



American Acquisition Group, LLC  
Securing America's Right-of-Way.

## ACQUISITION / RELOCATION EXPERIENCE

- ❖ IN COMPLIANCE WITH THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, AS AMENDED
- ❖ UNDER THE THREAT OF EMINENT DOMAIN

### CLIENT LIST:

Florida Department of Transportation (Districts 1,2,3,4,7, Turnpike)	City of Tampa, FL
Texas Department of Transportation (Dallas, Waco & Corpus Christi districts)	Hillsborough Co. School Board (FL)
Illinois Department of Transportation (District 8)	Sarasota Co. School Board (FL)
North Carolina Department of Transportation (Division 3)	Santa Rosa County, FL
Tampa Bay Water	Peace River Water Authority (FL)
Hillsborough County, FL	City of Sarasota, FL
Pasco County, FL	City of St. Pete Beach, FL
Pinellas County, FL	Clay County, FL
Manatee County, FL	Citrus County, FL
Volusia County, FL	City of Lakeland, FL
Indian River County, FL	Pinellas Park Water Mgt. (FL)
City of Tarpon Springs, FL	Blueprint 2000 – Tallahassee (FL)
Pasco Co. School Board (FL)	Sarasota County, FL
City of Oviedo, FL	Polk County, FL
	Jefferson County, AL
	Peace River Water Authority (FL)
	Progress Energy (FL)
	City of Brooksville, FL

The following is a sample of our recent experience. A complete list of our experience can be supplied upon request:

- As Needed / General Contracts for Right of Way Acquisition Services:
  - Fla. DOT Districts 1,2,3,4,7, Turnpike
  - Tampa Bay Water (FL)
  - Florida Counties of Pasco, Hillsborough, Sarasota, Manatee, Volusia, Indian River, Polk
  - Florida Cities of Tampa, Lakeland, Palm Coast
- General Engineering Consultant experience:
  - FDOT District 1 (subconsultant to Jacobs Civil)
  - FDOT District 2 (subconsultant to Atkins Global, f/k/a PBS&J)
  - FDOT District 7 (subconsultant to HDR Engineering)
  - Florida Turnpike Enterprise (subconsultant to HNTB)
- Right of Way Cost Estimating for PD&E Studies:
  - American Consulting Engineers (Pasco County, Florida)
  - Ayres Associates (FDOT 1)
  - Baskerville Donovan (City of Sarasota, Florida)
  - Boyle Engineering (Manatee & Sarasota Counties, Florida)



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- Camp Dresser McKee (Tampa Bay Water Authority, FL)
- CH2MHILL (Hillsborough County, Florida)
- Coastal Engineering (City of Brooksville, Florida)
- Coastal Design Engineering (Pasco County, Florida)
- DMK Associates, Inc. (Peace River Manasota Regional Water Authority)
- Figg Engineering (Santa Rosa Bay Bridge Auth. & Emerald Coast Bridge Auth. - FL)
- Flairsoft, Ltd. (Progress Energy)
- Florida Design Consultants (Pasco County, Florida)
- Greeley & Hansen (Tampa Bay Water Authority, FL)
- Grimail & Crawford (Pinellas County, FL / Hillsborough County, FL)
- HDR Engineering (FDOT 7/ City of Clearwater, FL / City of Largo, FL / SR 710 (D4))
- HNTB (FDOT 2 / Florida Turnpike GEC)
- HW Lochner (Blueprint 2000)
- Jacobs Civil, Inc. (FDOT 1 / Hillsborough County, FL)
- Kimley Horn (Manatee County, FL)
- King Engineering (Pasco County, FL)
- Lockwood Andrews & Newnam (TxDOT Lubbock)
- McKim & Creed (Manatee County, FL)
- Parsons Brinckerhoff Quade & Douglas (Hillsborough County, FL)
- Parsons Transportation (Tampa Bay Water Authority)
- Reynolds Smith & Hills (Hillsborough County, FL; Clay County, FL)
- Tindale-Oliver & Associate, Inc. (City of Sarasota)
- URS (Manatee County, FL)
- Volkert & Associates (Pasco County, FL)
- Wade Trim (Manatee County, FL)
- Wilson Miller (City of Bradenton Beach, FL)
- Zoller Najar & Shroyer (Manatee County, FL)



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## **FLORIDA CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL:**

### ***FDOT DISTRICT 1***

Contact person: Richard Cason, P. O. Box 1249, Bartow, FL 33830, (863) 519-2453. [Richard.Cason@dot.state.fl.us](mailto:Richard.Cason@dot.state.fl.us) ; Pam Pearre [pamelaj.pearre@dot.state.fl.us](mailto:pamelaj.pearre@dot.state.fl.us) ; or Gerry Strouse [gerald.strouse@dot.state.fl.us](mailto:gerald.strouse@dot.state.fl.us)

**District Wide Acquisition / Relocation Consultant (FDOT I)** - as-needed consultant for acquisition and relocation services for District I of the FDOT.

**Metro Parkway (FDOT 1) – Ft. Myers, Lee County, Florida** – assigned 10 commercial parcels to acquire for the improvement of Metro Parkway under districtwide contract. Responsibilities included project administration, negotiations, closings, suit preparation and title updates.

**Interstate 75 @ SR 80 (FDOT I / Jacobs Civil, Inc.) – Lee County, Florida** – contracted to perform title and cost estimates for this intersection project for the FDOT in Lee County, Florida.

