

Meeting Date
March 21, 2017



AGENDA	
Section	Consent
Item No.	<i>II. A. 15</i>

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Resolution of Necessity for Acquisition of Parcels for the St. Johns Heritage Parkway - District 5
DEPT/OFFICE:	Public Works Department / Land Acquisition Section

Requested Action:

It is requested that the Board of County Commissioners: 1) Adopt and authorize the Chairman to execute the Resolution of Necessity; 2) Authorize the County Attorney Office and staff to proceed with this action in accordance with the requirements set forth in Chapter 73 and 74 Florida Statutes; and 3) Authorize payment of reasonable expert fees per Chapter 73 and 74 Florida Statutes, as part of staff's efforts to negotiate settlements.

Summary Explanation & Background:

The subject properties are located in Section 3, Township 28 South, Range 36 East and Section 34, Township 27 South, Range 36 East.

Brevard County is working in conjunction with Florida Department of Transportation (FDOT) to acquire needed right-of-way consistent with the anticipated construction of a 4-lane suburban roadway from the northern city limits of the City of Palm Bay, north to an intersection with Ellis Road. The length of the project consists of 5.129 miles of roadway with typical sections ranging between 210 feet and 400 feet, including retention ponds. Related to the involvement of FDOT in this Project, Federal funds are available (Current remaining available amount - \$4,900,000.00) with Brevard County responsible for amounts in excess of the available Federal funds. The Eminent Domain process is expected to result in costs to exceed the Federal Funds.

Staff is requesting the Board adopt the Resolution of Necessity and grant authorization for the County Attorney's Office and staff to proceed with action in accordance with the statutory requirements set forth in Chapter 73 and 74 Florida Statutes applicable to "quick-take" proceedings for lands required to complete the St Johns Heritage Parkway (Northerly Segment) Project that cannot be negotiated to closure in a timely manner. Staff has followed all applicable County policies to contact and make an offer to the owners of the parcels listed in the Resolution. In order to avoid construction delays, staff has prepared a Resolution of Necessity for Board adoption and execution by the Chairman.

It is also requested that reasonable expert fees be authorized for payment per Chapters 73 & 74, Florida Statutes, as part of staff's efforts to negotiate settlements.

Fiscal impact: FY 2016-2017: funding available – 1700/344928
FY 2017-2018: funding available – 1700/344928

Clerk to the Board Instructions: **Return Original, Executed Resolution of Necessity and Board Approval Memo to Department.**

Exhibits Attached: Resolution of Necessity with Exhibit A Legal Descriptions, Property Fact Sheets, Acquisition Map, Chapter 73 & 74 of Florida Statutes

Contract /Agreement (If attached): Reviewed by County Attorney	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PR <input type="checkbox"/>
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County Manager	Assistant County Manager	Department Director / Extension
Stockton Whitten	Assistant County Manager	John Denninghoff / 57202

BOARD OF COUNTY COMMISSIONERS

AGENDA: ST JOHNS HERITAGE PARKWAY PROJECT RESOLUTION OF NECESSITY RELATED TO THE ACQUISITION OF PROPERTY NEEDED FOR THE NORTHERLY SEGMENT – DISTRICT-5

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u></u>	<u> </u>	<u>3/2/17</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney	<u></u>	<u> </u>	<u>3/14/17</u>
PUBLIC WORKS John Denninghoff, Director	<u></u>	<u> </u>	<u>3/2/17</u>

AGENDA DUE DATE: March 7, 2017 for the March 21, 2017 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 321-690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: ST JOHNS HERITAGE PARKWAY PROJECT RESOLUTION OF NECESSITY RELATED TO THE ACQUISITION OF PROPERTY NEEDED FOR THE NORTHERLY SEGMENT – DISTRICT-5

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CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>3/2/17</u>
COUNTY ATTORNEY Eden Bentley Deputy County Attorney	<u>EB</u>	_____	<u>3/14/17</u>
PUBLIC WORKS John Denninghoff, Director	<u>JD</u>	_____	<u>3/2/17</u>

AGENDA DUE DATE: March 7, 2017 for the March 21, 2017 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 321-690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: ST JOHNS HERITAGE PARKWAY PROJECT RESOLUTION OF NECESSITY RELATED TO THE ACQUISITION OF PROPERTY NEEDED FOR THE NORTHERLY SEGMENT – DISTRICT-5

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>3/2/17</u>
COUNTY ATTORNEY Eden Bentley, Deputy County Attorney	_____	_____	_____
PUBLIC WORKS John Denninghoff, Director	<u>JDS</u>	_____	<u>3/2/17</u>

AGENDA DUE DATE: March 7, 2017 for the March 21, 2017 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 321-690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

RESOLUTION NO: 2017- 053

A RESOLUTION OF THE COUNTY COMMISSION OF BREVARD COUNTY, FLORIDA, DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY LOCATED IN BREVARD COUNTY FOR THE ST. JOHNS HERITAGE PARKWAY PROJECT CONSTRUCTION AND MAINTENANCE, AS WELL AS PLACEMENT OF UTILITY LINES AND ASSOCIATED FACILITIES, AND FLOOD PLAIN COMPENSATION RELATED TO ST. JOHNS HERITAGE PARKWAY and WASHINGTONIA ROAD OR INCIDENTAL PUBLIC ROAD RELATED USES ON THE PROPERTIES DESCRIBED HEREIN LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST AND SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST; LYING IN BREVARD COUNTY, FLORIDA.

WHEREAS, Brevard County has undertaken responsibility to provide adequate transportation facilities; and

WHEREAS, the provision of transportation services is the responsibility of the County and is authorized under State laws; and

WHEREAS, to maintain safe, efficient and continuous levels of service to the residents of Brevard County, it is necessary to: construct planned roadway improvements, provide utility lines, drainage systems, floodplain compensation and retention facilities along the roadway; and to construct, operate and maintain evacuation routes for the purpose of providing safe and efficient access to transportation systems during hurricane and other higher level weather conditions; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, finds that the construction of the roadway, intersections, placement of utility lines, and construction of the drainage systems, floodplain compensation and retention facilities are necessary, and in the best interest of the public health, safety and welfare; and

WHEREAS, the subject parcels are necessary for the St. Johns Heritage Parkway Project, and for the Washingtonia Road Project; and

WHEREAS, there are no mobile homes on the properties; and

WHEREAS, the subject parcels have been shown to be fit for use for the construction of a roadway and other public related uses.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida as follows:

1. The Board finds reasonable necessity exists for the acquisition and condemnation of the real properties located in Brevard County, Florida, as described in the attached Exhibit "A", for the construction and maintenance of roads, drainage systems, retention facilities, and roadway related compensating floodplain storage, (and to include a portion of the floodplain area needed for the Washingtonia Road project per engineering reports), and all other associated or incidental public road related uses on the property as determined and shown in construction plans for the St. Johns Heritage Parkway project.

2. The interest to be acquired in the real properties described in Composite Exhibit "A" shall be fee simple absolute.

3. The Office of the County Attorney is directed to acquire or condemn the fee simple absolute interest in real properties described in Exhibit "A". The Office of the County Attorney is authorized to initiate and institute proceedings in accordance with the authority granted to the County pursuant to Chapters 73 and 74 of the Florida Statutes for the exercise of the power of eminent domain in order to obtain the possession and title of the properties described in Exhibit "A" in advance of the final judgment as provided by law and determined necessary by this Commission for the public purposes set forth herein.

4. All conditions precedent to the adoption of this Resolution have occurred.

5. The Resolution shall be effective immediately upon adoption.

DONE, ORDERED AND ADOPTED in Regular Session this 21st day of March, 2017.

ATTEST:

Clerk of the Court:

BY: 

Scott Ellis, Clerk

BREVARD COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

BY: 

Curt Smith, Chairman

As approved by the Board on March 21, 2017
Agenda Item # II.A.15

LEGAL DESCRIPTION PARCELS 106A, 106B, & 106C

SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2853503
OWNER NAME: MICHAEL B. CREWS, SR., ET UX

PART A:

Prepared by DRMP, Inc.

Composite Exhibit "A":
Description of real property being acquired in accordance with the Resolution of Necessity - St. Johns Heritage Parkway:
Owner : Michael B. Crews, Sr. ET UX
Description: Fee Simple
Parcel No.: 106 A, B & C

A parcel of land located within Lot 27, Florida Indian River Land Company Subdivision, as recorded in Plat Book 2, Page 80, Public Records of Brevard County, Florida, and being in the North 1/2 (One-Half) of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East, being described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East; thence run North 89°27'21" East along the North line of said Northwest 1/4 (One-Quarter) and North line of a 20 foot platted Right-Of-Way as shown in aforesaid Florida Indian River Land Company Subdivision, a distance of 1368.91 feet; thence, departing said North line, run South 00°12'14" East, a distance of 20.00 feet to the South line of the said 20 foot platted Right-Of-Way; thence run North 89°27'21" East along said South Right-Of-Way line, a distance of 244.99 feet to the POINT OF BEGINNING; thence continue North 89°27'21" East along said South Right-Of-Way line, a distance of 188.34 feet to the Westerly Right-Of-Way line of Haul Road as described and recorded in Official Records Book 53, Page 536, Public Records of Brevard County, Florida; thence, departing said South Right-Of-Way line, run along said Westerly Right-Of-Way line South 00°34'48" East, a distance of 92.78 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2759.79 feet; thence, departing said Westerly Right-Of-Way line, from a chord bearing of South 18°06'33" West, run Southerly along said curve an arc distance of 712.39 feet through a central angle of 14°47'23" to the South line of the parcel as described and recorded in Official Records Book 5560, Page 2916, Public Records of Brevard County, Florida and end of said curve; thence run South 89°23'37" West, along said South line, a distance of 210.71 feet; thence, departing said South line, run North 00°12'14" West, a distance of 17.35 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2969.79 feet; thence from a chord bearing of North 17°52'50" East, run Northerly along said curve an arc distance of 791.55 feet through a central angle of 15°16'16" to the POINT OF BEGINNING.

Said lands containing 3.866 acres, more or less.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, AS BEING NORTH 89°27'21" EAST.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BURIED CABLES, SUB-SURFACE UTILITIES, FOUNDATIONS/FOOTERS OR BURIAL SITES WERE LOCATED, EXCEPT AS SHOWN.
3. THIS PROPERTY IS SUBJECT TO THE RECORDED AND UNRECORDED AGREEMENTS, ASSESSMENTS, EXCEPTIONS, COVENANTS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND OTHER ENCUMBRANCES, IF ANY, WHICH MAY OR MAY NOT APPEAR IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
4. THE LOCATION OF THIS RIGHT-OF-WAY PARCEL AS IT IS APPURTENANT TO THE COMPLETE RIGHT-OF-WAY FOR ST. JOHNS HERITAGE PARKWAY IS SHOWN ON THE RIGHT-OF-WAY MAP FOR THE PARKWAY WHICH IS RECORDED IN THE ROAD PLAT BOOKS OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
5. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. PARCEL TAX ID. No.: 2853503

Allen L. Outckel
ALLEN L. OUTCKEL, PSM DATE
FLORIDA REGISTRATION No. LS 6481
(NOT VALID UNLESS SIGNED AND SEALED)

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH		
			PARCEL 106A					SKETCH PREPARED BY  DRMP SURVEYORS • PLANNERS • ENGINEERS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED PER COUNTY COMMENTS	CU	6/13/16	BY	DATE	DATA SOURCE:	SCALE:			
REVISE FOR SECTION SURVEY	ALQ	5/01/16	DRAWN	C. W. W.	08/27/12	N/A	N/A		
REVISION	BY	DATE	CHECKED	A. L. O.	08/28/12	DRMP PROJECT:	06-0809.008		

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 2 OF 4
NOT VALID WITHOUT SHEETS 1,3,4 OF 4

SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2853503
OWNER NAME: MICHAEL B. CREWS, SR., ET UX

PART B:

Prepared by DRMP, Inc.

A parcel of land located within Lot 27, Florida Indian River Land Company Subdivision, as recorded in Plat Book 2, Page 80, Public Records of Brevard County, Florida, and being in the North 1/2 (One-Half) of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East, being described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East; thence run North 89°27'21" East along the North line of said Northwest 1/4 (One-Quarter) and North line of a 20 foot platted Right-Of-Way as shown in aforesaid Florida Indian River Land Company Subdivision, a distance of 1368.91 feet; thence, departing said North line, run South 00°12'14" East, a distance of 20.00 feet to the South line of the said 20 foot platted Right-Of-Way and the POINT OF BEGINNING; thence run North 89°27'21" East along said South Right-Of-Way line, a distance of 244.99 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2969.79 feet; thence, departing said South line, run from a chord bearing of South 17°52'50" West, run Southerly along said curve an arc distance of 791.55 feet through a central angle of 15°16'16" to the end of said curve; thence run North 00°12'14" West, a distance of 748.76 feet to the POINT OF BEGINNING.

Said lands containing 1.787 acres, more or less.

