

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE MEETING
November 19, 2025

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

Committee Members Present:

Christopher Murvin, Citizen Representative, Chairman
Tad Calkins, Brevard County Representative
Laura F. Carroll, City of Orlando Representative
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

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 Murvin.

B. PUBLIC COMMENT

The following member(s) of the public commented:

1. Ms. Sara Benero-Barbosa - SR 534 Osceola Parkway Extension Project

C. APPROVAL OF SEPTEMBER 24, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Mr. Satchfield for approval of the September 24, 2025 Right of Way Committee meeting minutes. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D. AGENDA ITEMS

Ms. Berrios shared a map illustrating the locations of the parcels within the SR 538 project, which will be addressed in the next three agenda items before the Committee.

D.1. PROPOSED SETTLEMENT AGREEMENT BETWEEN CFX AND TGI, INC. THE GOADS INTERNATIONAL IN THE MATTER OF CFX V. TGI, INC. THE GOADS INTERNATIONAL, ET AL., SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235, PARCELS 53-123 A, 53-123 B, AND 53-723

Mr. Marcos R. Marchena with Marchena and Graham, P.A. presented a proposed Settlement Agreement between CFX and TGI, Inc., The Goads International in the matter of CFX v. TGI, Inc. The Goads International, et. al., for the acquisition of Parcels 53-123A, 53-123B, and 53-723 needed for the SR 538 Poinciana Parkway Extension Project. On August 8, 2024, the Board approved acquiring these parcels for the project. An eminent domain action was filed on April 4, 2025, and the Court entered a Stipulated Order of Taking on June 5, 2025. CFX subsequently deposited its good-faith estimate of \$4,393,300 into the Court registry.

Mr. Marchena summarized the differences between the parties' valuations. CFX's appraisal valued the taking at \$4,393,300, while the Owner's appraisal totaled \$8,325,600, primarily due to differing assessments of damages to the remainder, cost-to-cure calculations, and asserted entrepreneurial profit. The parties attended mediation on September 25, 2025, and reached a proposed settlement resolving all valuation issues, contingent on Board approval. Under the proposed agreement, CFX would provide a total compensation of \$5,709,567.58, inclusive of attorneys' fees, expert fees, and costs, less the amount previously deposited. The Owner would also receive extended possession through April 1, 2027. It was noted that recent comparable sales activity and the change in access to Parcel 53-123A support the negotiated compensation.

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

A motion was made by Mr. Fischer and seconded by Ms. Carroll for recommendation for Board approval of the Settlement Agreement between CFX and TGI, Inc. The Goads International in the matter of Central Florida Expressway Authority v. TGI, Inc. The Goads International, et al., for a negotiated total compensation amount of \$5,709,567.58, for all claims related to Parcels 53-123A, 53-123B, and 53-723, inclusive of all attorneys' fees, 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 eight (8) Committee members present voting AYE by voice vote

D.2. PROPOSED SETTLEMENT AND REAL ESTATE PURCHASE AGREEMENT BETWEEN CFX AND ROGER F. RUIZ, MARTIZA YESENIA RUIZ, AND ATLANTIS K, LLC, IN THE MATTER OF TGI, INC. THE GOADS INTERNATIONAL, ET. AL., PARCELS 53-124 AND 53-152: SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235

Mr. Marcos R. Marchena with Marchena and Graham, P.A. is requesting the Committee's recommendation for CFX Board approval of a proposed Settlement and Real Estate Purchase Agreement with the owners of Parcels 53-124 and 53-152. These properties and their parent tracts are needed to support utilities relocation and construction for the SR 538 Poinciana Parkway Extension Project in Osceola County.

He noted that the CFX Board previously authorized acquisition of the parcels and that an eminent domain action was filed in April 2025. During the proceedings, the owners expressed interest in settling through a negotiated sale. Parcel 53-124 totals approximately 20.753 acres, and Parcel 53-152 totals approximately 2.329 acres. CFX also identified potential additional uses for the parent tracts, including wetland mitigation and project materials storage.

CFX negotiated a proposed agreement to buy both parent tracts for \$1,975,000. This amount includes all claims related to the parcels, as well as attorneys' fees and expert costs. Updated comparable sales data supported the negotiated price.