**General Engineering Consultant Contract (FDOT District 1) - Acquisition / Relocation subconsultant to Jacobs Civil, Inc.** 5 year contract for general as-needed consultant services including engineering, design, survey and acquisition/relocation awarded to Jacobs Civil, Inc. with AAG as the acquisition/relocation subconsultant.

**SR 683 / US 301 (FDOT I) – Sarasota, Florida** – assigned 7 relocation parcels for this project under a district wide contract task order. The project extends from Wood Street to University Parkway and consists of business displacements. Responsibilities included conformance with the Uniform Relocation Act for survey's, eligibility determinations, relocation claims, advisory assistance and move cost calculation.

**SR 64 (FDOT I) – Bradenton, Florida** – assigned 1 residential and 13 business displacements for this project under a district wide contract task order. The project extends from Lena Road to Lakewood Ranch Road in Manatee County. Responsibilities included conformance with the Uniform Relocation Act for survey's, eligibility determinations, replacement housing computations, relocation claims, advisory assistance and move cost calculation.

**The InTown Bypass (FDOT I) – Lakeland, Polk County, Florida** – assigned 35 relocation parcels for this project under a district wide contract task order. The assignment consisted mostly of residential, last resort housing displacees in the urban area of Lakeland, Florida. Responsibilities included conformance with the Uniform Relocation Act for household surveys, eligibility determinations, replacement housing computations, relocation claims, advisory assistance and move cost calculation.

**Interstate 4 (FDOT I) – Lakeland, Polk County, Florida** - Phase I 66 acquisition, 26 relocation parcel project for the overpass and roadway expansion of Interstate 4 from E of SR 33 to E of SR 559. The nature of the project consists of right of way from the cross roads that extend over the highway to facilitate raising the overpasses and adding lanes for the ultimate expansion of this



interstate. The parcels consist mostly of rural residential and vacant properties with some commercial parcels.

Phase II 62 parcel acquisition / relocation project for the overpass and roadway expansion of Interstate 4 from Memorial Boulevard to US 98 in Lakeland, Florida. The nature of the project consists of right of way from the cross roads that extend over the highway to facilitate raising the overpasses and adding lanes for the ultimate expansion of this interstate. The parcels consist mostly of rural residential and vacant properties with some commercial parcels. Relocation consisted of 15 residential relocations and 5 personal property moves. Responsibilities include title update, negotiations, relocation, closings, suit preparation and property management.

**Cortez Road (US 41) (FDOT I) - Bradenton, Manatee Co., Florida** - 58 parcel acquisition/relocation project for the widening of Cortez Road, a heavily commercialized corridor and east/west thoroughfare in Manatee County. All parcels involved are commercially improved with business damages, with the largest parcel involving the Desoto Mall. Responsibilities include title update, negotiations, relocation, closings, suit preparation and property management.

**SR 82 (FDOT I) – Ft. Myers, Lee County, Florida** - 58 parcel acquisition/relocation project for the widening of Dr. Martin Luther King Jr. Blvd. (SR 82) from east of I-75 to Evans Ave. in downtown Ft. Myers, Florida. This project consisted of a blighted community of low income businesses and residences. This commercial corridor required the displacement of 17 businesses, 9 residential displacees that were all last resort housing and 30 sign/personal property moves. Responsibilities included title updates, negotiations, closings, relocation, suit preparation, suit styling and property management.

**US 98 (FDOT I) - Polk County, Florida - 1996** - 62 parcel acquisition/relocation project for the widening of US 98, adjacent to the Lakeland Square Mall, in Lakeland, Florida by the Florida Department of Transportation. This project is a heavily commercialized corridor requiring the displacement of major upscale businesses such as Mobil Oil, Kentucky Fried Chicken, Pier 1 Imports and Miami Subs. In addition to these parcels, the project required a single family displacement, and thirty (30) on-premise sign moves. Responsibilities included title updates, negotiations, closings, relocation, suit preparation, suit styling and property management.

**S.R. 867 (FDOT I) - Lee County, Florida - 1992 -** . Phase I was for the acquisition of 24 fee parcels and permanent easements for the McGregor Boulevard right of way improvement project from Lake McGregor Drive to College Parkway. Relocation assistance for eight signs and four commercial and residential displacees. AAGI was responsible for acquisition negotiations, business damage negotiations, property management and condemnation suit package preparation.

Phase II was for the acquisition of 35 fee parcels and permanent easements including three commercial and residential displacees and seven sign relocations from San Carlos Boulevard to Lake McGregor Drive. AAGI was responsible for acquisition negotiations, property management and condemnation suit package preparation.

#### ***FDOT DISTRICT 2***

Contact person: Marcia Henderson, 1109 S. Marion Avenue, Lake City, FL 32025, (800) 749-2967. [marcia.henderson@dot.state.fl.us](mailto:marcia.henderson@dot.state.fl.us)



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**District Wide Acquisition / Relocation Consultant (FDOT II)** - as-needed consultant for acquisition and relocation services for District II of the FDOT.

**Interstate 95 Master Plan (Long and Short Range Study of I-95 in Duval and Nassau Counties)** – provided right of way cost estimating and map exhibits for this study as a subconsultant to HNTB Corporation.

**Wonderwood Connector (Jacksonville Transit Authority) – Jacksonville, Duval County, Florida** - 125 acquisition and 25 residential relocation parcel project for the new roadway project by the JTA. The project starts at State Road 9-A and terminates at Mayport Road. Responsibilities include title update, negotiations, relocation, closings, suit preparation and property management.

