



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Legislation Details (With Text)

File #: 2023-470
Type: Consent Item **Status:** Passed
File created: 4/20/2023 **In control:** Board of County Commissioners
On agenda: 5/9/2023 **Final action:** 5/9/2023
Title: Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel No. 143 for property interests needed for the Orange Boulevard Improvement Project (427± SF) between Clarence R. Hammer and Seminole County for \$20,000.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (Jean Jreij, P. E., Public Works Director/County Engineer).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Purchase Agreement.pdf

Date	Ver.	Action By	Action	Result
5/9/2023	1	Board of County Commissioners	approve	Pass

Title:

Approve and authorize the Chairman to execute a Purchase Agreement related to Parcel No. 143 for property interests needed for the Orange Boulevard Improvement Project (427± SF) between Clarence R. Hammer and Seminole County for \$20,000.00, as full settlement and any other claim for compensation from which Seminole County might be obligated to pay relating to the parcel. District5 - Herr (**Jean Jreij, P. E., Public Works Director/County Engineer**).

Division:

Public Works - Engineering

Authorized By:

Jean Jreij, P.E.

Contact/Phone Number:

Neil Newton 407-665-5711

Background:

This parcel (#143) has been identified as being needed for property interests necessary for our Orange Boulevard Improvement Project. The owner (Clarence R. Hammer / Tax ID#16-19-30-5AB-1300-001D) of the property located at 4920 Orange Boulevard on the

northerly side of Orange Boulevard, approximately 175± feet (0.03 miles) westerly of Indiana Street, in Sanford, Florida, has agreed to sell and convey this property interest to Seminole County for the sum of \$20,000.00 inclusive of all fees and costs.

The parent property is a flag-lot located on the northerly side of Orange Boulevard, is improved with a single-family residence and ancillary improvements, and consists of 1.38± acres of land. The County's valuation of this acquisition is \$7,200.00. The County's incentivized offer amount was \$12,300.00. After negotiations with the owner through his attorney a settlement was reached for \$20,000.00, inclusive of all fees and costs.

This agreement will replace the previous agreement dated July 26, 2022 and modifies the purchase price for the land being acquired. The main rationale for approval of this renegotiated 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 other 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 No. 143 for acquisition of property interests needed for the Orange Boulevard Improvement Project (427± SF) between Clarence R. Hammer and Seminole County for \$20,000.00, as full settlement of any claim for compensation from which Seminole County might be obligated to pay relating to the parcel.