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

A motion was made by Mr. Satchfield and seconded by Mr. Calkins for a recommendation for Board approval of the Settlement and Real Estate Purchase Agreement between CFX and Roger F. Ruiz, Martiza Yesenia Ruiz, and Atlantis K, LLC, in the matter of Central Florida Expressway Authority v. TGI, Inc. The Goads International, et al., for a negotiated total compensation amount of \$1,975,000.00 for all claims related to Parcels 53-124 and 53-152, inclusive of all attorneys' fees, 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 eight (8) Committee members present voting AYE by voice vote.

D.3. PROPOSED MEDIATED SETTLEMENT AGREEMENT BETWEEN CFX AND OSCEOLA POLK LINE, LLC, IN THE MATTER OF BAYAT INTERNATIONAL REAL ESTATE, LLC; PARCEL 53-450 A, B, & C: SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235A

Mr. Richard Milian with Nelson Mullins Riley and Scarborough, LLP presented a proposed mediated settlement with Osceola Polk Line, LLC for the acquisition of Parcel 53-450 A, B & C, required for the SR 538 Poinciana Parkway Extension Project. The Board previously authorized acquisition of the necessary properties in August 2024, and an eminent domain action was filed in February 2025. A Stipulated Order of Taking was entered in April 2025, with CFX depositing \$465,075 as the good-faith estimate.

CFX and the property owner attended mediation on September 22, 2025, and reached a contingent agreement resolving all valuation issues. The proposed settlement totals \$1,172,196, inclusive of attorneys' fees, costs, and expert fees. The revised compensation reflects updated market conditions, comparable nearby sales, and county staff's revised interpretation of the property's highest and best use, which evolved from residential to mixed residential/commercial and light industrial due to the area's transitional development pattern. Comparable acquisitions, including CFX's purchase of Parcel 53-160 A & B and FDOT's acquisition of adjacent property supported the mediated per-acre value.

Staff and the appraisers concluded that the settlement amount is consistent with current valuations and is in CFX's best interest, as it avoids prolonged litigation and additional expenses.

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

A motion was made by Ms. Carroll and seconded by Mr. Fischer for a recommendation for Board approval of the Settlement Agreement between CFX and Osceola Polk Line, LLC, in the matter Central Florida Expressway Authority v. Bayat International Real Estate, LLC, et al., for a negotiated total compensation of \$1,172,196.00, for all claims related to Parcels 53-450 A, B and C, inclusive of all attorneys' fees, 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 eight (8) Committee members present voting AYE by voice vote.

D.4. PROPOSED PROPERTY EXCHANGE AGREEMENT BETWEEN CFX AND TUSK PROPERTIES, LLC: SR 414 JOHN LAND APOPKA EXPRESSWAY PROJECT, SEGMENT 414-210B

Mr. Richard Milian with Nelson Mullins Riley and Scarborough, LLP introduced his associate, Ms. Emma Pinder, who requested Committee approval for a Property Exchange Agreement ("the Exchange") between CFX and Tusk Properties, LLC. The Exchange involves portions of adjacent parcels in Orange County to support Tusk's planned improvements along East Keene Road.

CFX currently holds fee simple ownership of property originally acquired for the SR 414 John Land Apopka Expressway Project. Tusk owns the adjoining parcel and seeks to obtain approximately 13,307 square feet of CFX property in exchange for conveying approximately 12,721 square feet of its own property to CFX. CFX's General Engineering Consultant reviewed both properties and confirmed that the exchange of properties will not affect current or future expressway construction, operations, or maintenance.

The sole consideration shall be the property exchange, plus costs and other fees. CFX is not responsible for any costs related to the Exchange. In addition, Tusk will pay for the relocation of an existing fence as part of the Exchange. Tusk's Pre-Exchange Property is closer to SR 414, and it is easily accessible by CFX. The Exchange is a like-kind exchange, which is in the best interest of and will benefit CFX.

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

A motion was made by Ms. Geraci-Carver and seconded by Ms. Ortiz for a recommendation for Board approval of the Property Exchange Agreement between CFX and Tusk Properties, LLC 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 eight (8) Committee members present voting AYE by voice vote.

E. OTHER BUSINESS

There was no other business discussed.

Chairman Murvin stated that the next Right of Way Committee Meeting is scheduled for January 28, 2026.

F. ADJOURNMENT

Chairman Murvin adjourned the meeting at 2:44 p.m.

Minutes approved on January 28, 2026.

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.