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH		
			PARCEL 106B					 DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALOWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
			BY	DATE	DATA SOURCE:	SCALE:			
REVISED PER COUNTY COMMENTS	CU	6/13/16	DRAWN	C.W.W.	08/27/12	N/A	N/A		
REVISE FOR SECTION SURVEY	ALQ	5/01/16	CHECKED	A.L.O.	08/28/12	DRMP PROJECT:	06-0809.008		
REVISION	BY	DATE							

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 3 OF 4
NOT VALID WITHOUT SHEETS 1,2,4 OF 4

SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2853503
OWNER NAME: MICHAEL B. CREWS, SR., ET UX

PART C:

Prepared by DRMP, Inc.

A parcel of land located within Lot 27, Florida Indian River Land Company Subdivision, as recorded in Plat Book 2, Page 80, Public Records of Brevard County, Florida, and being in the North 1/2 (One-Half) of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East, being described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 (One-Quarter) of Section 3, Township 28 South, Range 36 East; thence run North 89°27'21" East along the North line of said Northwest 1/4 (One-Quarter) and North line of a 20 foot platted Right-Of-Way as shown in aforesaid Florida Indian River Land Company Subdivision, a distance of 1368.91 feet; thence, departing said North line, run South 00°12'14" East, a distance of 20.00 feet to the South line of the said 20 foot platted Right-Of-Way; thence run North 89°24'12" East along said South Right-Of-Way line, a distance of 433.33 feet to the Westerly Right-Of-Way line of Haul Road as described and recorded in Official Records Book 53, Page 536, Public Records of Brevard County, Florida; thence, departing said South Right-Of-Way line, run along said Westerly Right-Of-Way line South 00°34'48" East, a distance of 92.78 feet the POINT OF BEGINNING; thence continue South 00°34'48" East, along said Westerly Right-Of-Way line, a distance of 672.85 feet to the South line of the parcel as described and recorded in Official Records Book 5560, Page 2916, Public Records of Brevard County, Florida; thence departing said Westerly Right-Of-Way line, run along said South line South 89°23'37" West, a distance of 227.64 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2759.79 feet; thence departing said South line, from a chord bearing of North 18°06'33" East, run Northerly along said curve an arc distance of 712.39 feet through a central angle of 14°47'23" to the POINT OF BEGINNING.

Sold lands containing 2.008 acres, more or less.

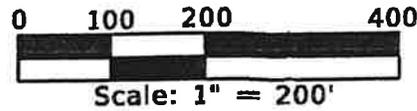
THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH		
			PARCEL 106C					SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED PER COUNTY COMMENTS	CU	6/13/16		BY	DATE	DATA SOURCE:	SCALE:		
REVISE FOR SECTION SURVEY	ALQ	5/01/16				N/A	N/A		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	DRAWN	C.W.W.	08/27/12	DRMP PROJECT:			
REVISION	BY	DATE	CHECKED	A.L.O.	08/28/12	06-0809.008			

SKETCH OF DESCRIPTION

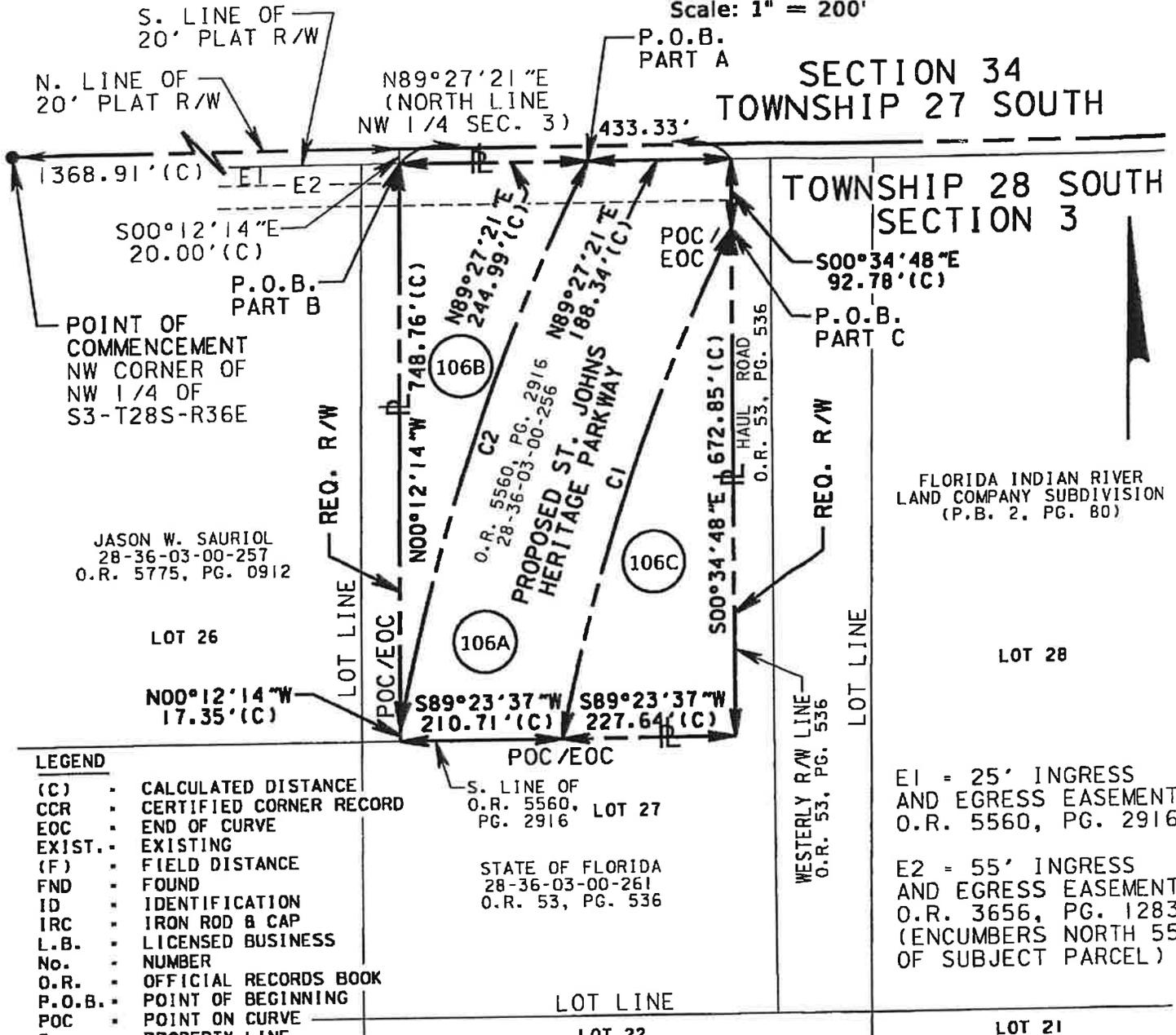
SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST
 BREVARD COUNTY TAX ID NUMBER: 2853503
 OWNER NAME: MICHAEL B. CREWS, SR., ET UX

EXHIBIT "A"
 SHEET 4 OF 4
 NOT VALID WITHOUT SHEETS 1,2,3 OF 4



SECTION 34
 TOWNSHIP 27 SOUTH

TOWNSHIP 28 SOUTH
 SECTION 3



- LEGEND**
- (C) - CALCULATED DISTANCE
 - CCR - CERTIFIED CORNER RECORD
 - EOC - END OF CURVE
 - EXIST. - EXISTING
 - (F) - FIELD DISTANCE
 - FND - FOUND
 - ID - IDENTIFICATION
 - IRC - IRON ROD & CAP
 - L.B. - LICENSED BUSINESS
 - No. - NUMBER
 - O.R. - OFFICIAL RECORDS BOOK
 - P.O.B. - POINT OF BEGINNING
 - POC - POINT ON CURVE
 - R - PROPERTY LINE
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R - RANGE
 - REQ. - REQUIRED
 - R/W - RIGHT OF WAY
 - S/SEC. - SECTION
 - T - TOWNSHIP

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH. BEARING
C1	14°47'23"(LT)	712.39'(C)	2759.79'	710.41'(C)	S18°06'33"W
C2	15°16'16"(RT)	791.55'(C)	2969.79'	789.20'(C)	N17°52'50"E

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA			RIGHT OF WAY PARCEL SKETCH		
			PARCELS 106A, 106B & 106C					
REVISED PER COUNTY COMMENTS	CU	6/13/16	BY	DATE	DATA SOURCE:	SCALE:	DRMP ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISE FOR SECTION SURVEY	ALD	5/01/16			N/A	1" = 200'		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	DRAWN	C.W.W.	08/27/12	DRMP PROJECT:		
REVISION	BY	DATE	CHECKED	A.L.Q.	08/28/12	06-0809.008		

LEGAL DESCRIPTION PARCELS 107A, 107B 107C, & 107D

EXHIBIT "A"
SHEET 1 OF 7
NOT VALID WITHOUT SHEETS
2,3,4,5,6,7 OF 7

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2704577
OWNER NAME: WELCHWOOD ENTERPRISES INC.

Together with:
Owner: Welchwood Enterprises, Inc.
Description: Fee Simple
Parcel No. 107 A, B, C & D

PART A:

Prepared by DRMP, Inc.

A parcel of land located in the South 1/2 (One-Half) of Section 34, Township 27 South, Range 36 East, being described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East; thence run South 89°27'21" West along the South line of said Southwest 1/4 (One-Quarter), a distance of 509.80 feet to the POINT OF BEGINNING; thence, continue along said South line South 89°27'21" West, a distance of 236.90 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 2969.79 feet; thence, departing said South line, from a chord bearing of North 28°15'11" East, run Northeasterly along said curve an arc distance of 239.13 feet through a central angle of 04°36'49" to a point of tangency; thence run North 30°33'36" East, a distance of 746.02 feet to the point of curvature of a curve to the left having a radius of 1804.86 feet; thence run Northeasterly along said curve an arc distance of 437.52 feet through a central angle of 13°53'22" to the North line of the parcel described and recorded in Official Records Book 2962, Page 1918, Public Records of Brevard County, Florida and the end of said curve; thence run North 89°31'48" East along said North line, a distance of 76.89 feet; thence continue along said North line North 89°31'48" East, a distance of 141.80 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2014.86 feet; thence, departing said North line, from a chord bearing of South 22°41'56" West, run Southwesterly along said curve an arc distance of 552.89 feet through a central angle of 15°43'21" to the point of tangency; thence run South 30°33'36" West, a distance of 746.02 feet to the point of curvature of a curve to the left having a radius of 2759.79 feet; thence run Southwesterly along said curve an arc distance of 116.53 feet through a central angle of 02°25'09" to the POINT OF BEGINNING.

Said lands containing 6.842 acres, more or less.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AS BEING SOUTH 89°27'21" WEST.
2. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BURIED CABLES, SUB-SURFACE UTILITIES, FOUNDATIONS/FOOTERS OR BURIAL SITES WERE LOCATED, EXCEPT AS SHOWN.
3. THIS PROPERTY IS SUBJECT TO THE RECORDED AND UNRECORDED AGREEMENTS, ASSESSMENTS, EXCEPTIONS, COVENANTS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND OTHER ENCUMBRANCES, IF ANY, WHICH MAY OR MAY NOT APPEAR IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
4. THE LOCATION OF THIS RIGHT-OF-WAY PARCEL AS IT IS APPURTENANT TO THE COMPLETE RIGHT-OF-WAY FOR ST. JOHNS HERITAGE PARKWAY IS SHOWN ON THE RIGHT-OF-WAY MAP FOR THE PARKWAY WHICH IS RECORDED IN THE ROAD PLAT BOOKS OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
5. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. PARCEL TAX ID. No.: 2704577

Allen L. Quickel 2/24/12
ALLEN L. QUICKEL, PSM DATE
FLORIDA REGISTRATION No: LS 6481
(NOT VALID UNLESS SIGNED AND SEALED)

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH		
			PARCEL 107A					SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED BOUNDARY	CU	10/26/2016	BY	DATE	DATA SOURCE:	SCALE:			
REVISED PER COUNTY COMMENTS	CU	6/13/2016			N/A	N/A			
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C. W. W.	08/21/12	DRMP PROJECT:			
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A. L. Q.	08/22/12	06-0809.008			
REVISION	BY	DATE							

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 2 OF 7
NOT VALID WITHOUT SHEETS
1,3,4,5,6,7 OF 7

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2704577
OWNER NAME: WELCHWOOD ENTERPRISES INC.

PART B:

Prepared by DRMP, Inc.

A parcel of land located in the SW 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East, being described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East; thence run South 89°27'21" West along the South line of said Southwest 1/4 (One-Quarter), a distance of 746.70 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 2969.79 feet; thence, departing said South line, from a chord bearing of North 28°15'11" East, run Northeasterly along said curve an arc distance of 239.13 feet through a central angle of 04°36'49" to a point of tangency; thence run North 30°33'36" East, a distance of 199.72 feet to the POINT OF BEGINNING; thence run North 14°28'56" West, a distance of 293.33 feet; thence run North 07°27'10" East, a distance of 122.86 feet; thence run North 29°23'16" East, a distance of 116.10 feet; thence run North 00°50'03" West, a distance of 359.60 feet to the North line of the parcel described and recorded in Official Records Book 2962, Page 1918 of the Public Records of Brevard County, Florida; thence run North 89°31'48" East along said North line, a distance of 458.30 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 1804.86 feet; thence, departing said North line, from a chord bearing of South 23°36'55" West, run Southwesterly along said curve an arc distance of 437.52 feet through a central angle of 13°53'22" to a point of tangency; thence run South 30°33'36" West, a distance of 546.30 feet to the POINT OF BEGINNING.

