

Legislation Text

File #: 2022-7477, **Version:** 1

Title:

Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel Nos. 126/826 for acquisition of property interests needed for the Orange Boulevard Improvement Project (5,796 ± SF & 1,681 ± SF respectively) between Judith Ann Weyers, f/k/a Judith Ann Biesboer and Seminole County for \$180,000.00, as full settlement of all other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Jean Jreij, Public Works Director**)

Division:

Public Works - Engineering

Authorized By:

Jean Jreij

Contact/Phone Number:

Neil Newton/407-665-5711

Background:

These parcels (Nos. 126/826) have been identified for acquisition as part of the County's Orange Boulevard Improvement Project. The owner (Judith Ann Weyers, f/k/a Judith Ann Biesboer / Tax ID#16-19-30-5AB-2500-001A) of the property located at 5358 Orange Boulevard at the northwesterly corner of Orange Boulevard and Delaware Street, in Sanford, Florida, has agreed to sell and convey these property interests to Seminole County for the sum of \$180,000.00, inclusive of all fees and costs.

The parent property is improved with a single-family residence and ancillary improvements and consists of 2.42 ± acres of land. The County's valuation of this parcel is \$122,100.00. The majority of this cost (\$98,200.00) is associated with the damages to the remainder property and the cost to cure to make the owner whole. The County's incentivized offer amount was \$165,360.00. After negotiation with the owner, a settlement was reached for \$180,000.00, inclusive of all fees and costs. This proposed settlement amount is considered reasonable under the circumstances inherent in the condemnation process. The main rationale for approval of this settlement is cost avoidance. If this

acquisition must proceed to condemnation, litigation costs and the costs of the County's appraisal and to pay for the owner's appraisal and additional expert's fees on both sides would likely exceed the additional settlement funds proposed to be paid.

Staff Recommendation:

Staff recommends the Board approve and authorize the Chairman to execute a Purchase Agreement related to Parcel Nos. 126/826 for acquisition of property interests needed for the Orange Boulevard Improvement Project (5,796 ± SF & 1,681 ± SF respectively) between Judith Ann Weyers, f/k/a Judith Ann Biesboer and Seminole County for \$180,000.00, as full settlement of all claims for compensation from which Seminole County might be obligated to pay relating to the parcel.