

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY COMMITTEE MEETING September 24, 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 (presided at opening)
Christopher Murvin, Citizen Representative, Chairman (assumed chairmanship during meeting)
Juan F. Diaz, Citizen Representative
Shane Fischer, Seminole County Representative
Anita Geraci Carver, Lake County Representative
Aida T. Ortiz, Orange County Representative
Paul Satchfield, Osceola County Representative

Committee Member Not Present:

Tad Calkins, Brevard County 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.

Chairman Carroll explained that according to the Right of Way Committee Charter, the Seminole County Representative is designated as the incoming Chairman.

Mr. Shane Fisher with Seminole County expressed appreciation for the nomination to serve as chair but declined the role, citing that as the newest member he has limited familiarity with the committee's historical context and ongoing work. He recommended that the position be filled by someone with greater experience and familiarity with the committee's activities, deferring to the next eligible nominee, Citizen representative Christopher Murvin.

A motion was made by Ms. Geraci Carver and seconded by Mr. Satchfield that Seminole County forgoes the current rotation as outlined in the Charter and nominates Citizen Representative Mr. Christopher Murvin as the incoming Chair. The motion carried unanimously with all seven (7)

Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins was not present.

At this time, Mr. Christopher Murvin assumed the role of Chair and presided over the remainder of the meeting.

B. PUBLIC COMMENT

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

C. APPROVAL OF JULY 23, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Ms. Ortiz to approve the July 23, 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. Calkins, was not present.

D. AGENDA ITEMS

**D.1. PROPOSED RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX")
DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM
PROJECT: SR 408 WIDENING PROJECT, SEGMENT 408-315; PARCEL: 31-805**

Mr. David A. Shontz with Shutts & Bowen, LLP explained that CFX must acquire certain property interests to proceed with the SR 408 Widening project. The SR 408 project has two segments, 408-315, which is the Tampa Avenue interchange, and 408-315-A, which is the widening from US 441 to I-4. The project is located just west of I-4 and downtown Orlando. This is a perpetual easement totaling 9,499 square feet. This is for the construction of a sidewalk and associated improvements along Tampa Avenue, light pole and sign foundation, and for some grade harmonization between the back of the sidewalk and the remainder property, together with rights to inspect, repair, and maintain the improvements in the after condition.

Mr. Shontz is requesting approval of a resolution declaring the identified properties necessary for acquisition in accordance with Florida eminent domain laws and CFX procedures. An updated Legal Description was provided to the Committee and is attached hereto as **Exhibit "A."**

The Committee members asked questions which were answered by Mr. Shontz.

A motion was made by Mr. Satchfield and seconded by Ms. Carroll for recommendation of Board approval and adoption of the Proposed Resolution Declaring Property as Necessary for Parcel 31-805 for the SR 408 Widening Project, as presented, 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. Calkins, was not present.

D.2. PROPOSED SETTLEMENT AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY (“CFX”) AND DAVIDSON KEG, LLC, DAVIDSON CRUISER, LLC, AND DAVIDSON HARVEST, LLC IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. CARMAR GROVES, INC., ET AL., CASE NO.: 2023-CA-002713 FOR ALL CLAIMS RELATED TO PARCELS 51-132A-C AND 51-832, INCLUSIVE OF ALL ATTORNEYS' FEES AND OWNER'S EXPERT COSTS, PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY PARCELS: 51-132 A-C AND 51-832

Mr. David A. Shontz with Shutts & Bowen, LLP provided background on four parcels required for the SR 516 project, located within Segment 2. He reminded the Committee that SR 516 is a new four-lane limited access expressway which runs from SR 429 in West Orange County to US 27 in Lake County. The project totals 4.4 miles in length. The SR 516 project is divided into three segments. The subject property before the Committee today is located in Segment 2, or what's referred to as 516-237, which is approximately 1.9 miles.

The parcels being discussed today are owned by the Davidson entities, the CFX board adopted a resolution authorizing the acquisition of three of the four parcels.

Following mediation and negotiations, CFX and the property owners reached a full settlement for \$44,835,860, inclusive of all fees, costs, and claims related to the parcels. The agreement also includes non-monetary terms addressing access, easements, and construction timelines for CR 455.

The Committee members asked questions which were answered by Mr. Shontz.

A motion was made by Ms. Geraci-Carver and seconded by Ms. Carroll for recommendation of Board approval and adoption of the Resolution Board approval of the Settlement Agreement between CFX and Davidson Keg, LLC; Davidson Cruiser, LLC; and Davidson Harvest, LLC for a negotiated total compensation in the amount of \$44,835,860 for all claims related to Parcels 51-132A, 51-132B, 51-832 and 51-132C, 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. Calkins, was not present.

E. OTHER BUSINESS

There was no other business discussed.

Chairman Murvin stated that the next Right of Way Committee Meeting is scheduled for November 19, 2025.

F. ADJOURNMENT

Chairman Murvin adjourned the meeting at 2:36 p.m.