Said lands containing 5.436 acres, more or less.

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
			PARCEL 107B				SKETCH PREPARED BY	
REVISED BOUNDARY	CU	10/26/2016	BY	DATE	DATA SOURCE:	SCALE:	 DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED PER COUNTY COMMENTS	CU	6/13/2016			N/A	N/A		
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C. W. W.	08/21/12	DRMP PROJECT:		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A. L. O.	08/22/12	06-0809.008		
REVISION	BY	DATE						

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 3 OF 7
NOT VALID WITHOUT SHEETS
1, 2, 4, 5, 6, 7 OF 7

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2704577
OWNER NAME: WELCHWOOD ENTERPRISES INC.

PART C:

Prepared by DRMP, Inc.

A parcel of land located in the SW 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East, being described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East; thence run South 89°27'21" West along the South line of said Southwest 1/4 (One-Quarter), a distance of 746.70 feet to the POINT OF BEGINNING; thence continue South 89°27'21" West, along said South line, a distance of 1902.35 feet to the Southwest corner of the said Southwest 1/4; thence run North 00°09'33" West, along the West line of said Southwest 1/4, a distance of 1249.85 feet to the North line of the South 1/2 (One-Half) of said Southwest 1/4; thence, departing said West line, run North 89°31'48" East, along the said North line, a distance of 2114.83 feet; thence, departing said North line, run South 00°50'03" East, a distance of 359.60 feet; thence South 29°23'16" West, a distance of 116.10 feet; thence South 07°27'10" West, a distance of 122.86 feet; thence South 14°28'56" East, a distance of 293.33 feet; thence run South 30°33'36" West, a distance of 199.72 feet to a point of curvature of a curve to the left having a radius of 2969.79 feet; thence run Southwesterly along said curve an arc distance of 239.13 feet through a central angle of 04°36'49" to the POINT OF BEGINNING.

Said lands containing 59.243 acres, more or less.

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
			PARCEL 107C				SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
	BY	DATE	DATA SOURCE:	SCALE:				
REVISED BOUNDARY	CU	10/26/2016	N/A	N/A				
REVISED PER COUNTY COMMENTS	CU	6/13/2016						
REVISED BOUNDARY	CWW	04/04/2015	DRAWN	C. W. W.	08/21/12	DRMP PROJECT:		
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A. L. O.	08/22/12	06-0809-008		
REVISION	BY	DATE						

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 4 OF 7
NOT VALID WITHOUT SHEETS
1,2,3,5,6,7 OF 7

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY TAX ID NUMBER: 2704577
OWNER NAME: WELCHWOOD ENTERPRISES INC.

PART D:

Prepared by DRMP, Inc.

A parcel of land located in the South 1/2 (One-Half) of Section 34, Township 27 South, Range 36 East, being described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 (One-Quarter) of Section 34, Township 27 South, Range 36 East; thence run South 89°27'21" West along the South line of said Southwest 1/4 (One-Quarter), a distance of 509.80 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2759.79 feet; thence, departing said South line, from a chord bearing of North 29°21'01" East, run Northeasterly along said curve an arc distance of 116.53 feet through a central angle of 02°25'09" to a point of tangency; thence run North 30°33'36" East, a distance of 248.43 feet to the POINT OF BEGINNING; thence continue North 30°33'36" East, a distance of 497.59 feet to a point of curvature of a curve to the left having a radius of 2014.86 feet; thence run Northeasterly along arc of said curve an arc distance of 212.30 feet through a central angle of 06°02'13" to the end of said curve; thence South 01°11'44" West, a distance of 100.95 feet; thence North 89°15'07" East, a distance of 83.90 feet; thence South 05°42'49" East, a distance of 123.99 feet; thence South 66°07'30" East, a distance of 110.54 feet; thence South 40°34'17" East, a distance of 38.51 feet; thence South 26°58'52" West, a distance of 55.13 feet; thence South 83°50'50" West, a distance of 71.17 feet; thence North 38°39'09" West, a distance of 43.37 feet; thence South 82°11'31" West, a distance of 98.83 feet; thence South 04°03'09" East, a distance of 46.94 feet; thence South 00°20'12" East, a distance of 69.49 feet; thence South 19°56'47" West, a distance of 63.66 feet; thence South 84°13'17" West, a distance of 187.25 feet; thence South 44°59'18" West, a distance of 96.89 feet; thence South 75°52'35" West, a distance of 80.24 feet to the POINT OF BEGINNING.

Said lands containing 2.285 acres, more or less.

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
REVISED DESCRIPTION	AD	02/21/2017	PARCEL 107D					SKETCH PREPARED BY  DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648
REVISED BOUNDARY	CU	10/26/2016						
REVISED PER COUNTY COMMENTS	CU	6/13/2016		BY	DATE	DATA SOURCE:	SCALE:	
REVISED BOUNDARY	CWW	04/04/2016				N/A	N/A	
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	DRAWN	C. W. W.	08/21/12	DRMP PROJECT:		
REVISION	BY	DATE	CHECKED	A. L. O.	08/22/12	06-0809-008		

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
 BREVARD COUNTY TAX ID NUMBER: 2704577
 OWNER NAME: WELCHWOOD ENTERPRISES INC.

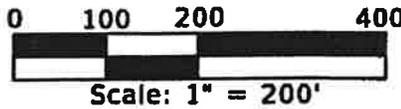


EXHIBIT "A"
 SHEET 5 OF 7
 NOT VALID WITHOUT SHEETS
 1, 2, 3, 4, 6, 7 OF 7

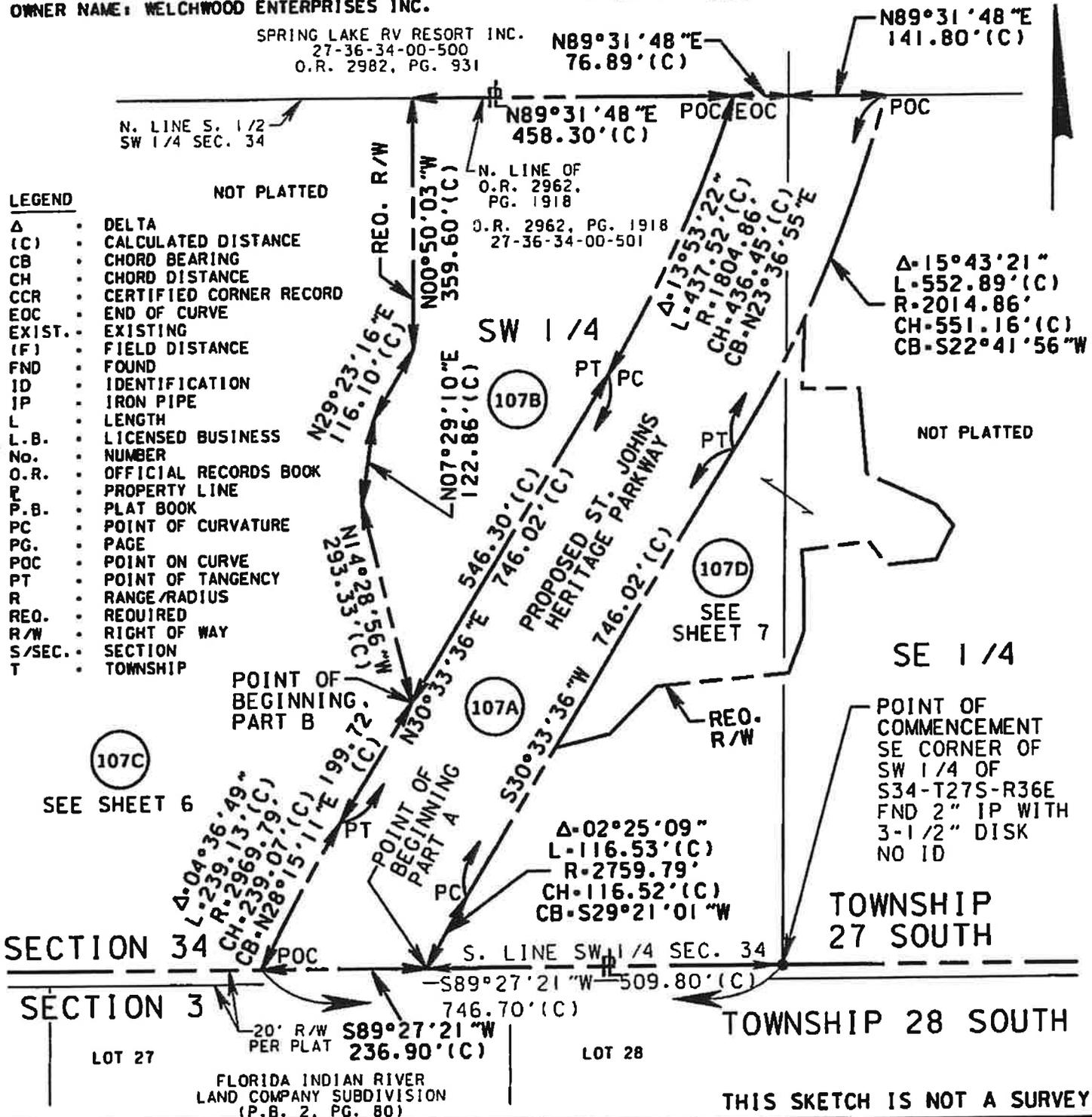
SPRING LAKE RV RESORT INC.
 27-36-34-00-500
 O.R. 2982, PG. 931

LEGEND

- Δ • DELTA
- (C) • CALCULATED DISTANCE
- CB • CHORD BEARING
- CH • CHORD DISTANCE
- CCR • CERTIFIED CORNER RECORD
- EOC • END OF CURVE
- EXIST. • EXISTING
- (F) • FIELD DISTANCE
- FND • FOUND
- ID • IDENTIFICATION
- IP • IRON PIPE
- L • LENGTH
- L.B. • LICENSED BUSINESS
- No. • NUMBER
- O.R. • OFFICIAL RECORDS BOOK
- P. • PROPERTY LINE
- P.B. • PLAT BOOK
- PC • POINT OF CURVATURE
- PG. • PAGE
- POC • POINT ON CURVE
- PT • POINT OF TANGENCY
- R • RANGE/RADIUS
- REQ. • REQUIRED
- R/W • RIGHT OF WAY
- S/SEC. • SECTION
- T • TOWNSHIP

NOT PLATTED

NOT PLATTED



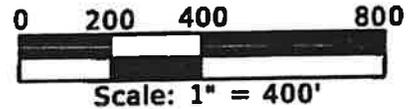
THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA			RIGHT OF WAY PARCEL SKETCH		
			PARCELS 107A & 107B					
REVISED BOUNDARY	CU	10/26/2016	BY	DATE	DATA SOURCE:	SCALE:	 DRMP <small>DESIGNERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED PER COUNTY COMMENTS	CU	6/13/2016			N/A	1" = 200'		
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C.W.W.	08/21/12			
REVISED PER COUNTY COMMENTS	CWW	10/11/2012	CHECKED	A.L.O.	08/22/12			
REVISION	BY	DATE						

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
 BREVARD COUNTY TAX ID NUMBER: 2704577
 OWNER NAME: WELCHWOOD ENTERPRISES INC.

EXHIBIT "A"
 SHEET 6 OF 7
 NOT VALID WITHOUT SHEETS
 1,2,3,4,5,7 OF 7



SW CORNER OF
 SW 1/4 OF
 S34-T27S-R36E
 FND 5/8" IRC
 "PLS 4801"

W. LINE SW 1/4 SEC. 34

$N00^{\circ}09'33''W$ 1249.85' (C)

SECTION 3
 TOWNSHIP 28 SOUTH
 SECTION 34
 TOWNSHIP 27 SOUTH
 SECTION 34

NOT PLATTED

N. LINE S. 1/2
 SW 1/4 SEC. 34

$N89^{\circ}31'48''E$ 2114.83' (C)

O.R. 2962, PG. 1918
 27-36-34-00-50.