**SR 20 (FDOT II) – Palatka, Putnam County, Florida** - 145 acquisition and 25 business relocation parcel project by the FDOT in Putnam County. Responsibilities include title update, negotiations, relocation, closings, suit preparation and property management.

**SR 47 (FDOT II) – Lake City, Columbia County, Florida** - 134 parcel acquisition/relocation project for the widening of SR 47 from I-75 to US 441 in Lake City, Florida. The project consisted mostly of rural residential acreage along with some small commercial developments. Relocation involved 3 residential displacements, 1 commercial displacee and 8 personal property moves. Responsibilities included title updates, negotiations, relocation, closings, suit preparation, property management and demolition oversight.

**Branan Field / Chaffee Rd. (FDOT II) - Duval County, Florida** - 52 parcel acquisition/relocation project for new roadway connecting existing Chaffee Rd. to Blanding Blvd. in southern Clay County. This project consisted of large vacant tracts along with some commercially intensive parcels in rural Duval County. Relocation involved 9 residential displacees, 6 businesses and 4 sign/personal property moves. Responsibilities included title updates, negotiations, relocation, closings, suit preparation, property management and demolition oversight.

### ***FDOT DISTRICT 3***

*Contact person: Clay Saunders, Right of Way Manager, FDOT District III, 1074 Highway 90, Chipley, FL 32428, (850) 638-0250 [clay.saunders@dot.state.fl.us](mailto:clay.saunders@dot.state.fl.us)*

**District Wide Acquisition / Relocation Consultant (FDOT III)** - as-needed consultant for acquisition and relocation services for District III of the FDOT.

**Emerald Coast Bridge Project (Figg Engineering) – Ft. Walton Beach, Florida** – right of way acquisition consultant for Figg Engineering for the PD&E phase and turn-key acquisition services for this potential 100+ acquisition and relocation parcel project for the construction of a new by-pass bridge through downtown Ft. Walton Beach. *Contact person: Charlie Silcox, Figg Engineering 424 North Calhoun Street, Tallahassee, FL 32301-123, 850.224.7400 [csilcox@figgbridge.com](mailto:csilcox@figgbridge.com)*

**Capital Circle Cost Estimate / Conceptual Stage Relocation Plan (Blueprint 2000) – Tallahassee, Florida** – prepared cost estimate and conceptual stage study for planned Capital Circle improvements involving 186 parcels in three (3) alternatives. *Contact person: Hugh*



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Williams, HW Lochner 2940 East Park Avenue, Suite 200, Tallahassee, Florida 32301: (850) 656-9027 [hwilliams@hwlochner.com](mailto:hwilliams@hwlochner.com)

**I-110 / I-10 (FDOT III) – Pensacola, Escambia County, Florida** - 150+ parcel acquisition/relocation project for the widening of I-110 from I-10 to Davis Highway in Pensacola, Florida. Relocation activity includes 30+ relocations. Responsibilities include title update, appraisal, land planning, negotiations, relocation, closings, suit preparation, suit styling and property management.

**SR 87 (FDOT III) – Navarre, Santa Rosa County, Florida** - FDOT project in Santa Rosa County consisting of 102 acquisition parcels with 10 residential, 10 business and 10 personal property relocations. Responsibilities include title update, negotiations, relocation, closings, suit preparation, suit styling and property management.

**Interstate 10 (Weigh In Motion Station) - (FDOT III) – Pensacola, Escambia County, Florida** - 16 acquisition, 1 relocation parcel project for the Weigh In Motion station improvement project along I-110 on Florida / Alabama border. The parcels consist mostly of rural residential and vacant properties with some commercial parcels. Responsibilities include title update, negotiations, relocation, closings, suit preparation and property management.

**US 98 (FDOT III) - Walton County, Florida** Responsible for acquisition and relocation on Segments A and B of the US 98 expansion between Destin, Florida and Panama City Beach, Florida. These segments combined for a total of 62 right of way parcels that consisted mostly of vacant commercial property along this rural stretch of road that is the southern east-west artery across the Florida panhandle. Amongst the commercial acreage, the other parcels consisted of large commercial developments, a mini-warehouse facility, churches, plant nurseries and residential homes. The relocation on these 2 segments occurred mostly on the B project, with the A project having only 1 commercial displacee. As a total, the relocation involved 1 residential displacee, 7 commercial displacees, 2 churches and 60 personal property moves. In addition to writing the Needs Assessment Survey for Segment B, AAGI wrote the Needs Assessment Survey for Segment D of this project which stretches from Peach Tree Creek to the Bay County line. The settlement rate on these 2 projects was over 65%. Responsibilities included title updates, negotiations, relocation, closings, suit preparation, suit styling, suit filing, RWC input and property management.

**SANTA ROSA BAY BRIDGE, SANTA ROSA BRIDGE AUTHORITY, Milton, Florida - 1994 -**  
The acquisition of 147 parcels for the construction of a bridge and roadway approach over Pensacola Bay. The project involved right of way plan review, title reports, appraisal and appraisal review, relocation needs assessment, payments and assistance and property management. The scope of services included developing appraisal and acquisition procedures. The project was suburban in nature and involved approximately ten business and residential displacements. State and local toll bond funding was involved. *Contact person: Jeff Walters, Project Manager, Figg Engineers, Inc, 424 North Calhoun Street, Tallahassee, FL 32301, (800) 358-3444. [jwalters@figgbridge.com](mailto:jwalters@figgbridge.com)*

#### ***FDOT DISTRICT 4***

*Contact person: Van Neilly, 3400 W. Commercial Blvd., Ft. Lauderdale, FL (954) 777-4276. [Van.Neilly@dot.state.fl.us](mailto:Van.Neilly@dot.state.fl.us)*



**District Wide Acquisition / Relocation Consultant (FDOT IV)** - as-needed consultant for acquisition and relocation services for District I of the FDOT.

