

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE MEETING
July 23, 2025

Location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Boardroom

Committee Members Present:

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

Committee Member Not Present:

Juan F. Diaz, Citizen Representative

CFX Staff Present:

Michelle Maikisch, Executive Director
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services
Cristina T. Berrios, Deputy General Counsel
Glenn Pressimone, Chief of Infrastructure

A. CALL TO ORDER

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

B. PUBLIC COMMENT

There were no public comments or written public comments received by the deadline.

C. APPROVAL OF MAY 28, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Mr. Satchfield and seconded by Mr. Calkins to approve the May 28, 2025 Right of Way Committee meeting minutes. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Diaz was not present.

D. AGENDA ITEMS

D.1. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM - PROJECT: SR 408 WIDENING PROJECT, SEGMENT 408-315, PARCELS: 31-205 and 31-705

Ms. Michelle Maikisch, Executive Director, noted a map has been distributed to the Committee members, illustrating the locations of the various projects under discussion today. This map is attached hereto as **Exhibit "A."**

Mr. David Shontz with Shutts and Bowen, LLP, stated as part of the right-of-way acquisition required for the SR 408 Widening project, CFX needs to acquire certain parcels identified as 31-205 and 31-705. These parcels are located within Segment 408-315, specifically the Tampa Avenue interchange. Parcel 31-205 involves a fee-simple right-of-way acquisition of 1.302 acres to be used for a stormwater retention system constructed as an underground vault. Parcel 31-705 consists of a 0.496-acre for a temporary non-exclusive construction easement for access and construction lay-down related to the storm chamber.

A motion was made by Mr. Satchfield and seconded by Mr. Murvin for recommendation of Board approval and adoption of the Resolution Declaring Property as Necessary for Parcels 31-205 and 31-705 for the SR 408 Widening Project, subject to any minor or clerical revisions by legal counsel, General Engineering Consultant, or designee. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Diaz was not present.

D.2. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR THE EXPRESSWAY PROJECT: SR 534, SEGMENT 534-244 PARCELS: 534-244, 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-273, 534-274, 534-770A-B, 534-776A-B, 534-866, 534-868, 534-870 and 534-877

Mr. Jay Small with Dinsmore & Shohl, introduced his colleague, Chip Skambis. Mr. Small requested approval for a resolution declaring property necessary for the SR 534 project. He noted that the project includes a total of 15 parcels, comprising of full and partial fee-simple acquisitions, temporary construction easements, and permanent easements for various uses such as slope and air rights.

He described the general location of the parcels, which are situated east of Narcoossee Road, extending from parcel 534-776A on the east to several parcels on the west side, including 534-870, 534-770B, 534-269 Part A and E, and 534-770A.

A motion was made by Mr. Satchfield and seconded by Mr. Murvin for recommendation of Board approval and adoption of the Resolution Declaring Property as Necessary for the Expressway System for Parcels 534-244, 534-268, 534-267, 534-269 A-E, 534-271, 534-272, 534-273, 534-274, 534-770 A & B, 534-776 A & B, 534-866, 534-868, 534-870, & 534-877 for the SR 534 Project, subject to any minor or clerical revisions by legal counsel, General Engineering Consultant, or designee. The motion carried with six (6) Committee members present voting AYE by voice vote. One (1) Committee member, Aida Ortiz voting NAY. One (1) Committee member, Mr. Diaz was not present.

D.3. SETTLEMENT AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ROBERT MICHAEL COX AND ADRIENNE SUSANNE JOHNSON IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. W.T. PAUL LIAU TRUSTEE, ET AL., PROJECT: SR 538-235, PARCEL: 53-211 A-C

Mr. Marcos Marchena with Marchena and Graham, P.A. appeared before the committee regarding the Poinciana Parkway Extension Project (parcels 53-211A-C, located in Polk County). He requested a recommendation for approval for a settlement agreement in an eminent domain case involving property owners Robert Michael Cox and Adrienne Suzanne Johnson. The original CFX appraisal valued the total-take parcel at \$400,000 (as of June 12, 2023). Following negotiations, including consideration of time, market conditions, and property improvements, a final settlement of \$560,715, inclusive of all statutory fees, attorney's fees, and expert costs, was reached.