Δ - $04^{\circ}36'49''$
 L-239.13' (C)
 R-2969.79'
 CH-239.07' (C)
 CB- $S28^{\circ}15'11''W$

$S30^{\circ}33'36''W$
 199.72' (C)

- LEGEND**
- Δ • DELTA
 - (C) • CALCULATED DISTANCE
 - CB • CHORD BEARING
 - CH • CHORD DISTANCE
 - CCR • CERTIFIED CORNER RECORD
 - EOC • END OF CURVE
 - EXIST. • EXISTING
 - (F) • FIELD DISTANCE
 - FND • FOUND
 - ID • IDENTIFICATION
 - IP • IRON PIPE
 - L • LENGTH
 - L.B. • LICENSED BUSINESS
 - No. • NUMBER
 - O.R. • OFFICIAL RECORDS BOOK
 - P.P. • PROPERTY LINE
 - P.B. • PLAT BOOK
 - PC • POINT OF CURVATURE
 - PG. • PAGE
 - POC • POINT ON CURVE
 - PT • POINT OF TANGENCY
 - R • RANGE/RADIUS
 - REQ. • REQUIRED
 - R/W • RIGHT OF WAY
 - S/SEC. • SECTION
 - T • TOWNSHIP

SPRING LAKE RV RESORT INC.
 27-36-34-00-500
 O.R. 2982, PG. 931

- L1 $S00^{\circ}50'03''E$ 359.60' (C)
- L2 $S29^{\circ}23'16''W$ 359.60' (C)
- L3 $S07^{\circ}29'10''W$ 122.86' (C)
- L4 $S14^{\circ}28'56''E$ 293.33' (C)

FLORIDA INDIAN RIVER
 (AND COMPANY SUBDIVISION
 (P.B. 2, PG. 80))

POINT OF
 BEGINNING
 PART C

POINT OF
 COMMENCEMENT
 SE CORNER OF
 SW 1/4 OF
 S34-T27S-R36E
 FND 2" IP WITH
 3-1/2" DISK
 NO ID

$S89^{\circ}27'21''W$
 746.70' (C)

$S89^{\circ}27'21''W$ 1902.35' (C)

S. LINE SW 1/4 SEC. 34

PROPOSED ST. JOHNS
 HERITAGE PARKWAY

$N89^{\circ}31'48''E$
 458.30' (C)

SW 1/4

NOT PLATTED

SE 1/4

THIS SKETCH IS NOT A SURVEY

			ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
			PARCEL 107C				SKETCH PREPARED BY	
REVISED BOUNDARY	CU	10/26/2016			DATA SOURCE:	SCALE:		
REVISED PER COUNTY COMMENTS	CU	6/13/2016	BY	DATE	N/A	1" = 400'		
REVISED BOUNDARY	CWW	04/04/2016	DRAWN	C.W.W.	08/21/12	DRMP PROJECT:		
REVISION	BY	DATE	CHECKED	A.L.O.	08/22/12	06-0809-008		

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 941 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 (407) 896-0594
 L.B. No. 2648

SKETCH OF DESCRIPTION

SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST
 BREVARD COUNTY TAX ID NUMBER: 2704577
 OWNER NAME: WELCHWOOD ENTERPRISES INC.

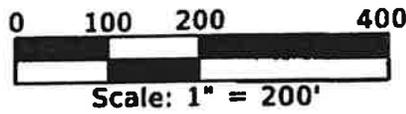


EXHIBIT "A"
 SHEET 7 OF 7
 NOT VALID WITHOUT SHEETS
 1, 2, 3, 4, 5, 6 OF 7

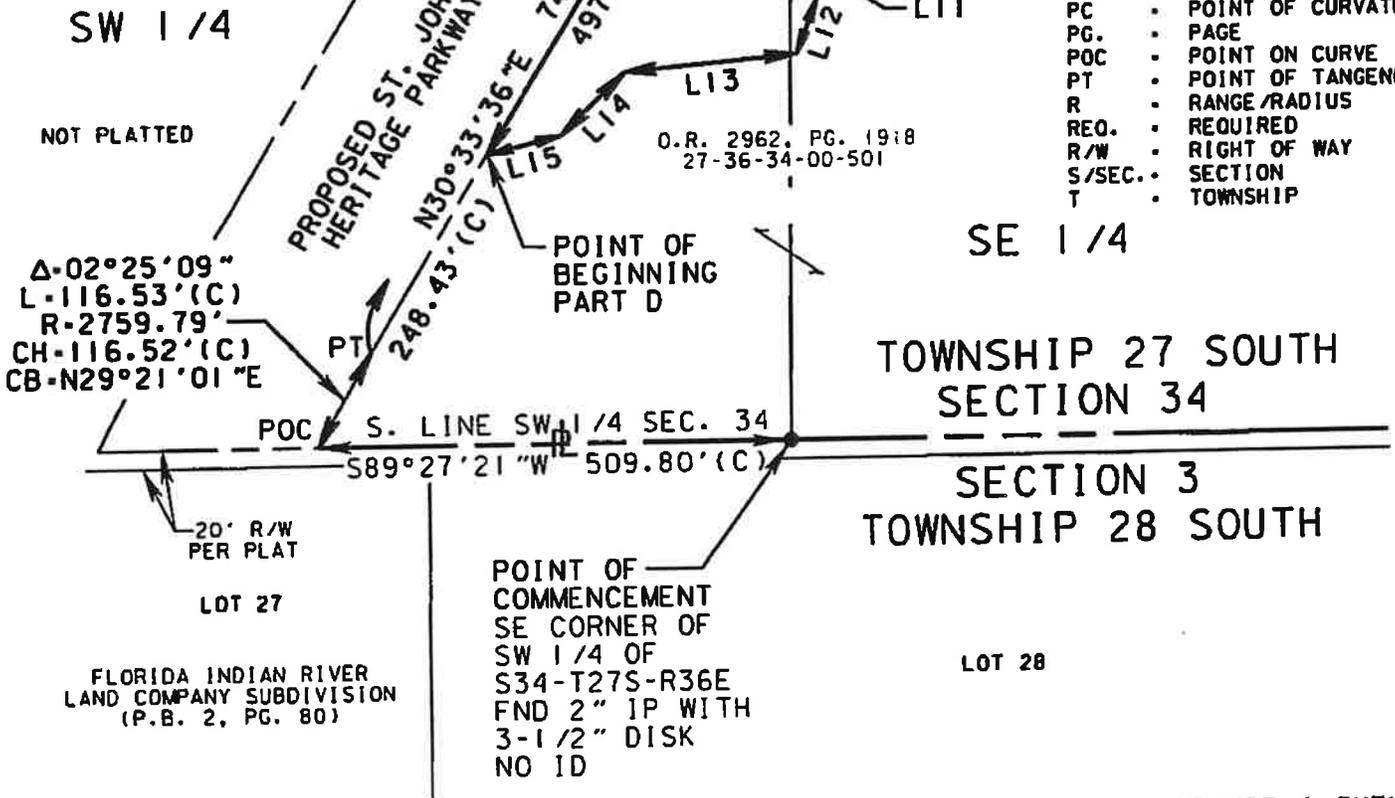
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S01°11'44"W	100.95'(C)
L2	N89°15'07"E	83.90'(C)
L3	S05°42'49"E	123.99'(C)
L4	S66°07'30"E	110.54'(C)
L5	S40°34'17"E	38.51'(C)
L6	S26°58'52"W	55.13'(C)
L7	S83°50'50"W	71.17'(C)
L8	N38°39'09"W	43.37'(C)
L9	S82°11'31"W	98.83'(C)
L0	S04°03'09"E	46.94'(C)
L1	S00°20'12"E	69.49'(C)
L2	S19°56'47"W	63.66'(C)
L13	S84°13'17"W	187.25'(C)
L14	S44°59'18"W	96.89'(C)
L15	S75°52'35"W	80.24'(C)

Δ -06°02'13"
 L-212.30'(C)
 R-2014.86'
 CH-212.20'(C)
 CB-N27°32'29"E

NOT PLATTED

LEGEND

- Δ • DELTA
- (C) • CALCULATED DISTANCE
- CB • CHORD BEARING
- CH • CHORD DISTANCE
- EOC • END OF CURVE
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- R • RANGE / RADIUS
- REQ. • REQUIRED
- R/W • RIGHT OF WAY
- S/SEC. • SECTION
- T • TOWNSHIP



THIS SKETCH IS NOT A SURVEY

ST. JOHNS HERITAGE PARKWAY BREVARD COUNTY, FLORIDA				RIGHT OF WAY PARCEL SKETCH	
PARCEL 107D				SKETCH PREPARED BY DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 541 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
REVISED BOUNDARY	CU	10/26/2016	BY	DATE	SCALE: 1" = 200'
REVISED PER COUNTY COMMENTS	CU	6/13/2016	DRAWN	C.W.W. 08/21/12	DATA SOURCE: N/A
REVISED BOUNDARY	CWW	04/04/2016	CHECKED	A.L.O. 08/22/12	DRMP PROJECT: 06-0809.008
REVISION	BY	DATE			

PROPERTY FACT SHEET
PROJECT: ST. JOHNS HERITAGE PARKWAY
PARCEL 106A, 106B, 106C

OWNERS: Michael B. Crews, Sr. and Rebecca B. Crews (Husband & Wife)

PARCEL LOCATION: Along the south side of unpaved B J Lane (at its easterly terminus)

ACQUISITION AREA: 7.66 Acres (Parcel A 3.865 acres, Parcel B 1.783 acres, Parcel C 2.008 acres)

ZONING: Brevard County Agricultural (west side), Agricultural Residential (east side)

LAND USE: Residential 1 and Residential 2

IMPROVEMENTS: Single family residence and other ancillary site improvements

TOPOGRAPHY: Flat

FLOOD ZONE: AE

TAX PARCEL ID#: 28-36-03-00-256
28-36-03-00-262

MARKET VALUE: \$490,140.00 (2016 Assessment of 20.79 acres, \$73,850.00 as Agricultural)

PROPERTY TRANSACTION: \$700,000.00 11/10/05 per OR Book 5566, Page 0898

APPRAISAL DATE: 01/16/2017
Appraisal Amount: \$429,640.00

Parcel 106A - \$346,150.00

1. Land Value - \$85,052.00
2. Improvements - \$115,443.00
3. Cost to cure - \$145,665.00

Parcel 106B - \$39,314.00

1. Land Value - \$39,314.00

Parcel 106C - \$44,176.00

1. Land Value - \$44,176.00

Total for Crews:

106A - \$346,150.00

106B - \$ 39,314.00

106C - \$ 44,176.00

\$429,640.00

PROPERTY FACT SHEET
PROJECT: ST. JOHNS HERITAGE PARKWAY

PARCEL 107A, 107B, 107C, 107D

OWNER: Welchwood Enterprises Inc.

PARCEL LOCATION: 1400 Block of Columbia Lane near the terminus of the maintained section of unimproved Columbia Lane. The property is located approximately 750 feet west of Interstate 95 and approximately 2,260 feet north of US Highway 192. The parent tract is located within the City of West Melbourne in Section 34, Township 27 South, Range 36 East.

ACQUISITION AREA: 73.465 Acres

ZONING: City of West Melbourne
R-1A Single Family Residential, R-2 (One, Two – and Multiple-family dwelling)

LAND USE: City of West Melbourne
Low-Density Residential (LD-RES), Medium Density Residential (MD-RES)

IMPROVEMENTS: Wood post and wire field fencing interspersed throughout

TOPOGRAPHY: Parent tract is relatively flat with elevations ranging from a low of elevation of 16+/- feet to a high of elevation of 18+/- feet. The site generally drains to the west to Lake Washington.

FLOOD ZONE: AE

TAX PARCEL ID#: 27-36-34-00-501

MARKET VALUE: \$413,150.00 (2016 Assessment of 111.02 Acres)

PUBLIC UTILILTIES: Central water and sanitary sewer service are currently not available to the property boundary.

PROPERTY TRANSACTION: \$100.00 (11/01/1988) (Clerk of the Court Records)

APPRAISAL DATE: 01/6/2017
Appraisal Amount: \$3,070,750.00

Parcel 107A - \$284,597

1. Land Value - **\$239,470.00**
2. Cure - \$45,127.00

Parcel 107B - \$226,113.00

1. Land Value - \$190,260.00
2. Cure - \$35,853.00

Parcel 107C - \$2,464,994.00

1. Land Value - \$2,073,505.00
2. Cure - \$391,489.00

Parcel 107D - \$95,046.00

1. Land Value - \$79,975.00
2. Cure - \$15,071.00

Total for Welchwood:

107A - \$ 284,597

107B - \$ 226,113

107C - \$2,464,994

107D - \$ 95,046

\$3,070,750

Select Year: 2016 ▾

The 2016 Florida Statutes

[Title VI](#)
CIVIL PRACTICE AND PROCEDURE

[Chapter 73](#)
EMINENT DOMAIN

[View Entire Chapter](#)

CHAPTER 73 EMINENT DOMAIN

- 73.012 Procedure.
- 73.013 Conveyance of property taken by eminent domain; preservation of government entity communications services eminent domain limitation; exception to restrictions on power of eminent domain.
- 73.014 Taking property to eliminate nuisance, slum, or blight conditions prohibited.
- 73.015 Presuit negotiation.
- 73.0155 Confidentiality; business information provided to a governmental condemning authority.
- 73.021 Petition; contents.
- 73.031 Process; service and publication.
- 73.032 Offer of judgment.
- 73.041 Acquiring or perfecting title after appropriation.
- 73.051 Returns; defaults.
- 73.0511 Prelitigation notice.
- 73.061 Pretrial hearing.
- 73.071 Jury trial; compensation; severance damages; business damages.
- 73.0715 Valuation of electric utility property.
- 73.072 Mobile home parks; compensation for permanent improvements by mobile home owners.
- 73.073 Eminent domain procedure with respect to condominium common elements.
- 73.081 Form of verdict.
- 73.091 Costs of the proceedings.
- 73.092 Attorney's fees.
- 73.101 Form of judgment.
- 73.111 Deposit and possession.
- 73.121 Writs of assistance and possession.
- 73.131 Appeals; costs.
- 73.141 Payment.
- 73.151 Railroads and canal companies.
- 73.161 Right-of-way for telephone and telegraph over railroad right-of-way.

