



## Legislation Text

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File #: 15-7332, Version: 1

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### Property Transactions - 25th Street Connection, Parcel #1

**Action:** Approve the following Condemnation: 25th Street Connection, Parcel #1

**Project:** 25th Street Connection, Parcel #1

**Owner(s):** CTJ Properties, LLC

**Property Address:** 2200 North Brevard Street

**Total Parcel Area:** 10,920 sq. ft. (.251 ac.)

**Property to be acquired by Fee:** 417 sq. ft. (.01 ac.) in Fee Simple

**Property to be acquired by Easements:** 1,539 sq. ft. (.035 ac.) in Utility Easement, plus 1,708 sq. ft. (.039 ac.) in Utility Gas Line Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** I-2

**Use:** Industrial

**Tax Code:** 083-053-04

**Appraised Value:** \$117,225

**Property Owner's Concerns:** The property owner is concerned with the amount of compensation being offered.

**City's Response to Property Owner's Concerns:** Staff informed the property owner they could obtain their own appraisal to justify the counter offer.

**Recommendation:** To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** 1