**Crosstown Parkway Extension – Remediation Project for City of Port St. Lucie** - The City of Port St. Lucie acquired 49 parcels subsequent to the November 2000 federalization date of the subject project; 31 were residentially improved and 18 were vacant residential parcels. This contract work was to remediate all 49 parcels that lie within what will be identified as the preferred alternative, bringing them into compliance with the Uniform Act. Work effort includes location of former owners and tenants and provide remediation duties of offers to owner who were not paid recommended compensation for their property, processing of purchasing agreements, closings and for those who were displaced providing advisory services, calculation of RHP's and rent supplements, move costs and incidentals costs. AAG was tasked for 25 units of this total by District 4 who was placed as federal watchdog for this project on behalf of the City.

**SR 710 / Beeline Highway (FDOT IV) – Riviera Beach, Palm Beach County, Florida** – Condemnation phase of this project involved over 100 fee acquisitions and companion easements, 51 residential displacements, 30 business displacements (mostly support businesses for the nearby Port of Palm Beach) and 8 personal property moves to improve the corridor from Congress Avenue to Australian Avenue, in a CRA designated by the City. AAG provided right of way subconsultant services to HDR Engineering, Inc. as the prime in this teaming venture. Responsibilities included project administration, negotiations, relocation, condemnation support and property management.

**Indian Street Bridge (FDOT 4) – Martin County, Florida** – relocation consultant for 15 residential relocations for the widening and replacement of the Indian Street Bridge in Stuart, Florida. Responsibilities included project administration, replacement housing computation, eligibility determination, move monitoring and claim processing. Displacee make-up included Last Resort Housing and Asian-speaking displacees that involved an interpreter and translator as a subconsultant to AAG.

**SR 710 / Beeline Highway (FDOT IV) – Riviera Beach, Palm Beach County, Florida** - 19 parcel early acquisition program for the improvement of SR 710 (Beeline Highway). The parcels consisted of residential, vacant and commercial properties to be acquired within a 5 month schedule. Responsibilities include negotiations and closing only.

**Conceptual Relocation Plan (FDOT IV) – CR 510 Indian River County, Florida** – 150 plus ownerships for three (3) alternative alignments. Work included addressing all community impacts including households, businesses, churches, etc. in each of the alternatives. This plan was used to complete the formal PD&E Study for this project

**Conceptual Relocation Plan (FDOT IV) – SR 707 Martin County, Florida** – 100 plus ownerships for three (3) alternative alignments. Work included addressing all community impacts including households, businesses, churches, etc. in each of the alternatives. This plan was used to complete the formal PD&E Study for this project.

**US 1 (FDOT IV) – Vero Beach, Indian River County, Florida** - 13 parcel acquisition and 2 business relocation project for the expansion of US 1 through Vero Beach, Florida, in



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conformance with the Uniform Relocation Act. The project consisted of an urban design with all commercial and industrial impacts. Responsibilities include title update, negotiations, closings, relocation assistance, suit preparation, business damage negotiations, mediation assistance and property management.

#### ***FDOT DISTRICT 6***

**S.R. 826 (FDOT VI) - Dade County, Florida - 1989 -** Acquisition of 20 parcels for the reconstruction of 16.7 miles of the Palmetto Expressway in Dade County. As a partner in a joint venture, AAGI personnel were responsible for acquisition, design stage studies, relocation, negotiation, property management and condemnation package preparation. *Contact person: Kevin McNaughton, Project Manager, FDOT-VI, 1000 NW 111<sup>th</sup> Avenue, Miami, FL 33172, (800) 435-2368.*

#### ***FDOT DISTRICT 7***

*Contact person: Elbert Johnson, 11201 N. McKinley Drive, Tampa, FL 33612, (813) 975-6740. [elbert.johnson@dot.state.fl.us](mailto:elbert.johnson@dot.state.fl.us)*

**District Wide Acquisition / Relocation Consultant (FDOT VII)** - as-needed consultant for acquisition and relocation services for District VII of the FDOT.

**General Engineering Consultant Contract (FDOT 7) - Acquisition / Relocation subconsultant to HDR Engineering, Inc.** 5 year contract for general as-needed consultant services including engineering, design, survey and acquisition/relocation awarded to HDR Engineering, Inc. with AAGI as the acquisition/relocation subconsultant. *Contact person: Lew Herrington, P.E., 2202 North West Shore Blvd, Suite 250, Tampa, FL 33607, 813) 282-2324 [Lew.Herrington@hdrinc.com](mailto:Lew.Herrington@hdrinc.com)*

**Interstate 275 (FDOT VII) – Tampa, Hillsborough County, Florida-** 209 acquisition, 172 residential relocation and 23 business relocation project for the expansion of Interstate 275 from Himes Avenue to the Hillsborough River. I-275 is the expressway through metropolitan Tampa Bay that connects the cities of St. Petersburg and Tampa. The parcels consist of urban residential and vacant properties with commercial and industrial parcels intertwined. Responsibilities include title update, negotiations, relocation, closings, suit preparation, and property management.