73.012 Procedure.—Actions in eminent domain shall be governed by the rules of civil procedure and the appellate rules unless otherwise provided by this chapter.

History.—s. 1, ch. 65-369.

73.013 Conveyance of property taken by eminent domain; preservation of government entity communications services eminent domain limitation; exception to restrictions on power of eminent domain.

(1) Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, if the state, any political subdivision as defined in s. 1.01(8), or any other entity to which the power of eminent domain is delegated files a petition of condemnation on or after the effective date of this section regarding a parcel of real property in this state, ownership or control of property acquired pursuant to such petition may not be conveyed by the condemning authority or any other entity to a natural person or private entity, by lease or otherwise, except that ownership or control of property acquired pursuant to such petition may be conveyed, by lease or otherwise, to a natural person or private entity:

(a) For use in providing common carrier services or systems;

(b)1. For use as a road or other right-of-way or means that is open to the public for transportation, whether at no charge or by toll;

2. For use in the provision of transportation-related services, business opportunities, and products pursuant to s. 338.234, on a toll road;

(c) That is a public or private utility for use in providing electricity services or systems, natural or manufactured gas services or systems, water and wastewater services or systems, stormwater or runoff services or systems, sewer services or systems, pipeline facilities, telephone services or systems, or similar services or systems;

(d) For use in providing public infrastructure;

(e) That occupies, pursuant to a lease, an incidental part of a public property or a public facility for the purpose of providing goods or services to the public;

(f) Without restriction, after public notice and competitive bidding unless otherwise provided by general law, if less than 10 years have elapsed since the condemning authority acquired title to the property and the following conditions are met:

1. The condemning authority or governmental entity holding title to the property documents that the property is no longer needed for the use or purpose for which it was acquired by the condemning authority or for which it was transferred to the current titleholder; and

2. The owner from whom the property was taken by eminent domain is given the opportunity to repurchase the property at the price that he or she received from the condemning authority;

(g) After public notice and competitive bidding unless otherwise provided by general law, if the property was owned and controlled by the condemning authority or a governmental entity for at least 10 years after the condemning authority acquired title to the property; or

(h) In accordance with subsection (2).

(2)(a) If ownership of property is conveyed to a natural person or private entity pursuant to paragraph (1)(a), paragraph (1)(b), paragraph (1)(c), paragraph (1)(d), or paragraph (1)(e), and at least 10 years have elapsed since the condemning authority acquired title to the property, the property may subsequently be transferred, after public notice and competitive bidding unless otherwise provided by general law, to another natural person or private entity without restriction.

(b) If ownership of property is conveyed to a natural person or private entity pursuant to paragraph (1)(a), paragraph (1)(b), paragraph (1)(c), paragraph (1)(d), or paragraph (1)(e), and less than 10 years have elapsed since the condemning authority acquired title to the property, the property may be transferred, after public notice and competitive bidding unless otherwise provided by general law, to another natural person or private entity without restriction, if the following conditions are met:

1. The current titleholder documents that the property is no longer needed for the use or purpose for which the property was transferred to the current titleholder; and

2. The owner from whom the property was taken by eminent domain is given the opportunity to repurchase the property at the price that he or she received from the condemning authority.

(3) This section does not affect the limitation on a government entity's powers of eminent domain contained in s. 350.81(2)(j).

(4) The power of eminent domain shall be restricted as provided in this chapter and chapters 127, 163, and 166, except when the owner of a property relinquishes the property and concedes to the taking of the property in order to

retain the ability to reinvest the proceeds of the sale of the property in replacement property under s. 1033 of the Internal Revenue Code.

History.—s. 1, ch. 2006-11.

73.014 Taking property to eliminate nuisance, slum, or blight conditions prohibited.—

(1) Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, the state, any political subdivision as defined in s. 1.01(8), or any other entity to which the power of eminent domain is delegated may not exercise the power of eminent domain to take private property for the purpose of abating or eliminating a public nuisance. Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, abating or eliminating a public nuisance is not a valid public purpose or use for which private property may be taken by eminent domain and does not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution. This subsection does not diminish the power of counties or municipalities to adopt or enforce county or municipal ordinances related to code enforcement or the elimination of public nuisances to the extent such ordinances do not authorize the taking of private property by eminent domain.

(2) Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, the state, any political subdivision as defined in s. 1.01(8), or any other entity to which the power of eminent domain is delegated may not exercise the power of eminent domain to take private property for the purpose of preventing or eliminating slum or blight conditions. Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, taking private property for the purpose of preventing or eliminating slum or blight conditions is not a valid public purpose or use for which private property may be taken by eminent domain and does not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

History.—s. 2, ch. 2006-11.

73.015 Presuit negotiation.—

(1) Effective July 1, 2000, before an eminent domain proceeding is brought under this chapter or chapter 74, the condemning authority must attempt to negotiate in good faith with the fee owner of the parcel to be acquired, must provide the fee owner with a written offer and, if requested, a copy of the appraisal upon which the offer is based, and must attempt to reach an agreement regarding the amount of compensation to be paid for the parcel.

(a) No later than the time the initial written or oral offer of compensation for acquisition is made to the fee owner, the condemning authority must notify the fee owner of the following:

1. That all or a portion of his or her property is necessary for a project.
2. The nature of the project for which the parcel is considered necessary, and the parcel designation of the property to be acquired.
3. That, within 15 business days after receipt of a request by the fee owner, the condemning authority will provide a copy of the appraisal report upon which the offer to the fee owner is based; copies, to the extent prepared, of the right-of-way maps or other documents that depict the proposed taking; and copies, to the extent prepared, of the construction plans that depict project improvements to be constructed on the property taken and improvements to be constructed adjacent to the remaining property, including, but not limited to, plan, profile, cross-section, drainage, and pavement marking sheets, and driveway connection detail. The condemning authority shall provide any additional plan sheets within 15 days of request.
4. The fee owner's statutory rights under ss. 73.091 and 73.092, or alternatively provide copies of these provisions of law.
5. The fee owner's rights and responsibilities under paragraphs (b) and (c) and subsection (4), or alternatively provide copies of these provisions of law.

(b) The condemning authority must provide a written offer of compensation to the fee owner as to the value of the property sought to be appropriated and, where less than the entire property is sought to be appropriated, any damages to the remainder caused by the taking. The owner must be given at least 30 days after either receipt of the notice or the date the notice is returned as undeliverable by the postal authorities to respond to the offer, before the condemning authority files a condemnation proceeding for the parcel identified in the offer.

(c) The notice and written offer must be sent by certified mail, return receipt requested, to the fee owner's last known address listed on the county ad valorem tax roll. Alternatively, the notice and written offer may be personally delivered to the fee owner of the property. If there is more than one owner of a property, notice to one owner constitutes notice to all owners of the property. The return of the notice as undeliverable by the postal authorities constitutes compliance with this provision. The condemning authority is not required to give notice or a written offer to a person who acquires title to the property after the notice required by this section has been given.

(d) Notwithstanding this subsection, with respect to lands acquired under s. 253.025, the condemning authority is not required to give the fee owner the current appraisal before executing an option contract.

(2) Effective July 1, 2000, before an eminent domain proceeding is brought under this chapter or chapter 74 by the Department of Transportation or by a county, municipality, board, district, or other public body for the condemnation of right-of-way, the condemning authority must make a good faith effort to notify the business owners, including lessees, who operate a business located on the property to be acquired.

(a) The condemning authority must notify the business owner of the following:

1. That all or a portion of his or her property is necessary for a project.

2. The nature of the project for which the parcel is considered necessary, and the parcel designation of the property to be acquired.

3. That, within 15 business days after receipt of a request by the business owner, the condemning authority will provide a copy of the appraisal report upon which the offer to the fee owner is based; copies, to the extent prepared, of the right-of-way maps or other documents that depict the proposed taking; and copies, to the extent prepared, of the construction plans that depict project improvements to be constructed on the property taken and improvements to be constructed adjacent to the remaining property, including, but not limited to, plan, profile, cross-section, drainage, pavement marking sheets, and driveway connection detail. The condemning authority shall provide any additional plan sheets within 15 days of request.

4. The business owner's statutory rights under ss. 73.071, 73.091, and 73.092.

5. The business owner's rights and responsibilities under paragraphs (b) and (c) and subsection (4).

(b) The notice must be made subsequent to or concurrent with the condemning authority's making the written offer of compensation to the fee owner pursuant to subsection (1). The notice must be sent by certified mail, return receipt requested, to the address of the registered agent for the business located on the property to be acquired, or if no agent is registered, by certified mail or personal delivery to the address of the business located on the property to be acquired. Notice to one owner of a multiple ownership business constitutes notice to all business owners of that business. The return of the notice as undeliverable by the postal authorities constitutes compliance with these provisions. The condemning authority is not required to give notice to a person who acquires an interest in the business after the notice required by this section has been given. Once notice has been made to business owners under this subsection, the condemning authority may file a condemnation proceeding pursuant to chapter 73 or chapter 74 for the property identified in the notice.

(c) If the business qualifies for business damages pursuant to s. 73.071(3)(b) and the business intends to claim business damages, the business owner must, within 180 days after either receipt of the notice or the date the notice is returned as undeliverable by the postal authorities, or at a later time mutually agreed to by the condemning authority and the business owner, submit to the condemning authority a good faith written offer to settle any claims of business damage. The written offer must be sent to the condemning authority by certified mail, return receipt requested. Absent a showing of a good faith justification for the failure to submit a business damage offer within 180 days, the court must strike the business owner's claim for business damages in any condemnation proceeding. If the court finds that the business owner has made a showing of a good faith justification for the failure to timely submit a business damage offer, the court shall grant the business owner up to 180 days within which to submit a business damage offer, which the condemning authority must respond to within 120 days.

1. The business damage offer must include an explanation of the nature, extent, and monetary amount of such damage and must be prepared by the owner, a certified public accountant, or a business damage expert familiar with the nature of the operations of the owner's business. The business owner shall also provide to the condemning

authority copies of the owner's business records that substantiate the good faith offer to settle the business damage claim. If additional information is needed beyond data that may be obtained from business records existing at the time of the offer, the business owner and condemning authority may agree on a schedule for the submission of such information.

2. As used in this paragraph, the term "business records" includes, but is not limited to, copies of federal income tax returns, federal income tax withholding statements, federal miscellaneous income tax statements, state sales tax returns, balance sheets, profit and loss statements, and state corporate income tax returns for the 5 years preceding notification which are attributable to the business operation on the property to be acquired, and other records relied upon by the business owner that substantiate the business damage claim.

(d) Within 120 days after receipt of the good faith business damage offer and accompanying business records, the condemning authority must, by certified mail, accept or reject the business owner's offer or make a counteroffer. Failure of the condemning authority to respond to the business damage offer, or rejection thereof pursuant to this section, must be deemed to be a counteroffer of zero dollars for purposes of subsequent application of s. 73.092(1).

(3) At any time in the presuit negotiation process, the parties may agree to submit the compensation or business damage claims to nonbinding mediation. The parties shall agree upon a mediator certified under s. 44.102. In the event that there is a settlement reached as a result of mediation or other mutually acceptable dispute resolution procedure, the agreement reached shall be in writing. The written agreement provided for in this section shall incorporate by reference the right-of-way maps, construction plans, or other documents related to the taking upon which the settlement is based. In the event of a settlement, both parties shall have the same legal rights that would have been available under law if the matter had been resolved through eminent domain proceedings in circuit court with the maps, plans, or other documents having been made a part of the record.

(4) If a settlement is reached between the condemning authority and a property or business owner prior to a lawsuit being filed, the property or business owner who settles compensation claims in lieu of condemnation shall be entitled to recover costs in the same manner as provided in s. 73.091 and attorney's fees in the same manner as provided in s. 73.092, more specifically as follows:

(a) Attorney's fees for presuit negotiations under this section regarding the amount of compensation to be paid for the land, severance damages, and improvements must be calculated in the same manner as provided in s. 73.092(1) unless the parties otherwise agree.

(b) If business damages are recovered by the business owner based on the condemning authority accepting the business owner's initial offer or the business owner accepting the condemning authority's initial counteroffer, attorney's fees must be calculated in accordance with s. 73.092(2), (3), (4), and (5) for the attorney's time incurred in presentation of the business owner's good faith offer under paragraph (2)(c). Otherwise, attorney's fees for the award of business damages must be calculated as provided in s. 73.092(1), based on the difference between the final judgment or settlement of business damages and the counteroffer to the business owner's offer by the condemning authority.

(c) Presuit costs must be presented, calculated, and awarded in the same manner as provided in s. 73.091, after submission by the business or property owner to the condemning authority of all appraisal reports, business damage reports, or other work products for which recovery is sought, and upon transfer of title of the real property by closing, upon payment of any amounts due for business damages, or upon final judgment.

