

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY Right of Way Committee Meeting September 4, 2014

Committee Members Present:

Walter A. Ketcham, Jr., Chairman

George M.D. Hart, Jr., Orange County Representative

Committee Member Absent:

Board Member, Vacant

OOCEA Staff Present:

Joseph A. Berenis, Deputy Executive Director

Darleen Mazzillo, Executive Assistant/Recording Secretary

Also Present:

Jere Daniels, Winderweedle, Haines, Ward & Woodman, P.A.

Trippe Cheek, Winderweedle, Haines, Ward & Woodman, P.A.

Neil Newton, Seminole County

Item 1: CALL TO ORDER

The meeting was called to order at 8:30 a.m. by Chairman Ketcham.

Item 2: PUBLIC COMMENT

There was no public comment.

Item 3: APPROVAL OF MINUTES

A motion was made by Mr. Hart and seconded by Mr. Ketcham to approve the minutes of the August 5, 2014 Right of Way Committee meeting as presented. The motion carried with two members present and voting AYE by voice vote.

Item 4: S.R. 429 / PARCEL 801 – WEKIVA PARKWAY (CONNELLY) PROJECT 429-201

Mr. Cheek sought the Committee's recommendation regarding a Real Estate Purchase Agreement with Patrick R. Connelly for the acquisition of Parcel 801 for the construction of the Wekiva Parkway Project 429-201.

Parcel 801 is a vacant tract that consists of approximately 1,025 square feet of land located at the southwest corner of Plymouth Sorrento Road and Southfork Drive in unincorporated Orange County. The taking is for perpetual easement rights.

CFX's appraisal was prepared by Mr. Richard MacMilan of The Appraisal Group of Central Florida, Inc. with a date of value of June 5, 2014. Mr. MacMilan estimated the value to be \$4,900 inclusive of damages to the remainder, if any. Mr. MacMilan concluded that the property's highest and best use as vacant is for assemblage with the adjacent 5.920 acre of land to the south.

Under the proposed Purchase Agreement, CFX would pay the owner \$5,000 in full settlement of all claims for compensation.

A motion was made by Mr. Ketcham and seconded by Mr. Hart to recommend to the Board approval of the proposed settlement in the amount of \$5,000 in full settlement of all claims for compensation for the acquisition of Parcel 801. The motion carried with two members present and voting AYE by voice vote.

Item 5: S.R. 429 – PARCELS 104 (PART C) AND 804 / WEKIVA PARKWAY (PAK) PROJECT 429-201

Mr. Cheek sought the Committee's recommendation regarding a Real Estate Purchase Agreement with Yong Sun Pak and Byung Sook Pak for the acquisition of Parcels 104 (Part C) and 804 for the construction of the Wekiva Parkway Project 429-201.

Parcel 104 (Part C) is a vacant, hiatus tract that consists of approximately 0.137 acres of land located along the western side of Plymouth Sorrento Road, approximately 15 feet south of Southfork Drive in unincorporated Orange County. Parcel 804 is a vacant tract that consists of approximately 0.523 acres of land located at the northwest corner of Plymouth Sorrento Road and Connector Drive. The taking includes perpetual easement rights. The property is zoned A-1, Agricultural by Orange County. There are no improvements located within the taking.

CFX's appraisal of Parcel 104 was prepared by Mr. Richard MacMilan of The Appraisal Group of Central Florida, Inc. with a date of value of September 28, 2008. Mr. MacMilan estimated the value to be \$10,900 inclusive of damages to the remainder, if any. He concluded that the property's highest and best use as vacant is for commercial use.

CFX's appraisal of Parcel 804 was prepared by Mr. Richard MacMilan of The Appraisal Group of Central Florida, Inc. with a date of value of June 5, 2014. Mr. MacMilan estimated the value to be \$108,300 inclusive of damages to the remainder, if any. He concluded that the property's highest and best use as vacant is for commercial use.

Under the proposed Purchase Agreement, CFX would pay the owners \$150,000 in full settlement of all claims for compensation for the acquisition of Parcels 104 (Part C) and 804.

A motion was made by Mr. Hart and seconded by Mr. Ketcham to recommend to the Board approval of the proposed settlement in the amount of 150,000.00 in settlement of all claims for compensation for Parcels 104 (Part C) and 804. The motion carried with two members present and voting AYE by voice vote.

Item 6: PROPERTY ACQUISITION & DISPOSITION PROCEDURES MANUAL

In Mr. Passiatore's absence, Mr. Daniels pointed out the proposed revisions to the Property Acquisition & Disposition Procedures Manual:

- 1) All references to "Orlando-Orange County Expressway Authority" or "OOCEA" changed to "Central Florida Expressway Authority" or "CFX"
- 2) Revisions to Sections 5-6.04 regarding non-profit entities. These changes are a result of discussions at the August 14, 2014 Board meeting.

A motion was made by Mr. Ketcham and seconded by Mr. Hart to recommend to the Board approval of the proposed revisions to the Property Acquisition & Disposition Procedures Manual as presented. The motion carried with two members present and voting AYE by voice vote.

Item 7: OTHER BUSINESS

There was no other business to come before the Committee.

Item 8: ADJOURNMENT

Chairman Ketcham adjourned the meeting at 8:45 a.m.

Pursuant to the Florida Public Records Law and OOCEA Records Management Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Records Management Liaison Officer at publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, FL 32807.