**Interstate 275 / Interstate 4 Interchange Relocation (FDOT VII) – Tampa, Florida -** assigned 25 residential relocations under the districtwide contract. Responsibilities include Needs Assessment Survey, issuing eligibility notices, replacement housing computations, moves, relocation claims, advisory services in compliance with the Uniform Relocation Act.

**Interstate 4 (SR 618) (FDOT VII) – Tampa, Hillsborough County, Florida –** assigned 10 business and 5 residential relocations under the districtwide contract. Responsibilities include Needs Assessment Survey, issuing eligibility notices, replacement housing computations, moves, relocation claims, advisory services.

**CR 578 From SR 55 (US 19) to East Road (FDOT VII) – Pasco & Hernando Counties, Florida –** assigned 17 business and 13 residential relocations under the districtwide contract. CR 578 project entails widening which result in the assigned relocations. Responsibilities include



Needs Assessment Survey, issuing eligibility notices, replacement housing computations, moves, relocation claims, advisory services

**Utility Subordination Services – FDOT 7 District wide service area** – task assignment to obtain approximately 200 needed utility subordinations on expansion projects being undertaken throughout the district region for FDOT. Responsibilities included research, agency contact, document preparation, District review and approval and final recordation.

**INTERSTATE 4 (I) (FDOT VII) - Hillsborough County, Florida - 1995** - 65 parcel acquisition/relocation project for the third segment of the I-4 expansion by the Florida Department of Transportation. Parcels consisted of residential and commercial properties, Outdoor Advertising Billboards, and relocations of two (2) plant nurseries and ten (10) personal property moves. Responsibilities included title updates, negotiations, closings, relocation, suit preparation & property management.

**INTERSTATE 4 (II) (FDOT VII) - Hillsborough County, Florida - 1995** - 100 parcel acquisition/relocation project for the fourth segment of the I-4 expansion by the Florida Department of Transportation. Parcels consisted of residential and commercial properties, Outdoor Advertising Billboards and local governmental-owned properties. Relocations included twenty (20) residential displacees, a six (6) unit Assisted Care Living Facility, three (3) businesses and twenty (20) personal property/on-premise sign moves. Responsibilities included title updates, negotiations, closings, relocation, suit preparation & property management. Additional responsibilities included vacating city and county owned property

**BLIND PASS BRIDGE (FDOT VII) - Pinellas County, Florida - 1994** - 40 parcel acquisition/relocation project for the new Blind Pass Bridge in Treasure Island, Florida by the Florida Department of Transportation. Property types included strip takings from a shopping mall, several restaurants, a boat marina and four (4) condominiums. Relocations included two (2) businesses, over twenty (20) business sign moves and marina dock slips from the construction area of the bridge. Responsibilities included title updates, negotiations, closings, relocation, suit preparation & property management.

**SR 50 (FDOT VII) - Hernando County - 1994** - 27 parcel acquisition/relocation project for the widening of SR 50 truck route through the city limits of Brooksville, Florida by the Florida Department of Transportation. The project required strip and whole take acquisitions of residential, commercial, industrial and farm properties. Responsibilities included title updates, appraisal, negotiations, closings, relocations, suit preparation and property management.

**S.R. 52, (FDOT VII) - Pasco County, Florida - 1991** - The acquisition of 88 parcels including 12 commercial displacees for the widening of 3.3 miles of S.R. 52 to a four-lane curb and gutter urban section with a median. Federal acquisition and relocation guidelines are applicable. Our staff was responsible for acquisition negotiations, business damage negotiations, suit preparations, relocation payment computations and assistance and closings.

**S.R. 45, (FDOT VII) - Hernando County, Florida - 1993.** The project consists of the acquisition of 25 fee parcels, 24 license agreements and 3 permanent easements for a road widening project. There were approximately 13 displacees as a result of the acquisition. Our staff was



responsible for conducting a public meeting, acquisition, relocation, title updates, closings and suit preparation. Federal and State acquisition and relocation guidelines were applicable

### **CITRUS COUNTY**

Contact person: Fred Busack, 2701 N. Rocky Point Drive, Suite 930, Tampa, FL 33607 (813) 639-9599. [fred@Penningtonlawfirm.com](mailto:fred@Penningtonlawfirm.com)

**CR 486 (Citrus County)** - Voluntary fee and easement negotiation and acquisition on short schedule of approximately 40 parcels (total project approximately 100 parcels). Review title, appraisal data and construction design; coordinate design modifications to facilitate settlements; research and locate out of area/state owners, finalize contract settlements. High settlement ratio resulting in substantial savings to Citrus County in subsequent eminent domain/condemnation filing. Construction begins early 2004. A sub-consultant to law firm Pennington Moore Wilkinson Bell & Dunbar who was in charge of the condemnation portion of the project.

**Croft Road (Citrus County) Inverness, Florida-** land acquisition consultant to Citrus County and the law firm of Pennington Moore Wilkinson Bell & Dunbar in the acquisition of complicated parcels for the Croft Road project. Services included review title, appraisal data and construction design; coordinate design modifications to facilitate settlements; research and locate out of area/state owners, finalize contract settlements. Pennington Moore Wilkinson Bell & Dunbar was in charge of the condemnation portion of the project.