(d) If the parties cannot agree on the amount of costs and attorney's fees to be paid by the condemning authority, the business or property owner may file a complaint in the circuit court in the county in which the property is located to recover attorney's fees and costs.

This shall only apply when the action is by the Department of Transportation, county, municipality, board, district, or other public body for the condemnation of a road right-of-way.

(5) Evidence of negotiations or of any written or oral statements used in mediation or negotiations between the parties under this section is inadmissible in any condemnation proceeding, except in a proceeding to determine reasonable costs and attorney's fees.

History.—s. 57, ch. 99-385; s. 8, ch. 2001-256; s. 28, ch. 2016-233.

73.0155 Confidentiality; business information provided to a governmental condemning authority.—

(1) The following business information provided by the owner of a business to a governmental condemning authority as part of an offer of business damages under s. 73.015 is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution if the owner requests in writing that the business information be held confidential and exempt:

- (a) Federal tax returns or tax information confidential under 26 U.S.C. s. 6103.
- (b) State tax returns or tax information confidential under s. 213.053.
- (c) Balance sheets, profit-and-loss statements, cash-flow statements, inventory records, or customer lists or number of customers for a business operating on the parcel to be acquired.
- (d) A franchise, distributorship, or lease agreement of which the business operating on the parcel to be acquired is the subject.
- (e) Materials that relate to methods of manufacture or production, potential trade secrets, patentable material, or actual trade secrets as defined in s. 688.002.
- (f) Other proprietary confidential business information related to the business operating on the parcel to be acquired, if the owner attests in writing to the governmental condemning authority that:
 1. The information is being relied upon to substantiate a claim for business damages under s. 73.015;
 2. The information has not otherwise been publicly disclosed;
 3. The information cannot be readily obtained by the public using alternative means;
 4. The information is used by the business to protect or further a business advantage over those who do not know or use the information; and
 5. The disclosure of the information would injure the business in the marketplace.

(2) An agency as defined in s. 119.011 may inspect and copy the confidential and exempt business information exclusively for the transaction of official business by, or on behalf of, an agency.

(3) This section does not prevent an agency from offering the confidential and exempt business information as evidence in a legal proceeding and does not prevent a court from determining whether to close a portion of a court record from subsequent public disclosure after trial in order to maintain the confidentiality of that information.

(4) Any employee or agent of an agency receiving such confidential and exempt business information who willfully and knowingly violates this section commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

History.—s. 1, ch. 99-224; s. 1, ch. 2004-46; s. 1, ch. 2009-234.

73.021 Petition; contents.—Those having the right to exercise the power of eminent domain may file a petition therefor in the circuit court of the county wherein the property lies, which petition shall set forth:

- (1) The authority under which and the public use or purpose for which the property is to be acquired, and that the property is necessary for that public use or purpose;
- (2) A description identifying the property sought to be acquired. The petitioners may join in the same action all properties involved in a planned project whether in the same or different ownership, or whether or not the property is sought for the same use;
- (3) The estate or interest in the property which the petitioner intends to acquire;
- (4) The names, places of residence, legal disabilities, if any, and interests in the property of all owners, lessees, mortgagees, judgment creditors, and lienholders, so far as ascertainable by diligent search, and all unknown persons having an interest in the property when the petitioner has been unable to ascertain the identity of such persons by diligent search and inquiry. If any interest in the property, or lien thereon, belongs to the unsettled estate of a decedent, the executor or administrator shall be made a defendant without joining the devisee or heir; if a trust estate, the trustee shall be made a defendant without joining the cestui que trust. The court may appoint an administrator ad litem to represent the estate of a deceased person whose estate is not being administered, and a guardian ad litem for all defendants who are infants or are under other legal disabilities; and for defendants whose names or addresses are unknown. A copy of the order of appointment shall be served on the guardian ad litem at least 10 days before trial unless he or she has entered an appearance;

(5) Whether any mobile home is located on the property sought to be acquired and, if so, whether the removal of that mobile home will be required. If such removal shall be required, the petition shall name the owners of each such mobile home as defendants. This subsection shall not apply to any governmental authority exercising its power of eminent domain when reasonable relocation or removal expenses must be paid to mobile home owners under other provisions of law or agency rule applicable to such exercise of power;

(6) A statement that the petitioner has surveyed and located its line or area of construction, and intends in good faith to construct the project on or over the described property; and

(7) A demand for relief that the property be condemned and taken for the uses and purposes set forth in the petition, and that the interest sought be vested in the petitioner.

History.—s. 1, ch. 65-369; s. 2, ch. 77-51; s. 358, ch. 95-147; s. 3, ch. 2006-11.

73.031 Process; service and publication.—

(1) Upon the filing of the petition, the clerk of the court shall issue a summons to show cause why the property should not be taken, directed “to all whom it may concern,” containing the names of all the defendants named in the petition, commanding them and any other persons claiming any interest in the property described to serve written defenses to the petition on a day specified in the summons not less than 28 nor more than 60 days from the date of the summons. A copy of the summons and the petition shall be served upon all resident defendants in the manner provided by law and not less than 20 days before the return day.

(2) If any defendant is alleged to be a nonresident of the state, or if the name or residence of any defendant is alleged to be unknown, or if personal service cannot be had upon any defendant for any other reason, the clerk shall cause a notice to be published at least once each week for 2 consecutive weeks prior to the return day in some newspaper published in the county; provided, however, that if the petitioner be a municipality and a newspaper is published therein, the notice shall be published in such a newspaper. This notice shall contain the names of the defendants to whom it is directed, a description of the property sought to be appropriated, the nature of the action, and the name of the court in which it is pending. The clerk shall mail a copy of the summons and the petition to each out-of-state defendant at the address as set forth in the petition. The clerk shall file a certificate of mailing which, together with proof of publication, shall constitute effective service as though the defendant had been personally served with process within this state.

(3) The failure of any party to receive notice by mail shall not invalidate the proceedings of the court or any order made pursuant to this chapter.

History.—s. 1, ch. 65-369; s. 2, ch. 90-279; s. 359, ch. 95-147.

73.032 Offer of judgment.—

(1) This section shall provide the exclusive offer of judgment provisions for eminent domain actions.

(2) The petitioner may serve a defendant with an offer of judgment no sooner than 120 days after the defendant has filed an answer and no later than 20 days prior to trial.

(3) A defendant may make an offer to have judgment entered against defendant for payment of compensation by petitioner only for an amount that is under \$100,000, and such offer may be served on petitioner no sooner than 120 days after the defendant has filed an answer and no later than 20 days prior to trial.

(4)(a) The offer of judgment must:

1. Be in writing;
2. Settle all pending claims with that party or parties exclusive of attorney’s fees and costs;
3. State that the offer is made pursuant to this section;
4. Name the parties to whom the offer is made;
5. Briefly summarize any relevant conditions;
6. State the total amount of the offer; and
7. Include a certificate of service.

(b) The offer of judgment must be served in the same manner as other pleadings upon the parties to whom it is made, but may not be filed with the court unless it is accepted or unless filing is necessary to enforce this section.

(c) The offer of judgment shall be deemed rejected unless accepted by filing both a written acceptance and the written offer with the court within 30 days after service of the offer, or before the trial begins if less than 30 days. Upon proper filing of both the offer and acceptance, the court shall enter judgment thereon. A rejection of an offer terminates the offer.

(d) The party making the offer may withdraw the offer in a writing served on the opposing party before a written acceptance is filed with the court. Once withdrawn in this manner, an offer is void.

(e) An offer of judgment which is rejected or which is withdrawn does not preclude the making of a subsequent offer of judgment; however, any such subsequent offer of judgment shall automatically void the prior offer of judgment as if the same had never been made.

(5) If a defendant does not accept the offer of judgment made by the petitioner and the judgment obtained by the defendant, exclusive of any interest accumulated after the offer of judgment was initially made, is equal to or less than such offer, then the court shall not award any costs incurred by the defendant after the date the offer of judgment was rejected.

(6) If the petitioner rejects the offer of judgment made by defendant and the judgment obtained by defendant, exclusive of any interest accumulated after the offer of judgment was initially made, is equal to or is more than such offer, then the court shall award a reasonable attorney's fee to the defendant based on the factors set forth in s. 73.092(2) and (3).

(7) At the time an offer of judgment is made by the petitioner, the petitioner shall identify and make available to the defendant the construction plans, if any, for the project on which the offer is based.

(8) Evidence of an offer of judgment is admissible only in proceedings to enforce an accepted offer or to determine the costs to be awarded a defendant pursuant to subsection (5) or a reasonable attorney's fee pursuant to subsection (6).

History.—s. 53, ch. 90-136; s. 2, ch. 90-303; s. 1, ch. 94-162.

73.041 Acquiring or perfecting title after appropriation.—In any instance, where the petitioner has not acquired the title to or a necessary interest in any lands which it is using, or if at any time after an attempt to acquire such title or interest, it is found to be defective, the petitioner may proceed under this chapter to acquire or perfect such title or interest; provided, however, that the compensation to be allowed the defendants shall be determined as of the date of appropriation.

History.—s. 1, ch. 65-369.

73.051 Returns; defaults.—Any person interested in or having a lien upon the property, whether named as a defendant or not, may file his or her written defenses to the petition, as a matter of right, on or before the return date set in the notice or thereafter by leave of court. If a defendant does not file his or her defenses on or before the return date, defaults may be entered against the defendant, but nothing shall prevent any person who is shown by the record to be interested in the property from appearing before the jury to claim the amount of compensation that he or she conceives to be due for the property.

History.—s. 1, ch. 65-369; s. 1, ch. 70-285; s. 27, ch. 73-333; s. 360, ch. 95-147.

73.0511 Prelitigation notice.—Prior to instituting litigation, the condemning authority shall notify the fee owners of statutory rights under s. 73.091.

History.—s. 1, ch. 87-148.

73.061 Pretrial hearing.—

(1) Prior to the date of trial, the court may hold a hearing, in limine, to settle all disputed matters properly before it which must be determined prior to trial. Should it appear that the causes of action joined cannot be conveniently disposed of together, the court may order separate trials; provided, however, that any such actions shall be tried in the county in which the lands are located.

(2) The court in which an action in eminent domain is pending shall have jurisdiction and authority over any and all taxes and assessments encumbering the lands involved in such actions, and may stay or defer the enforcement of such taxes and assessments, including all applications for tax deeds, foreclosures and other enforcement

proceedings, until final termination of such eminent domain actions. The said court may make such orders concerning such taxes and assessments as may be equitable and proper; provided, however, that ad valorem taxes levied upon any such lands shall be prorated against the owner to the date of taking.

History.—s. 1, ch. 65-369.

73.071 Jury trial; compensation; severance damages; business damages.—

(1) When the action is at issue, and only upon notice and hearing to set the cause for trial, the court shall impanel a jury of 12 persons as soon as practical considering the reasonable necessities of the court and of the parties, and giving preference to the trial of eminent domain cases over other civil actions, and submit the issue of compensation to them for determination, which issue shall be tried in the same manner as other issues of fact are tried in the circuit courts.

(2) The amount of such compensation shall be determined as of the date of trial, or the date upon which title passes, whichever shall occur first.

(3) The jury shall determine solely the amount of compensation to be paid, which compensation shall include:

(a) The value of the property sought to be appropriated;

(b) Where less than the entire property is sought to be appropriated, any damages to the remainder caused by the taking, including, when the action is by the Department of Transportation, county, municipality, board, district or other public body for the condemnation of a right-of-way, and the effect of the taking of the property involved may damage or destroy an established business of more than 4 years' standing before January 1, 2005, or the effect of the taking of the property involved may damage or destroy an established business of more than 5 years' standing on or after January 1, 2005, owned by the party whose lands are being so taken, located upon adjoining lands owned or held by such party, the probable damages to such business which the denial of the use of the property so taken may reasonably cause; any person claiming the right to recover such special damages shall set forth in his or her written defenses the nature and extent of such damages; and

(c) Where the appropriation is of property upon which a mobile home, other than a travel trailer as defined in s. 320.01, is located, whether or not the owner of the mobile home is an owner or lessee of the property involved, and the effect of the taking of the property involved requires the relocation of such mobile home, the reasonable removal or relocation expenses incurred by such mobile home owner, not to exceed the replacement value of such mobile home. The compensation paid to a mobile home owner under this paragraph shall preclude an award to a mobile home park owner for such expenses of removal or relocation. Any mobile home owner claiming the right to such removal or relocation expenses shall set forth in his or her written defenses the nature and extent of such expenses. This paragraph shall not apply to any governmental authority exercising its power of eminent domain when reasonable removal or relocation expenses must be paid to mobile home owners under other provisions of law or agency rule applicable to such exercise of power.

(4) When the action is by the Department of Transportation, county, municipality, board, district, or other public body for the condemnation of a road, canal, levee, or water control facility right-of-way, the enhancement, if any, in value of the remaining adjoining property of the defendant property owner by reason of the construction or improvement made or contemplated by the petitioner shall be offset against the damage, if any, resulting to such remaining adjoining property of the defendant property owner by reason of the construction or improvement. However, such enhancement in the value shall not be offset against the value of the property appropriated, and if such enhancement in value shall exceed the damage, if any, to the remaining adjoining property, there shall be no recovery over against such property owner for such excess.

