



"A City for All Ages"

CITY OF PORT ST. LUCIE


Public Works Department


Accredited Agency – American Public Works Association

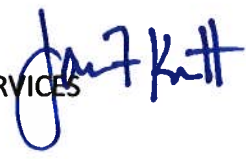


MEMORANDUM

TO: JESUS MEREJO, CITY MANAGER

VIA: TERESA LAMAR-SARNO, DEPUTY CITY MANAGER 

THRU: HEATH STOCTON, P.E., PUBLIC WORKS DIRECTOR 

FROM: FRANK KNOTT, MANAGER, ENGINEERING CIP & SUPPORT SERVICES 

DATE: APRIL 17, 2023

SUBJECT: FLORESTA DRIVE IMPROVEMENTS PHASE 2 – PROPERTY ACQUISITION

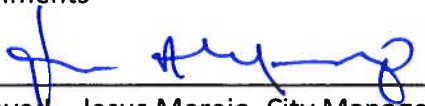
Pursuant to the Floresta Drive Corridor Master Plan layout approved by the City Council on May 14, 2018 and subsequent Construction Plans developed by American Consulting Professionals (ACP), there are portions of properties that need to be acquired for construction.

One of the portions of properties to be acquired is located at 592 SE Fallon Drive. The portion of the subject property is included in Phase 3 of the Floresta Drive Improvement Project and will be utilized for roadway improvements associated with the roundabout proposed at this location. The purchase cost includes the certified appraisal which confirmed the market value of the portion of property to be acquired is \$3,000.00. The homeowner has been non-responsive thus the City will be pursuing an eminent domain pre-suit demand letter. The City Attorney's Office suggests offering the owners \$5,000 so if/when presented to the court in eminent domain case the City can attempt to avoid having to pay attorneys' fees and costs on behalf of the owners.

Public Works is requesting your written authorization to offer \$5,00.00 to acquire the subject portion of property. If approved and the offer is successful, the City Attorney's Office will be presenting this matter to City Council via a Resolution at an upcoming meeting.

Should you have any questions or need additional information, please do not hesitate to contact me.
/fk

Attachments



Approved – Jesus Merejo, City Manager

Teresa Lamar-Sarno

From: Margaret Carland
Sent: Thursday, April 13, 2023 11:27 AM
To: Frank Knott
Cc: Betty Bollinger
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275
Attachments: REPORT 592 SE Fallon Dr-Partial Acq-PSL.pdf

Hi Frank,

We received the updated appraisal, please see attached. It reflects a value of \$3,000 for the portion of property the City wants to acquire. Since we are pursuing an eminent domain pre-suit demand letter, I suggest we offer the owners \$5,000 so if/when presented to the court in eminent domain case the City can attempt to avoid having to pay attorneys' fees and costs on behalf of the owners.

Once we have the offer amount finalized, I will finalize the resolution and agenda memo for Council consideration and approval. Please let me know if you have any questions. Thank you!

Margaret M. Carland
Senior Deputy City Attorney
City of Port St. Lucie

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From: Frank Knott <FKnott@cityofpsl.com>
Sent: Wednesday, March 22, 2023 11:20 AM
To: Margaret Carland <MCarland@cityofpsl.com>; Betty Bollinger <BBollinger@cityofpsl.com>
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275

Margaret,

The intersection proposes a roundabout which utilizes the majority of the available right-of-way.

The acquisition will provide area for the proposed sidewalk which is an integral part of the "complete street" design.

Thanks

Frank Knott
Manager, Engineering
CIP & Support Services
Public Works Department



121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
o (772) 344-4290
c (772) 618-5440

From: Margaret Carland <MCarland@cityofpsl.com>
Sent: Wednesday, March 22, 2023 10:48 AM
To: Frank Knott <FKnott@cityofpsl.com>; Betty Bollinger <BBollinger@cityofpsl.com>
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275

Hi Frank,

I am following up on the below email. Thanks!

Margaret M. Carland
Senior Deputy City Attorney
City of Port St. Lucie

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From: Margaret Carland
Sent: Thursday, March 16, 2023 9:52 AM
To: Frank Knott <FKnott@cityofpsl.com>; Betty Bollinger <BBollinger@cityofpsl.com>
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275

Frank – These are the owners that have been completely unresponsive following our in-person meeting with them over a year ago. This January, we had a process server personally serve them the acquisition information and still no response. Since I know this property is essential for this project, we are beginning to prepare the pre-suit eminent domain paperwork. We also ordered an updated appraisal.

Thank you for the plans. Specifically, with as much detail as possible, what is the reason for needing the property (obviously the roundabout) as this will help us prepare the paperwork. Please let me know if you have any questions. Thank you!

Margaret M. Carland
Senior Deputy City Attorney

City of Port St. Lucie

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From: Frank Knott <FKnott@cityofpsl.com>
Sent: Wednesday, March 15, 2023 3:56 PM
To: Betty Bollinger <BBollinger@cityofpsl.com>
Cc: Margaret Carland <MCarland@cityofpsl.com>
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275

attached

Thanks

Frank Knott
Manager, Engineering
CIP & Support Services
Public Works Department



121 SW Port St. Lucie Boulevard
Port St. Lucie Florida 34984
o (772) 344-4290
c (772) 618-5440

From: Betty Bollinger <BBollinger@cityofpsl.com>
Sent: Wednesday, March 15, 2023 3:16 PM
To: Frank Knott <FKnott@cityofpsl.com>
Cc: Margaret Carland <MCarland@cityofpsl.com>
Subject: FW: 592 SE Fallon Dr - Townsend - Intake 6275

Good Afternoon Frank,

We are in the process of obtaining an updated appraisal to begin the eminent domain process. We will need the plans specific to this property like you provided for dichristofaro and purpose of acquisition. I believe this is phase 3.

Betty Bollinger
Senior Legal Assistant
City of Port St. Lucie

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From: Margaret Carland <MCarland@cityofpsl.com>
Sent: Wednesday, March 15, 2023 1:14 PM
To: Betty Bollinger <BBollinger@cityofpsl.com>
Subject: RE: 592 SE Fallon Dr - Townsend - Intake 6275

We need the construction plans and purpose of acquisition, specific to this property. It may be different from DiChristofaro.

Margaret M. Carland
Senior Deputy City Attorney
City of Port St. Lucie

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