



ORLANDO - ORANGE COUNTY

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WHAT YOU NEED TO KNOW ABOUT PROPERTY ACQUISITION...

1. What are my rights if my property is needed for a project?

The Orlando-Orange County Expressway Authority follows Florida eminent domain laws as set forth in Article X, Section 6 of the Florida Constitution and Chapters 73 and 74 of Florida Statutes. These laws entitle a property owner whose property is needed for a particular project to be compensated for the property being taken and to be on equal footing with the condemning authority with regard to the hiring of legal counsel and valuation experts.

2. How does the Expressway Authority's right of way acquisition process work?

If a property is identified as being needed for a project, the property owner will be contacted by the Expressway Authority's Right of Way Acquisition Coordinator. The Coordinator will address the anticipated impacts to the property owner's parcel and may initiate negotiations for purchase of the land. If the property owner has hired legal counsel, the Coordinator will also coordinate with the property owner's counsel in an effort to work toward a mutually agreeable settlement.

3. What happens if a settlement cannot be reached?

If negotiations between the Coordinator and a property owner are unsuccessful, the Expressway Authority will begin the process of acquiring the property through its power of eminent domain, as set forth in Chapter 73 and 74 of Florida Statutes (see below).

4. How does the agency determine the amount that will be offered for my property?

As prescribed in Section 73.015, The Expressway Authority is required to make a property owner a "first written offer" that sets forth the amount the Expressway Authority is willing to pay the owner for the property needed for the project. This offer, based on an appraisal, includes compensation for the value of the property being taken, any structures impacted and severance damages to the remainder property, if any. Any

claims for business damages must be made by an eligible party before they can be evaluated.

5. Will I be able to see the Expressway Authority's appraisal?

The first written offer letter will also provide information regarding a property owner's right to hire legal counsel and other eminent domain experts. The letter will advise the owner of the right to request a copy of the Expressway Authority's appraisal and to have that appraisal provided within 15 days. The letter is sent, via certified mail, to the owner of the property as listed on the county tax rolls. Once received, the property owner has 30 days to respond. If the property owner doesn't respond, formal eminent domain proceedings can commence.

6. When does the agency begin appraisals and sending out offer letters?

The Expressway Authority will not begin appraising parcels and providing offer letters until 60% design plans have been completed. Upon completion of 60% design plans, the Expressway Authority intends to hold a public workshop where the design plans will be available for review and project personnel will be on hand to answer questions.

7. Will I be contacted if my property is going to be affected?

Affected property owners will be contacted by the Expressway Authority. In the meantime, any questions can be directed to: Deborah Keeter, Right of Way Acquisition Coordinator, at 407-806-4183 or Deborah.Keeter@atkinsglobal.com.