(5) Any increase or decrease in the value of any property to be acquired which occurs after the scope of the project for which the property is being acquired is known in the market, and which is solely a result of the knowledge of the project location, shall not be considered in arriving at the value of the property acquired. For the purpose of this section, the scope of the project for which the property is being acquired shall be presumed to be known in the market on or after the condemnor executes a resolution which depicts the location of the project.

(6) The jury shall view the subject property upon demand by any party or by order of the court.

(7) If the jury cannot agree on a verdict the court shall discharge them, impanel a new jury, and proceed with the trial.

History.—s. 1, ch. 65-369; ss. 23, 35, ch. 69-106; s. 1, ch. 70-283; s. 1, ch. 77-51; s. 19, ch. 79-400; s. 36, ch. 85-180; s. 361, ch. 95-147; ss. 58, 59, ch. 99-385; ss. 56, 57, ch. 2002-20.

73.0715 Valuation of electric utility property.—When any person having the right to exercise the power of eminent domain seeks the appropriation of property used for the generation, transmission, or distribution of electric energy, the jury shall determine solely the amount of compensation to be paid. Such compensation shall include the reproduction cost of the property sought to be appropriated less depreciation, together with going concern value, and, when less than the entire property is sought to be appropriated, any damages to the remainder caused by the taking.

History.—s. 2, ch. 82-53.

73.072 Mobile home parks; compensation for permanent improvements by mobile home owners.—

(1) When all or a portion of a mobile home park as defined in s. 723.003 is appropriated under this chapter, the condemning authority shall separately determine the compensation for any permanent improvements made to each site. This compensation shall be awarded to the mobile home owner leasing the site if:

(a) The effect of the taking includes a requirement that the mobile home owner remove or relocate his or her mobile home from the site;

(b) The mobile home owner currently leasing the site has paid for the permanent improvements to the site; and

(c) The value of the permanent improvements on the site exceeds \$1,000 as of the date of taking.

(2) “Permanent improvement” means any addition or improvement to the site upon which a mobile home is located, which addition or improvement cannot be detached and removed from the site without destroying its practical utility at another site. If capable of removal to another site, compensation for the expense of removal and relocation shall be as provided by law.

(3) A mobile home owner who is the lessee of the site and is required to remove his or her mobile home as the result of a taking of all or a part of a mobile home park may petition to intervene as a party defendant in proceedings under this chapter, for purposes of asserting his or her right to the separate compensation to be determined and awarded under this section. Failure to intervene shall not constitute a waiver of the right of a mobile home owner to institute a separate action to recover from a mobile home park owner the compensation awarded to such park owner for the permanent improvements made by the mobile home owner to the site on which his or her mobile home is located.

History.—s. 1, ch. 78-315; s. 4, ch. 84-80; s. 9, ch. 87-224; s. 362, ch. 95-147; s. 1, ch. 2015-90.

73.073 Eminent domain procedure with respect to condominium common elements.—

(1) Any other provision of this chapter or any other provision of the Florida Statutes to the contrary notwithstanding, the procedure for the exercise of eminent domain with respect to the taking of a portion of the common elements of a condominium shall comply with the provisions of this section.

(2) With respect to the exercise of eminent domain or a negotiated sale for the purchase or taking of a portion of the common elements of a condominium, the condemning authority shall have the responsibility of contacting the condominium association and acquiring the most recent rolls indicating the names of the unit owners or contacting the appropriate taxing authority to obtain the names of the owners of record on the tax rolls. Notification shall be sent by certified mail, return receipt requested, to the unit owners of record of the condominium units by the condemning authority indicating the intent to purchase or take the required property and requesting a response from the unit owner. The condemning authority shall be responsible for the expense of sending notification pursuant to this section. Such notice shall, at a minimum, include:

(a) The name and address of the condemning authority.

(b) A written or visual description of the property.

(c) The public purpose for which the property is needed.

(d) The appraisal value of the property.

(e) A clear, concise statement relating to the unit owner's right to object to the taking or appraisal value and the procedures and effects of exercising that right.

(f) A clear, concise statement relating to the power of the association to convey the property on behalf of the unit owners if no objection to the taking or appraisal value is raised, and the effects of this alternative on the unit owner.

The Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation may adopt, by rule, a standard form for such notice and may require the notice to include any additional relevant information.

(3) In the absence of a response by the unit owner within 30 days, the unit owner shall be deemed to have acquiesced to the association acting as the unit owner's representative in any subsequent proceeding relating to the parcel at issue. Unit owners who object to the purchase or taking or the appraisal of value within 30 days after the date the notice is received shall have all of their legal rights preserved with regard to the taking, the appraisal of value, and all other rights which appertain to unit ownership. Failure to raise an objection within the 30-day period shall only constitute an acquiescence by the unit owner to the association acting as the unit owner's representative in any subsequent proceeding relating to the parcel at issue and shall not affect any other rights of the unit owner. In the event that no unit owners shall so object, the condemning authority may rely upon a power of sale vested in the condominium association. The condemning authority shall only be required to name as defendants, should eminent domain proceedings be necessitated, the association and those owners of units which shall have objected to the taking or appraisal value within the 30-day period.

(4) It is the intent of the Legislature, through the adoption of this section, to provide a mechanism to either eliminate or minimize the necessity for naming individual unit owners in eminent domain proceedings for the acquisition of a portion of the common elements of a condominium and the necessity of incidental title searches and legal actions necessitated by naming multiple unit owners as defendants.

History.—s. 1, ch. 94-336; s. 9, ch. 2008-240.

73.081 Form of verdict.—The verdict of the jury shall state an accurate description of each parcel of the property sought to be appropriated and the amount to be paid therefor, together with any damage to the remainder caused by the taking and including business damages when allowable by statute. When severance damages, business damages, moving costs, separate compensation for permanent improvements made by a mobile home owner under s. 73.072, or other special damages are sought, the verdict shall state the amount of such damages separately from the amounts of other damages awarded.

History.—s. 1, ch. 65-369; s. 1, ch. 70-284; s. 2, ch. 78-315.

73.091 Costs of the proceedings.—

(1) The petitioner shall pay attorney's fees as provided in s. 73.092 as well as all reasonable costs incurred in the defense of the proceedings in the circuit court, including, but not limited to, reasonable appraisal fees and, when business damages are compensable, a reasonable accountant's fee, to be assessed by that court. No prejudgment interest shall be paid on costs or attorney's fees.

(2) At least 30 days prior to a hearing to assess costs under this section, the condemnee's attorney shall submit to the condemning authority for each expert witness complete time records and a detailed statement of services rendered by date, nature of services performed, time spent performing such services, and costs incurred, and a copy of any fee agreement which may exist between the expert and the condemnee or the condemnee's attorney.

(3) In assessing costs, the court shall consider all factors relevant to the reasonableness of the costs, including, but not limited to, the fees paid to similar experts retained in the case by the condemning authority or other parties and the reasonable costs of similar services by similarly qualified persons.

(4) In assessing costs to be paid by the petitioner, the court shall be guided by the amount the defendant would ordinarily have been expected to pay for the services rendered if the petitioner were not responsible for the costs.

(5) The court shall make specific findings that justify each sum awarded as an expert witness fee.

History.—s. 1, ch. 65-369; s. 2, ch. 87-148; s. 52, ch. 90-136; s. 1, ch. 90-303; s. 2, ch. 94-162; s. 60, ch. 99-385.

73.092 Attorney's fees.—

(1) Except as otherwise provided in this section and s. 73.015, the court, in eminent domain proceedings, shall award attorney's fees based solely on the benefits achieved for the client.

(a) As used in this section, the term "benefits" means the difference, exclusive of interest, between the final judgment or settlement and the last written offer made by the condemning authority before the defendant hires an attorney. If no written offer is made by the condemning authority before the defendant hires an attorney, benefits must be measured from the first written offer after the attorney is hired.

1. In determining attorney's fees, if business records as defined in s. 73.015(2)(c)2. and kept by the owner in the ordinary course of business were provided to the condemning authority to substantiate the business damage offer in s. 73.015(2)(c), benefits for amounts awarded for business damages must be based on the difference between the final judgment or settlement and the written counteroffer made by the condemning authority provided in s. 73.015(2)(d).

2. In determining attorney's fees, if existing business records as defined in s. 73.015(2)(c)2. and kept by the owner in the ordinary course of business were not provided to the condemning authority to substantiate the business damage offer in s. 73.015(2)(c) and those records which were not provided are later deemed material to the determination of business damages, benefits for amounts awarded for business damages must be based upon the difference between the final judgment or settlement and the first written counteroffer made by the condemning authority within 90 days from the condemning authority's receipt of the business records previously not provided.

(b) The court may also consider nonmonetary benefits obtained for the client through the efforts of the attorney, to the extent such nonmonetary benefits are specifically identified by the court and can, within a reasonable degree of certainty, be quantified.

(c) Attorney's fees based on benefits achieved shall be awarded in accordance with the following schedule:

1. Thirty-three percent of any benefit up to \$250,000; plus
2. Twenty-five percent of any portion of the benefit between \$250,000 and \$1 million; plus
3. Twenty percent of any portion of the benefit exceeding \$1 million.

(2) In assessing attorney's fees incurred in defeating an order of taking, or for apportionment, or other supplemental proceedings, when not otherwise provided for, the court shall consider:

- (a) The novelty, difficulty, and importance of the questions involved.
- (b) The skill employed by the attorney in conducting the cause.
- (c) The amount of money involved.
- (d) The responsibility incurred and fulfilled by the attorney.
- (e) The attorney's time and labor reasonably required adequately to represent the client in relation to the benefits resulting to the client.

(f) The fee, or rate of fee, customarily charged for legal services of a comparable or similar nature.

(g) Any attorney's fee award made under subsection (1).

(3) In determining the amount of attorney's fees to be paid by the petitioner under subsection (2), the court shall be guided by the fees the defendant would ordinarily be expected to pay for these services if the petitioner were not responsible for the payment of those fees.

(4) At least 30 days prior to a hearing to assess attorney's fees under subsection (2), the condemnee's attorney shall submit to the condemning authority and to the court complete time records and a detailed statement of services rendered by date, nature of services performed, time spent performing such services, and costs incurred.

(5) The defendant shall provide to the court a copy of any fee agreement that may exist between the defendant and his or her attorney, and the court must reduce the amount of attorney's fees to be paid by the defendant by the amount of any attorney's fees awarded by the court.

History.—s. 1, ch. 76-158; s. 37, ch. 85-180; s. 3, ch. 87-148; s. 54, ch. 90-136; s. 3, ch. 90-303; s. 3, ch. 94-162; s. 1370, ch. 95-147; s. 61, ch. 99-385.

73.101 Form of judgment.—The judgment shall recite the verdict in full and shall state that the estate or interest in the property described in the petition and sought to be appropriated by the petitioner shall vest in the

petitioner upon the payment of, or securing by deposit of money, the amount found by the verdict of the jury. Where there are conflicting claims to the amount awarded for any parcel, the court, upon appropriate motion, shall determine the rights of the interested parties with respect to the amount awarded for each parcel and the method of apportionment, together with the disposition of any other matters arising from the taking.

History.—s. 1, ch. 65-369.

73.111 Deposit and possession.—Within 20 days after the rendition of the judgment, the petitioner shall deposit the amount set forth therein into the registry of the court for the use of the defendants, or the proceeding shall be null and void, unless for good cause further time, not exceeding 60 days, is allowed by the court. Upon such deposit and the entry in the proper records in the clerk's office of the judgment and the clerk's certificate that the compensation has been paid into the court, the estate or interest sought shall vest in the petitioner. The court may fix the time within which, and the terms upon which, the defendants shall be required to surrender possession to the petitioner.

History.—s. 1, ch. 65-369; s. 3, ch. 78-315.

73.121 Writs of assistance and possession.—Whenever the judge is satisfied that any person, whether holding under the defendant or not, is preventing or obstructing the petitioner from entering upon or taking possession of the property after the petitioner is entitled to do so, the judge may grant such writs as he or she may think necessary, or the judge may proceed for contempt of court.

History.—s. 1, ch. 65-369; s. 363, ch. 95-147.

73.131 Appeals; costs.—

(1) Appeals in eminent domain actions shall be taken in the manner prescribed by law and in accordance with the appellate rules, except that an appeal shall not prevent appropriation of the property by the petitioner where the amount awarded by the judgment has been deposited with the court as aforesaid. If, at any time after entry of the judgment, a defendant shall take out of the court the amount due him or her, any pending appeal taken by the defendant shall be dismissed by the appellate court upon the filing of a certificate by the clerk of the circuit court stating that the defendant taking the appeal has withdrawn the amount due him or her.

(2) The petitioner shall pay all reasonable costs of the proceedings in the appellate court, including a reasonable attorney's fee to be assessed by that court, except upon an appeal taken by a defendant in which the judgment of the lower court shall be affirmed.

History.—s. 1, ch. 65-369; s. 4, ch. 87-148; s. 364, ch. 95-147.