Minutes approved on November 19, 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"

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 408
 PROJECT NO. 408-315
 PARCEL NO. 31-805
 PURPOSE: PERPETUAL EASEMENT
 ESTATE: EASEMENT

LEGAL DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida, being a portion of lots 8, 9, 10 and 11, Block 4, White's Addition to Orlando according to the plat thereof as recorded in Plat Book A, Page 139 of the Public Records of Orange County, Florida, also being a portion of the lands described in Deed Book 851, Page 259 and re-recorded in Deed Book 865, Page 363 of the Public Records of Orange County, Florida and being more particularly described as follows:

Commence at a found 1/2-inch iron rod with no identification in an asphalt cut-out marking the Northeast corner of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida; thence run South 00°05'37" East along the East line of said Northwest 1/4, a distance of 1356.38 feet to the Easterly extension of the existing South Right of Way line of Carter Street as shown on the Florida Department of Transportation Right of Way Map Section 75280, Financial Project number 242484-2; thence departing said East line, run South 89°28'33" West along said Easterly extension and along the South Right of Way line of said Carter Street, a distance of 1287.23 feet to the existing East Right of Way line of Tampa Avenue as shown on Florida Department of Transportation Right of Way Map Section 75010-2513 and the West line of aforesaid Block 4 according to said Plat and as shown on said Right of Way Map; thence departing said South Right of Way line, run South 00°18'50" East along said East Right of Way line and along said West line, a distance of 207.38 feet to the POINT OF BEGINNING; thence departing said East Right of Way line and said West line of Block 4, run North 90°00'00" East, a distance of 15.00 feet; thence run South 00°18'50" East along a line 15.00 feet Easterly of and parallel with said East Right of Way line of Tampa Avenue and said West line of Block 4, a distance of 263.60 feet; thence departing said parallel line, run South 05°01'13" East, a distance of 154.83 feet; thence run South 00°18'50" East along a line 22.70 feet Easterly of and parallel with said East Right of Way line of Tampa Avenue as shown on aforesaid Right of Way Map and described in Official Records Book 2764, Page 555 of said Public Records, a distance of 89.77 feet to the Westerly line of lands described in Official Records Book 4427, Page 2254 of the Public Records of Orange County, Florida; thence departing said parallel line, run South 28°05'25" West along said Westerly line, a distance of 47.73 feet to the existing East Right of Way line of Tampa Avenue as shown on aforesaid Right of Way Map and described in Official Records Book 2764, Page 555 of said Public Records; thence departing said Westerly line run along said East Right of Way line the following two (2) courses: thence North 00°18'50" West, a distance of 184.74 feet; thence South 89°41'10" West, a distance of 5.00 feet to aforesaid East Right of Way line of Tampa Avenue as shown on said Right of Way Map and the West line of aforesaid Block 4 according to said Plat and as shown on said Right of Way Map; thence run North 00°18'50" West along said East Right of Way line and along said West line, a distance of 365.01 feet to the POINT OF BEGINNING.

Containing 9499 square feet, more or less.

NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33405 DATED 11/19/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°05'37" EAST.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 07/29/2025 PER FAC 5J-17.062(2).

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM
 LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND, SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION.

DATE	JULY 29, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011 	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 31-805	
DRAWN BY	M.ROLLINS		Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	STATE ROAD 408 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
CHECKED BY	S.WARE			SHEET 1 OF 3	
DEWBERRY PROJECT NO.	50088264				
LEGAL	MLR	09/22/2025			
LEGAL	MLR	08/21/2025			
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 408
 PROJECT NO. 408-315
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LEGEND & ABBREVIATIONS

- | | | |
|---|-----------------------------------|--|
| AC = ACRES | LB = LICENSED SURVEY BUSINESS NO. | PSM = PROFESSIONAL SURVEYOR AND MAPPER |
| CCR# = CERTIFIED CORNER RECORD NUMBER | ORB = OFFICIAL RECORDS BOOK | RGE = RANGE |
| (C) = CALCULATED DATA | (P) = PLAT DATA | R/W = RIGHT OF WAY |
| (D) = DEED DATA | PB = PLAT BOOK | SEC = SECTION |
| DB = DEED BOOK | PG/PGS = PAGE / PAGES | TWP = TOWNSHIP |
| ESMT = EASEMENT | POB = POINT OF BEGINNING | ± = MORE OR LESS |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION | POC = POINT OF COMMENCEMENT | ⊕ = CHANGE IN DIRECTION |
| FND = FOUND | PROJ. = PROJECT | — ⊕ — = PERPETUAL EASEMENT LINE |
| ID = IDENTIFICATION | | |

POC
 NE CORNER, NW 1/4,
 SECTION 34
 FND 1/2" IRON ROD,
 NO ID IN ASPHALT
 CUT-OUT
 CCR# 96674

EASTERLY EXTENSION,
 SOUTH R/W LINE OF
 CARTER STREET



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JULY 29, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088264
PARCEL	MLR 09/22/2025
PARCEL	MLR 08/21/2025
REVISION	BY DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843-5120