### **CLAY COUNTY**

Contact person: Wayne Stokes, P.E., Senior Transportation Engineer, Transportation Program 10748 Deerwood Park Boulevard South, Jacksonville, FL 32256-0957, Phone: (904) 256-2148; [Wayne.Stokes@rsandh.com](mailto:Wayne.Stokes@rsandh.com)

**Henley Road (CR 218 to CR 209) Green Cove Springs** - 3.6 mile corridor improved from a two (2) lane rural to a four (4) lane divided urban roadway involving 121 parcels of fee and easement acquisition for right of way. The corridor predominantly consisted takings from residential property including subdivision entrances. Commercial uses included a gas station, a restaurant, commercial office park and strip shopping center. Services included project administration, title, appraisal, appraisal review, negotiations, cost estimating, closings, property management and eminent domain legal services. AAG provided turn-key services from title through condemnation INCLUDING OT HEARINGS in 18 months to meet a June 2011 certification and August letting with 60% settlement rate despite this accelerated schedule that involved heavy eminent domain attorney representation. Pre-litigation acquisition was completed under budget and post litigation settlements are forecasted to be within the bond money secured to finance the project.

Additional duties included supplemental task orders for D. Wade Brown to manage and serve as client on behalf of Clay County for all post acquisition settlements including mediations and trial.

### **HILLSBOROUGH COUNTY**

**Metro Rapid North / South Corridor – HART (Hillsborough Area Rapid Transit Authority) 2011** - land acquisition consultant in the acquisition of 33 parcels for bus stops along the Fletcher Avenue / Nebraska Avenue corridor known as the North / South Connector, along with 2 additional park 'n ride sites in the northern and southern portions of the County. This will facilitate



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mass transit for travelers in northern Tampa and Pasco County to downtown Tampa. Most site impacts include churches, commercial and vacant commercial properties. Services included title, appraisal, project administration, negotiations, closings, suit preparation, suit styling and legal services for handling condemnation. Appraisal and legal services were handled by subconsultants. *Contact person: Les Weakland, Project Manager II, 1201 E 7<sup>th</sup> Ave, Tampa, FL 33605; 813.449.4740; [WeaklandL@gohart.org](mailto:WeaklandL@gohart.org)*

**Hillsborough County TTF Projects** – county-identified capital improvement projects for intersections throughout the county were awarded to multiple engineering firms for PD&E studies. AAG provided right of way cost estimating services to the following assigned engineering prime contractors and intersection studies:

- 22<sup>nd</sup> Street / Bearss Avenue (Jacobs Civil) Stephan Verberne, PE, 813.746.3391; [Stephan.Verberne@jacobs.com](mailto:Stephan.Verberne@jacobs.com)
- Bearss Avenue / Florida Avenue (Jacobs Civil)
- Ehrlich Road / Summerwind Drive (Jacobs Civil)
- Busch Blvd. / Himes Avenue (PB Americas) Greg Cutrone, PE, 813.207.2960; [Cutrone@pbworld.com](mailto:Cutrone@pbworld.com)
- Barry Rd. / Benjamin Rd. (Grimail Crawford) Alex Anaya, PE, 813.387.0084; [AAmaya@gc-inc.com](mailto:AAmaya@gc-inc.com)
- Manhattan Ave. / Sligh Avenue (Grimail Crawford)

**Fletcher Avenue (Reynolds Smith & Hills) Mike Coleman, PE, 813.289.5550;**  
**[Michael.Coleman@rsandh.com](mailto:Michael.Coleman@rsandh.com)**

Right of way cost estimating services to federal and FDOT standards 23 alternatives and 26 pond alternatives involving 100+ parcels from Bruce B. Downs Blvd. to Interstate 75. Parcels mostly included large retail commercial, gas stations, large office sites, chain restaurants, the University Community Hospital and large impacts to the University of South Florida. Cost estimates for most alternatives exceeded \$50 million. AAG provided detailed cost estimate analysis and attended public meetings to answer to right of way issues to governmental officials and public inquiries.

**Hillsborough County, Florida As-Needed Appraisal Services** - contracted to provide as-needed real estate appraisal and appraisal review services. *Contact person: Eric Watkins, Real Estate Dept., 813.307-1012*

**Hillsborough County (Florida) School Board Appraisal and Real Estate Brokerage Services** contracted to provide as-needed real estate services for site acquisition and real estate appraisals. *Contact person: Denise Eliason, (813) 272-4690*

**Citrus Park Drive Extension CIP PD&E - Hillsborough County, Florida** – right of way acquisition subconsultant to Parsons Brinckerhoff Quade & Douglas, Inc. on this PD&E study for a new location connector road for Hillsborough County. Services included title search and right of way cost estimating. *Contact person: Greg Cutrone, PE, PBQD, 5405 W Cypress St., Ste. 300, Tampa, Florida 33607; 813.289.5300*

**Brandon Feeder Roads (THCEXA) Brandon, Hillsborough County, Florida** 15 acquisition and 15 residential relocation parcel project for the expansion of the Lee Roy Selmon (Crosstown) Expressway by the Tampa-Hillsborough County Expressway Authority. Responsibilities include title update, negotiations, relocation, closings and suit preparation. *Contact person: Marty Stone, Director of Planning, THCEA, 412 E. Madison Street, Suite 800, Tampa, FL 33602, (813) 272-6740*



### **INDIAN RIVER COUNTY**

Contact person: Jim Davis, 1840 25<sup>th</sup> Street Vero Beach, Florida 32960; (772) 567-8000  
[jimdavis@ircgov.com](mailto:jimdavis@ircgov.com)

**Indian River County General Acquisition Consultant - as-needed consultant for appraisal, acquisition and relocation services for Indian River County.**