73.141 Payment.—

(1) In the event that no appeal has been taken within the time and in the manner provided by the Florida Rules of Appellate Procedure, the clerk shall pay each judgment creditor the sum necessary to satisfy the judgment from the funds on deposit, and upon order of the court shall refund to the petitioner all the funds not necessary for the satisfaction of the judgment, costs and attorney fees.

(2) In the event that a timely appeal is taken and the judgment of the trial court is affirmed, the clerk of the court shall pay each judgment creditor as hereinabove provided.

History.—s. 1, ch. 65-369; s. 1, ch. 69-267.

73.151 Railroads and canal companies.—

(1) Whenever land sought to be condemned to the use of a railroad or canal company is in the possession, under any law of this state, of another railroad or canal company which is using the same in the construction or operation of its railroad or canal, the use of no more land than is necessary to furnish to the petitioner a right-of-way 105 feet in width across such railroad or canal shall be condemned for such use.

(2) If it shall be necessary for any railroad company organized under any law of this state to use, for the purpose of its road, any lands over which any other railroad company shall have previously acquired the right-of-way for its road, the right to use such lands may be acquired as in other cases. Such lands shall not be taken in a manner to interfere with the main track of the railroad first established except for crossing, as provided by law.

History.—s. 1, ch. 65-345; s. 1, ch. 65-369.

73.161 Right-of-way for telephone and telegraph over railroad right-of-way.—

(1) If any telegraph or telephone company fails to secure the consent of any railroad or railway company for the construction of its lines along and upon the right-of-way of any railroad in this state, the same may be acquired by eminent domain. If the defendant railroad or railway company has a principal office or place of business in this state, and any portion of the right-of-way sought to be condemned extends into the county wherein such principal office or place of business is located, then the eminent domain action shall be had in such county. No map need be filed with the petition, but it shall state about how many poles per mile will be erected on such right-of-way, and about how far from each other, and from the centers of the main track of the railroad, their length and size, the depth they will be planted in the ground, and the amount of land that will be occupied by them. No pole shall be set at a greater distance than 10 feet from the outer edge of the right-of-way. In such action, the petitioner shall give bond for costs in the penalty of \$200, payable to the defendant, with surety to be approved by the clerk.

(2) The judgment shall authorize the petitioner to enter upon the right-of-way of the defendant and construct its lines thereon. Said judgment shall further provide that such lines shall be constructed so as not to interfere with the operation of the trains of said defendant or any telephone or telegraph line already upon such right-of-way; and, furthermore, that if, at any time, the railroad or railway company shall desire, for railway purposes, the immediate use of any land occupied by said petitioner, then the petitioner shall, upon reasonable notice in writing, at its own expense, remove its line to some other place adjacent thereto on such right-of-way so as not to interfere with the track or use of said railway or any telephone or telegraph line already on said right-of-way, and that the said line shall not be erected on any embankment or slope of any cut of such right-of-way, and if at any time the said railroad or railway company shall require for railroad purposes its entire right-of-way at any point occupied by said line, the said petitioner shall, at such point, remove said line entirely off such right-of-way.

(3) The telegraph or telephone company by such action shall acquire only an easement in and to said railroad right-of-way for the purpose of constructing, maintaining, and operating its telegraph or telephone line thereon, and only the interests of such parties as are brought before the court shall be condemned in such action. If the easement or right-of-way claimed extends in or through more counties than one, the whole right and controversy may be heard and determined in any county into or through which such right-of-way extends, except as herein otherwise provided.

History.—s. 1, ch. 65-369.

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CHAPTER 74 PROCEEDINGS SUPPLEMENTAL TO EMINENT DOMAIN

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74.011 Scope.—In any eminent domain action, properly instituted by and in the name of the state; the Department of Transportation; any county, school board, municipality, expressway authority, regional water supply authority, transportation authority, flood control district, or drainage or subdrainage district; the ship canal authority; any lawfully constituted housing, port, or aviation authority; or any rural electric cooperative, telephone cooperative corporation, or public utility corporation, the petitioner may avail itself of the provisions of this chapter to take possession and title in advance of the entry of final judgment.

History.—s. 4, ch. 65-369; ss. 23, 35, ch. 69-106; s. 1, ch. 69-300; s. 1, ch. 78-422; s. 1, ch. 83-113; s. 55, ch. 90-136; s. 4, ch. 90-303; s. 9, ch. 91-265; s. 1, ch. 2002-183; s. 51, ch. 2006-60.

74.021 Rights under this chapter; additional.—The right to take possession and title in advance of final judgment in eminent domain actions, as provided by this law, shall be in addition to any right, power or authority conferred by laws of the state under which proceedings may be conducted and shall not be construed as abrogating, limiting or modifying any such right, power or authority.

History.—s. 4, ch. 65-369.

74.031 Declaration of taking; contents.—Those having the right to take possession and title in advance of the entry of final judgment in eminent domain actions, as provided by law, may file, either with the petition or at any time prior to the entry of final judgment, a declaration of taking signed by the petitioner, or its duly authorized agent or attorney, stating that the property sought to be appropriated is thereby taken for the use set forth in the petition. The petitioner shall make a good faith estimate of value, based upon a valid appraisal of each parcel in the proceeding, which shall be made a part of the declaration of taking.

History.—s. 4, ch. 65-369.

74.041 Process; service and publication.—

(1) Upon the filing of the declaration of taking, the clerk of the court shall issue a summons to show cause to the defendants, containing the names of all defendants named in the petition, notifying them that the petitioner will petition for an order of taking on a specified date. A copy of the summons to show cause and the declaration of taking shall be served upon all resident defendants in the manner provided by law for service of original process in eminent domain actions, and not less than 20 days prior to the date specified.

(2) If any defendant is alleged to be a nonresident of the state, or if the name or address of any defendant is alleged to be unknown, or if personal service cannot be had upon any defendant for any other reason, the clerk of the court shall cause the summons to show cause to be published one time, not less than 20 days prior to the date specified in the petition, in some newspaper published in the county; however, if the petitioner is a municipality and a newspaper is published therein, the summons shall be published in such a newspaper. The clerk shall mail a copy of the summons to show cause and the declaration of taking to each out-of-state defendant at the address set forth in the petition. The clerk shall file a certificate of mailing, which, together with proof of publication, shall constitute effective service as to these defendants. The failure of any party to receive the summons by mail shall not invalidate the proceedings of the court or any order made pursuant to this chapter.

(3) The petition date provided in this section may be combined with the summons to show cause and the published summons provided in s. 73.031, but in no event shall the petition date provided in this section be noticed for a date earlier than 1 day following the date specified in the summons to show cause and the published summons provided in s. 73.031 for the defendants to serve written defenses to the petition in eminent domain proceedings and, if a defendant requests, a hearing on the petition for order of taking.

History.—s. 4, ch. 65-369, s. 1, ch. 70-286; s. 38, ch. 85-180.

74.051 Hearing on order of taking.—

(1) If a defendant requests a hearing pursuant to s. 74.041(3), said defendant may appear and be heard on all matters properly before the court which may be determined prior to the entry of the order of taking, including the jurisdiction of the court, the sufficiency of pleadings, whether the petitioner is properly exercising its delegated authority, and the amount to be deposited for the property sought to be appropriated. Any defendant failing to file a request for hearing shall waive any right to object to the order of taking, and title shall be vested in the petitioner, upon deposit as hereinafter provided, which date shall be the date of valuation.

(2) If a hearing is requested, the court shall make such order as it deems proper, securing to all parties the rights to which they may be entitled, not inconsistent with the provisions of this section. The court may make such orders in respect of encumbrances, liens, rents, taxes, assessments, insurance, amount of the good faith deposit, and other charges, if any, as shall be just and equitable. If the court finds that the petitioner is entitled to possession of the property prior to final judgment, it shall enter an order requiring the petitioner to deposit in the registry of the court such sum of money as will fully secure and fully compensate the persons entitled to compensation as ultimately determined by the final judgment. Said deposit shall not be less than the amount of the petitioner's estimate of value, if the petitioner be the state or any agency thereof, any county, the city, or other public body; otherwise, double the amount of petitioner's estimate of value.

(3) If a defendant requests a hearing pursuant to s. 74.041(3) and the petitioner is an electric utility that is seeking to appropriate property necessary for an electric generation plant, an associated facility of an electric generation plant, an electric substation, or a power line, it is the intent of the Legislature that the court, when practicable, conduct the hearing no more than 120 days after the petition is filed and issue its order of taking no more than 30 days after the conclusion of the hearing.

(4) The court may fix the time within which and the terms upon which the defendants shall be required to surrender possession to the petitioner, which time of possession shall be upon deposit for those defendants failing to file a request for hearing as provided herein. The order of taking shall not become effective unless the deposit of the required sum is made in the registry of the court. If the deposit is not made within 20 days from the date of the order of taking, the order shall be void and of no further effect. The clerk is authorized to invest such deposits so as to earn the highest interest obtainable under the circumstances in state or national financial institutions in Florida

insured by the Federal Government. Ninety percent of the interest earned shall be allocated in accordance with the ultimate ownership in the deposit.

History.—s. 4, ch. 65-369; s. 1, ch. 67-34; ss. 1, 3, ch. 67-370; s. 1, ch. 70-365; s. 2, ch. 82-117; s. 39, ch. 85-180; s. 1, ch. 2008-227; s. 1, ch. 2013-23.

74.061 Vesting of title or interest sought.—Immediately upon the making of the deposit, the title or interest specified in the petition shall vest in the petitioner, and the said lands shall be deemed to be condemned and taken for the use of the petitioner, and the right to compensation for the same shall vest in the persons entitled thereto. Compensation shall be determined in accordance with the provisions of chapter 73, except that interest shall be allowed at the same rate as provided in all circuit court judgments from the date of surrender of possession to the date of payment on the amount that the verdict exceeds the estimate of value set forth in the declaration of taking.

History.—s. 4, ch. 65-369; ss. 1, 2, ch. 67-277; s. 28, ch. 73-333; s. 4, ch. 78-315.

74.071 Paying over funds in court.—At any time, prior to the entry of final judgment, and upon motion by the proper defendants, the court may direct that the sum of money set forth in the declaration of taking be paid forthwith to such defendants from the money deposited in the registry of the court. If the compensation awarded for the property by the final judgment shall exceed the amount withdrawn by the defendant, the court shall enter judgment against the petitioner for the deficiency. If the amount withdrawn exceeds the compensation awarded for the property by the final judgment, the court shall enter a judgment against such defendant for the excess, and such judgment shall be a lien against any of the defendant's property except his or her homestead.

History.—s. 4, ch. 65-369; s. 365, ch. 95-147.

74.081 Proceedings as evidence.—Neither the declaration of taking, nor the amount of the deposit, shall be admissible in evidence in any action.

History.—s. 4, ch. 65-369.

74.091 Effect of failure to pay final judgment.—Where an order of taking has been entered and deposit made, the failure of the petitioner to pay into the court the compensation ascertained by the jury shall not invalidate said judgment or the title of the petitioner, and such failure shall not authorize any person to molest, interfere with, enter or trespass upon said property; provided, however, persons lawfully entitled to compensation may sue out execution, in the event a timely appeal has not been filed, and such execution may be levied upon the property so condemned and any other property of the petitioner in the same manner as executions are levied in common-law actions.

History.—s. 4, ch. 65-369.

74.101 Rights of housing authority after taking.—In any action in which any housing authority created under the laws of Florida has taken or may take possession of any real property in advance of final judgment therein, and the said petitioner has become irrevocably committed to pay the amount ultimately to be awarded as compensation, then it is lawful to expend moneys duly appropriated for that purpose in demolishing existing structures on said land, and in erecting buildings or public works thereon, or in improving said land or erecting and constructing buildings or works thereon, authorized by law to be constructed by any petitioner.

History.—s. 4, ch. 65-369.

74.111 Drainage districts and housing authorities.—In any action instituted by a drainage or subdrainage district, or housing authority wherein the petitioner seeks to avail itself of the provisions of this chapter:

- (1) Action under this chapter shall not be taken unless the chair or other legally constituted head of the petitioning authority empowered to acquire the land shall be of the opinion that the ultimate award probably will be within the limits of the authority's ability to pay.
- (2) It shall be lawful for the petitioner to expend moneys duly appropriated for the purpose of availing itself of the provisions of this chapter in going forward with the project for which the land was taken; provided that, in the opinion of the attorney representing the taking authority, the title has been vested in the authority taking, or all

persons having an interest therein have been made parties to such proceeding and will be bound by the final judgment therein.

(3) No money shall be paid nor contracts made for payment for any construction or maintenance proposed by the petitioner under this chapter in excess of the amount specifically appropriated therefor by the Legislature of the state, or procured by and secured to the petitioner under contracts with private persons, firms, or corporations in accordance with the laws authorizing such taking authority to negotiate contracts with private persons, firms, or corporations, or by the issuance of bonds and other debentures pursuant to tax levies duly made, all in accordance with the law in such cases made and provided.

(4) The attorney representing the petitioner is authorized to stipulate or agree in behalf of the taking authority to exclude any property, or any part thereof, or any interest therein, that may have been, or may be taken by or on behalf of the authority taking by the declaration of taking, or otherwise.

History.—s. 4, ch. 65-369; s. 366, ch. 95-147.

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