A motion was made by Ms. Geraci-Carver and seconded by Mr. Murvin for recommendation of Board approval of the Settlement Agreement between CFX and Robert Michael Cox and Adrienne Susanne Johnson for a negotiated total compensation in the amount of \$560,715.00 for all claims related to Parcel 53-211 A-C, inclusive of all attorneys' fees and owner's expert costs, and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Diaz was not present.

D.4. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY AMENDING ARTICLE 1 ("PROPERTY ACQUISITION, DISPOSITION, AND PERMITTING POLICY") OF CHAPTER 13 ("REAL PROPERTY") OF THE CFX CODE

Ms. Cristina T. Berrios, Deputy General Counsel, described the proposed amendments and revisions to Article 1 of the Property Acquisition, Disposition, and Permitting Policy of Chapter 13 "Real Property" of the CFX Code. She explained that the last revision to the Policy was in 2024. The purpose of the amendments and revisions are to clarify language and better facilitate CFX's acquisition, disposition, use, and management of its real property interests.

Ms. Berrios distributed a "ROW Committee Agenda Packet Slipsheet" to the Committee, attached hereto as **Exhibit "B,"** which reflects updated language differing from the version included in the agenda packet previously provided to the Committee. The revision addresses the policy on first written offers in eminent domain matters.

The Committee members ask questions which were answered by Ms. Berrios.

A motion was made by Ms. Geraci-Carver and seconded by Mr. Murvin for a recommendation for Board approval and adoption of the Resolution of the Central Florida Expressway Authority amending Article 1 ("Property Acquisition, Disposition, and Permitting Policy") of Chapter 13 ("Real Property") of the CFX Code, with the language found in Subsection 13.11.2 of "Attachment 1" thereto substituted and fully replaced with the language reflected in the ROW Committee Agenda Packet Slipsheet provided to the ROW Committee at its meeting on July 23, 2025, and subject to any minor or clerical revisions approved by legal counsel, or designee. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Diaz was not present.

E. OTHER BUSINESS

There was no other business discussed.

Chairman Carroll stated that the next Right of Way Committee Meeting is scheduled for September 24, 2025.

F. ADJOURNMENT

Chairman Carroll adjourned the meeting at 2:30 p.m.

Minutes approved on September 24, 2025.