**SR 60 & 58<sup>th</sup> Avenue Project (Indian River County) Vero Beach, Florida-** land acquisition consultant to Indian River County in the acquisition of 26 parcels at this highly commercial improved intersection that is the main gateway to the City of Vero Beach. Partial acquisitions for the expansion of the roadway and utility easement acquisition included such improved parcels as Sams Club, Walgreens, Burger King, Wachovia Bank, Home Depot and large shopping center. Services included review title, appraisal, appraisal review, project administration, negotiations, closings, suit preparation, suit styling and legal services for handling condemnation. Appraisal and legal services were handled by subconsultants

### **MANATEE COUNTY**

Contact person: Barbara Carter, Land Acquisition Manager, 1112 Manatee Avenue, Manatee County Building 8<sup>th</sup> Floor, Bradenton, FL 34205, 941.708.7489 [barbara.carter@mymanatee.org](mailto:barbara.carter@mymanatee.org)  
or Joaquin Servia, [Joaquin.Servia@mymanatee.org](mailto:Joaquin.Servia@mymanatee.org)

**Land Acquisition and Relocation Services General Contract** - as-needed consultant for acquisition and relocation services for Manatee County.

**15 Street East (301 Blvd) @ 51<sup>st</sup> Avenue E** – provided project administration, negotiations, title curative, closings and condemnation support on 15 parcels for the sidewalk and drainage improvement project in Bradenton, Florida. Parcels included vacant and improved commercial properties.

**Transit and Fleet Facility Acquisition – FTA State of Good Repair Grant** – provided project oversight and land acquisition negotiations for the procurement of a 52 acre industrial site for purposes of constructing a bus facility with FTA funding in construction. Responsibilities included oversight and compliance to FTA standards for the land acquisition and lead negotiator in the multi-million dollar purchase of the facility site.

**Fort Hamer Road (US 301 to 56<sup>th</sup> Street East)** – provided appraisal, appraisal review, land planning, project administration, negotiations, title curative, closings and condemnation support on 13 residential parcels necessary to complete an intersection realignment of Fort Hamer Road and US 301. Acquisitions were necessary for side streets that would be cul de sac'ed with no access to US 301 in the after situation and for the actual realignment connection that included a residential whole take.

**Erie Road / 69<sup>th</sup> Street – Parrish, FL** – provided appraisal services on 3 properties (1 commercial, 1 vacant commercial, 1 single family acreage) and acquisition negotiations on the vacant commercial site. Negotiation involved complications surrounding impacts to a site plan that was approved and then put on hold on the parcel and impact fee credits.



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**Palmetto Park n Ride Project (Manatee Rapid Transit), Palmetto, Florida** – provided appraisal, appraisal review and cost estimating services for the study of properties to facilitate expansion of a bus park 'n ride station and relocation services to the chosen site. This was a federally funded project by the Federal Transit Authority. Relocation services included 6 residential family displacements that occupied the 2 duplexes and 2 single family residences on site. Services included a needs assessment survey, eligibility determinations, replacement housing computations, claim processing and advisory service. All tenants were relocated within 90 days of issuance of their eligibility.

**17<sup>th</sup> Street (Manatee County) - Bradenton, Manatee Co., Florida -** 39 parcel acquisition project for the widening of 17<sup>th</sup> Street from US 41 to Business 41. The project consisted of mostly strip take acquisitions from residential and some commercial properties. Responsibilities include title update, appraisal review, negotiations, relocation, closings, suit preparation and property management.

**Wares Creek (Manatee County) – Bradenton, Florida**– 54 parcel 50 relocation project for the Land Acquisition Division of Manatee County. The project was for the refurbishing, dredging and widening of Wares Creek under design and funding by the Army Corps of Engineers. This creek meanders through residential communities as it deposits into the Manatee River and the Gulf of Mexico. The communities consisted mostly of single family residences with a mixture of mobile home parks and multi-family housing. Responsibilities included cost estimation, title, negotiations, relocation assistance in conformance to the Uniform Relocation Act, closings and suit preparation.

**Manatee Agricultural Reuse Supply Project (MARS), Phases I, II, III (Manatee County) – Manatee County, Florida** – 41 acquisition and 3 personal property relocation project for the installation of a reuse water transmission main and 3 booster pump stations in eastern Manatee County. Parcels consisted of residential, agricultural, commercial, groves, public and mobile home park properties. Acquisition and relocation performed in accordance with the Uniform Relocation Act and funded by the EPA. Responsibilities included include title, appraisal review, negotiations, relocation, closings and suit preparation

**57<sup>th</sup> Avenue (Manatee County) - Bradenton, Manatee Co., Florida -** 115 parcel acquisition project for the widening of 57<sup>th</sup> Avenue. The project consisted of mostly strip take acquisitions from residential and some commercial properties. Responsibilities include title update, appraisal review, negotiations, relocation, closings, suit preparation and property management.

**63<sup>rd</sup> Avenue (Manatee County) - Bradenton, Manatee Co., Florida -** 63 parcel acquisition /relocation project for the widening of 63<sup>rd</sup> Avenue. Relocation activity includes 7 residential relocations. Responsibilities include title update, appraisal review, negotiations, relocation, closings, suit preparation and property management.

