

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY COMMITTEE MEETING February 26, 2025

Location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room 107

Committee Members Present:

Laura F. Carroll, City of Orlando Representative, Chairman
Tad Calkins, Brevard County Representative
Juan F. Diaz, Citizen Representative
Anita Geraci-Carver, Lake County Representative
Christopher Murvin, Citizen Representative
Neil Newton, Seminole County Representative Alternate
Aida T. Ortiz, Orange County Representative Alternate
Paul Satchfield, Osceola County Representative

CFX Staff Present:

Michelle Maikisch, Executive Director
Angela J. Wallace, General Counsel
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services

A. CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Carroll.

Chairman Carroll introduced committee members and announced revisions to committee member appointments. She stated that Ms. Aida Ortiz is attending today's meeting for Ms. Mindy Cummings. Ms. Ortiz was recently appointed as the Orange County Representative Alternate. There is also an update from Brevard County. Mr. Tad Calkins, who previously served as the representative alternate, is now the official representative following Mr. John Denninghoff's retirement. Lastly, Chairman Carroll's alternate for the City of Orlando, Mr. Michael Sjuggerud is in the audience.

B. PUBLIC COMMENT

There was no public comment.

C. APPROVAL OF AUGUST 28, 2024 RIGHT OF WAY COMMITTEE MEETING MINUTES

Mr. Newton noted that in the August 28, 2024 meeting minutes, under item D.1. the sentence before the motion, contains a misspelling of Mr. Small's name. It was incorrectly spelled as "Smalls" and should be corrected to "Small."

A motion was made by Mr. Newton and seconded by Mr. Satchfield to approve the August 28, 2024 Right of Way Committee meeting minutes with the correction of Mr. Small's name as stated above. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D. AGENDA ITEMS

D.1. RIGHT OF WAY ACQUISITION AGREEMENT BETWEEN MARIO CHIUCCARIELLO, TRUSTEE OF CHARLOTTE REALTY TRUST, U/D/T DATED JAN. 17, 2024 AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY PROJECT NUMBER: SR 538-238 POINCIANA PARKWAY EXTENSION PARCEL 53-218 A, B, C & D

Mr. Richard Milian with Nelson Mullins Riley and Scarborough stated that, as part of the right-of-way acquisition for the Poinciana Parkway Extension (SR 538) project, CFX needs to acquire property in Polk County. He provided details on the property's location and characteristics. He distributed an aerial photograph of the property, attached hereto as "**Exhibit A.**" CFX needs to acquire full fee taking of approximately 8.46 acres for this project and for the relocation of numerous utilities.

Based on appraisal reports by Pinel & Carpenter, Inc., the combined appraised value of the parcels is \$1,032,830.00.

CFX negotiated a purchase price of \$1,200,000.00, reflecting a 16.19% increase from the appraised value, plus title insurance related premium and costs, and other fees and costs related to the closing. This negotiated purchase avoids litigation and additional costs.

A motion was made by Mr. Murvin and seconded by Mr. Satchfield for recommendation of Board approval of the Right of Way Acquisition Agreement between Mario Chiuccariello, Trustee of Charlotte Realty Trust, U/D/T dated Jan. 17, 2024 and the Central Florida Expressway Authority, in the amount of \$1,200,000.00, subject to appropriate credits, adjustments and prorations and authorizing the Executive Director or her designee to execute all documents necessary. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D.2. RESOLUTION DECLARING PROPERTY AS SURPLUS PROPERTY AVAILABLE FOR SALE PROJECT: SR 408, PROJECT 2.1 PARCEL NUMBERS: 312-1 AND 312-2

Ms. Angela Wallace, General Counsel, explained that during the construction of SR 408, Project 2.1 and associated facilities (the "Expressway Facilities"), CFX acquired various properties.

She stated that CFX retained ownership of Parcels 312-1 and 312-2, originally acquired for the SR 408 Project 2.1, but no longer needed for the Expressway System. Pursuant to CFX's Property Acquisition, Disposition & Permitting Procedures Manual, Staff and the General Engineering Consultant (GEC) reviewed the parcels and determined they are not required for current or future CFX operations. The GEC certified that disposing of the parcels would not impact the Expressway System.

The Committee members asked questions which were answered by Ms. Wallace.

Chairman Carroll clarified that the Orlando Housing Authority and the City of Orlando are unrelated.

A motion was made by Mr. Satchfield and seconded by Mr. Murvin for recommendation of Board approval of the Resolution Declaring Property as Surplus Property Available for Sale, subject to minor or clerical modifications or revisions approved by CFX's General Counsel. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

E. OTHER BUSINESS

There was no other business discussed.

F. ADJOURNMENT

Chairman Carroll announced that the next Right of Way Committee Meeting is scheduled for March 26, 2025.

Chairman Carroll adjourned the meeting at 2:15 p.m.

Minutes approved on May 28, 2025.

Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, Florida 32807.