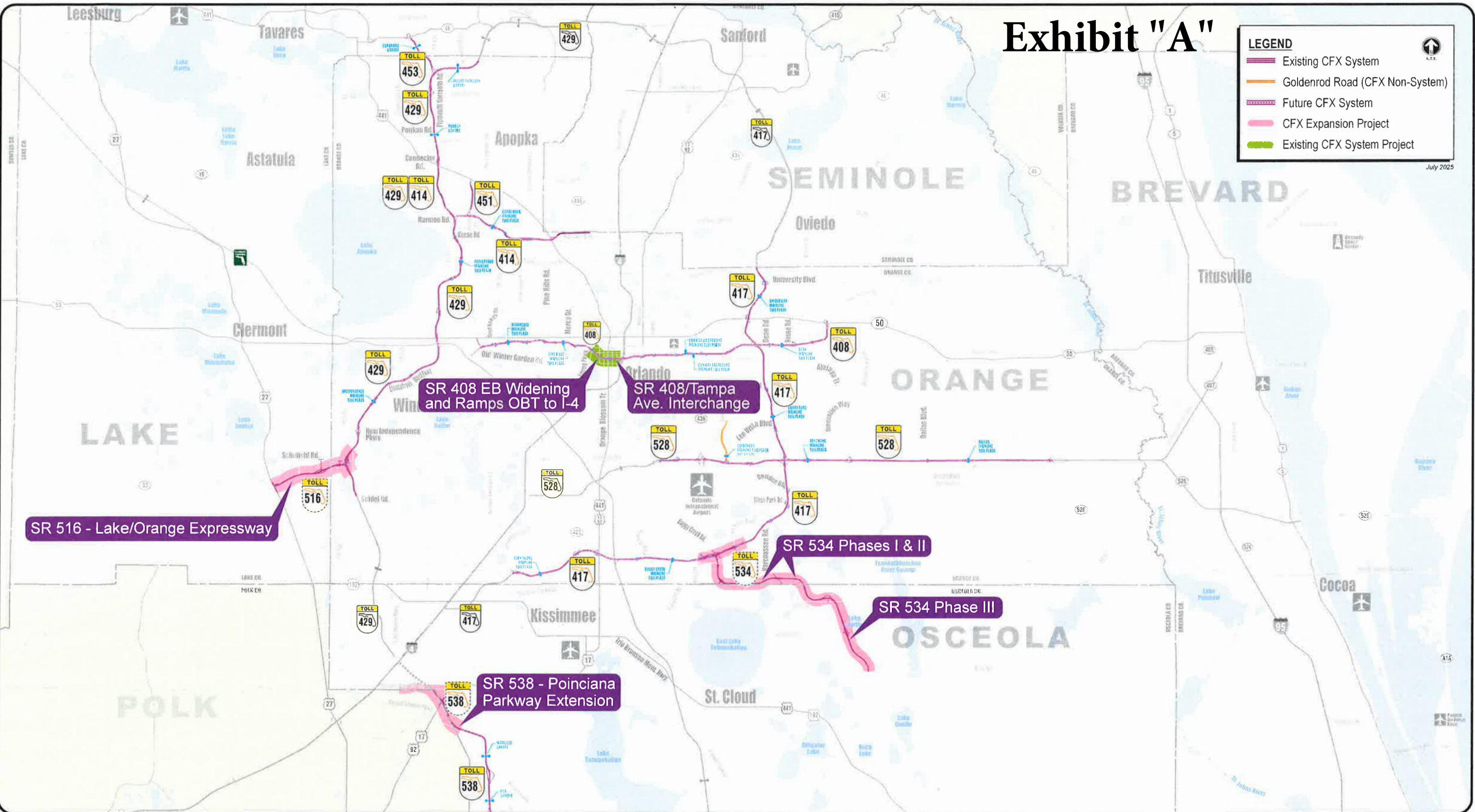
Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, publicrecords@CFXWay.com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

Exhibit "A"

LEGEND

- Existing CFX System
- Goldenrod Road (CFX Non-System)
- Future CFX System
- CFX Expansion Project
- Existing CFX System Project

July 2025



ROW COMMITTEE AGENDA PACKET SLIPSHEET

It is requested that when the ROW Committee reviews the proposed revisions to the Real Property Policy, that **Subsection 13.11.2** therein be substituted with the following:

13.11.2 First Written Offers

- (A) First written offers made in accordance with Chapter 73, Florida Statutes, shall only require ROW Committee review and Board approval if the amount offered exceeds both:
 - (1) The monetary value of the Executive Director's approval and execution authority set forth in **Section 13.12: Post Resolution of Necessity** below; and
 - (2) 125% of the appraised value of the subject parcel.
- (B) **Limited Delegation of Authority.** The Executive Director and General Counsel are hereby delegated the authority to approve, execute, issue, and make first written offers:
 - (1) Individually, if the offer matches the appraised value of the subject parcel; and
 - (2) Jointly, if the offer exceeds the appraised value of the subject parcel, so long as:
 - (a) the offer does not require ROW review and Board approval under **Subsection 13.11.2(A)** above; and
 - (b) both such individuals believe such an "enhanced offer" will best serve CFX's interests.

This language substitution is requested with the intent of facilitating the acquisition process by permitting staff to quickly make first written offers that either align with the appraised value of the property, or are enhanced within the above-prescribed limits, primarily for the purposes of cost-avoidance and encouraging timely acquisitions and settlements.

REVISED REQUESTED ACTION

A recommendation for Board approval and adoption of the Resolution of the Central Florida Expressway Authority amending Article 1 ("Property Acquisition, Disposition, and Permitting Policy") of Chapter 13 ("Real Property") of the CFX Code, with the language found in Subsection 13.11.2 of "Attachment 1" thereto substituted and fully replaced with the language reflected in the ROW Committee Agenda Packet Slipsheet provided to the ROW Committee at its meeting on July 23, 2025, and subject to any minor or clerical revisions approved by legal counsel, or designee.