**SKETCH OF DESCRIPTION
 (THIS IS NOT A SURVEY)**

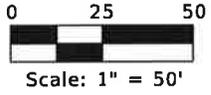
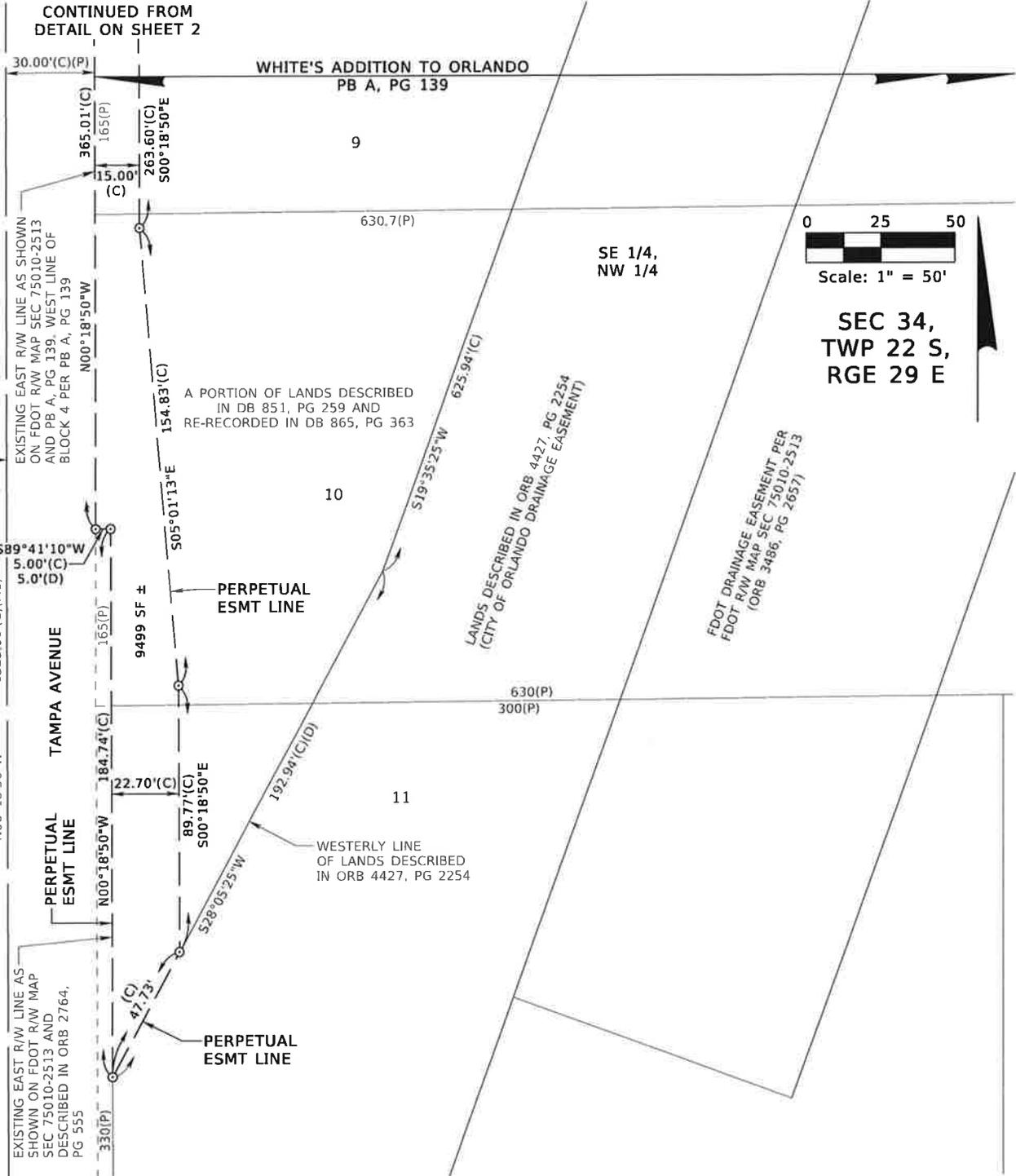
STATE ROAD 408
 CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

**PARCEL
 31-805**

SCALE: 1"=200'

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 408
 PROJECT NO. 408-315
 PARCEL NO. 31-805
 PURPOSE: PERPETUAL EASEMENT
 ESTATE: EASEMENT



SEC 34,
 TWP 22 S,
 RGE 29 E

SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR LEGEND.

DATE	JULY 29, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088264	
PARCEL	MLR	09/22/2025
ADDED DETAIL SHEET	MLR	08/21/2025
REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011



800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843-5120

SKETCH OF DESCRIPTION
 (THIS IS NOT A SURVEY)

STATE ROAD 408
 CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 31-805

SCALE: 1"=50'

SHEET 3 OF 3