southwest from Plymouth Sorrento Road.



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View of Plymouth Sorrento Road looking north from the subject property's approximate southeast corner. The subject property is located on the left side of the photograph.

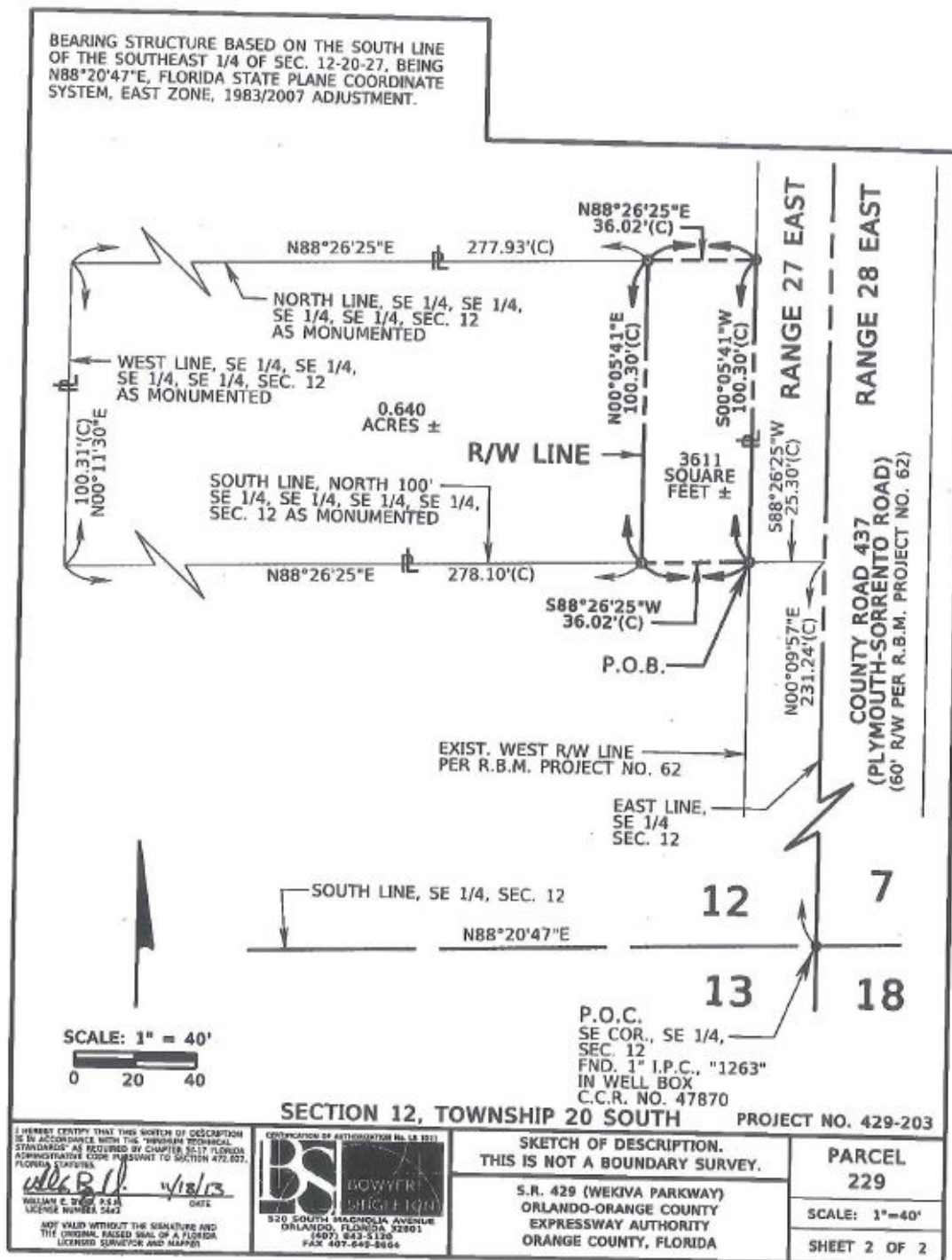


View of Plymouth Sorrento Road looking south towards Kelly Park Road. The subject property is located on the right side of the photograph.

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# SKETCH







PARCEL 229

Gillis

## Aerial Site Map



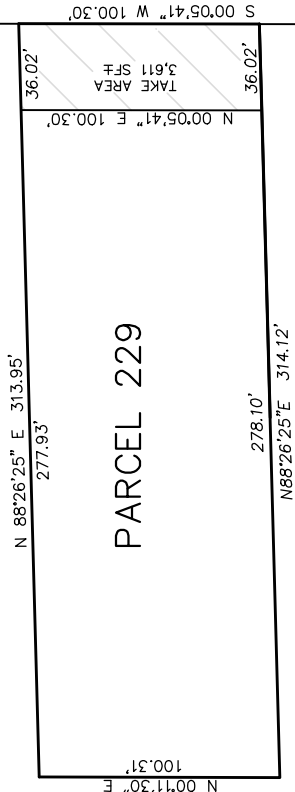
PARCEL 229



NOTE: ORANGE COUNTY AERIAL OBTAINED IN DIGITAL  
FORMAT FROM THE ORANGE COUNTY PROPERTY  
APPRAISER EFFECTIVE JANUARY 2013.



Information on this sketch was compiled from Construction Drawings by Boyer Singleton & Associates, Inc. for the Wekiva Parkway 429-203, 90% Design, dated October 2013; Draft Sketch of Description by Boyer Singleton & Associates, Inc., dated and certified 11/18/13. The information provided hereon was produced without benefit of survey. As the project is finalized, more current data may affect the content herein.



PLYMOUTH SORRENTO RD

KELLY PARK RD

SIGNALIZED INTERSECTION



DONALD W. MCINTOSH  
ASSOCIATES, INC.

Parcel No. 229

Gillis  
Before Taking



Information on this sketch was compiled from Construction Drawings by Boyer Singleton & Associates, Inc. for the Wekiva Parkway 429-203, 90% Design, dated October 2013; Draft Sketch of Description by Boyer Singleton & Associates, Inc., dated and certified 11/18/13. The information provided hereon was produced without benefit of survey. As the project is finalized, more current data may affect the content herein.

N 88°26'25" E 277.93'

PARCEL 229  
REMAINDER  
0.640 AC

N88°26'25"E 278.10'

N 00°05'41" E 100.30'

N 00°11'30" E 100.31'

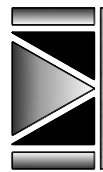
PLYMOUTH SORENTO RD

KELLY PARK RD

SIGNALIZED INTERSECTION



1"=80'



DONALD W. MCINTOSH  
ASSOCIATES, INC.

Parcel No. 229

Gillis

After Taking