**Pennington, Moore, Wilkinson, Bell & Dunbar, P.A. Litigation Support Services – Manatee County, Florida** - AAG hired to provide owner contact and negotiations for title curative issue to private client and developer in rural Manatee County, Florida. *Contact person: Susan Spurgeon, Esquire, (813) 639-9599 [susan@penningtonlaw.com](mailto:susan@penningtonlaw.com)*



### **MARTIN COUNTY**

**Martin County (Golden Gate Storm water Retrofit Project), Stuart, Florida** – 26 parcel acquisition project involving 150+ vacant residential lots for construction of a stormwater retention detention system in Martin County. *Contact person: Taryn Kryzda, 2401 S.E. Monterey Road, Stuart, FL 34996, (561) 288-5941*

### **PASCO COUNTY**

*Contact person: David Edwards, RE Manager, 7530 Little Road, Suite 230, New Port Richey, FL 34654; (727) 847-8138. [dedwards@pscocoountyfl.net](mailto:dedwards@pscocoountyfl.net)*

**Pasco County General Acquisition Consultant** - as-needed consultant for appraisal, acquisition and relocation services for Pasco County. AAG has provided over 100 appraisals and appraisal reviews for the County since 2000.

**SR 52 (Pasco County Utilities) – Land O' Lakes, FL** – provided turn-key acquisition services for 5 utility easements and 6 temporary easements for construction of a 24 inch water main from US 41 to Overpass Road. Responsibilities included project administration, title, appraisal, appraisal review, acquisition and eminent domain support.

**Site Selection Studies – Pasco County, Florida-** provided site selection studies for Pasco County Tax Collectors Office and for Parks & Recreation Department. The studies involved necessary requirements to fulfill necessity requirements for eminent domain, if required and were done in conjunction with a new location for a tax collector office and expansion of existing parks owned by Pasco County. *Contact person: Mike Olsen, County Tax Collection, PO Box 276, Dade City, FL 33526; (727) 847-8076.*

**Penny for Pasco Interchanges (Pasco County) – New Port Richey, Florida** – provided turn-key acquisition services (including appraisal, acquisition, condemnation, project administration, and closing services) for multiple interchange improvement projects undertaken by the County through the Penny for Pasco program.

**Collier Parkway (Pasco County) – New Port Richey, Florida** – 7 parcel acquisition project for the new location connector of Collier Parkway from Hale Road to Parkway Blvd. Responsibilities included appraisal, project administration, title, negotiations, suit prep and closing.

### **PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY**

**Regional Transmission System Loop Phase 1A Interconnect – Charlotte County, Florida** – A 19 parcel acquisition project for Phase 1A of this program to connect the City of Punta Gorda's Shell Creek Water Treatment Plant (WTP) with the Authority's Peace River WTP. The proposed alignment of the interconnect pipeline is routed through Charlotte County near I-75, bringing it near several identified connections to the Charlotte County Utilities (CCU) distribution system, a main user of the water. The pipeline will bi-directionally transfer up to 6 MGD between Punta Gorda, CCU and the Peace River WTP. Responsibilities include title, appraisal, appraisal review, project administration, negotiations, suit preparation and closing *Contact person: Dorian Popescu, P.E., Principal DMK Associates, Inc. 435 Commercial Court, Suite 200, Venice, Florida 34292*  
[dpopescu@dmkassoc.com](mailto:dpopescu@dmkassoc.com)



## **POLK COUNTY**

Contact person: Wade Allen, 330 W. Church Street, PO Box 9005, Drawer #TS02, Bartow, FL 33831; (863) 534-6700. [WadeAllen@polk-county.net](mailto:WadeAllen@polk-county.net)

**Polk County General Acquisition Consultant** - as-needed consultant for appraisal, acquisition and relocation services for Polk County.

**Griffin Road (Polk County) – Lakeland, Polk Co. Florida** - 27 fee and 25 temporary construction easement parcel acquisition project for the widening of Griffin Road from Kathleen Road to US 98. The project consisted of mostly partial acquisitions from residential and some commercial properties. Responsibilities include title update, negotiations, relocation, closings, suit preparation and project administration.

**CR 54 / Ronald Reagan Parkway (Polk County) – Polk Co. Florida** - 5 parcel acquisition project for the improvement of Ronald Reagan Parkway for Polk County. The parcels consisted of agriculture, commercial and residential properties. Three (3) parcels were acquired by negotiations and the remaining two (2) were acquired through eminent domain. Responsibilities include title update, negotiations, relocation, closings, suit preparation and project administration.

**Lake Miriam Drive / Cleveland Heights Blvd. (Polk County) – Polk Co. Florida** - 2 parcel intersection improvement project that were both acquired by negotiations. Responsibilities include title update, negotiations, relocation, closings, suit preparation and project administration.

**Alamo Drive & SR 37 (Polk County) – Polk Co. Florida** - 4 parcel intersection improvement project. Two parcels were acquired in negotiations and two parcels required eminent domain. The parcel makeup was one (1) residential property and three (3) commercial properties. Responsibilities include title update, negotiations, relocation, closings, suit preparation and project administration.

**CR 37B / Lakeland Highlands Road (Polk County) – Lakeland, Polk Co. Florida** - 30 parcel project for the widening of Lakeland Highlands Road. The project consisted of mostly partial acquisitions from residential and some commercial properties. Responsibilities include title update, negotiations, relocation, closings, suit preparation and project administration.

## **SARASOTA COUNTY**

Contact person: Lin Kurant, Real Property Manager, 1301 Cattlemen Road, Building C, Sarasota, FL 34232; (941) 861-6077 [LKURANT@scgov.net](mailto:LKURANT@scgov.net)

**Sarasota County General Acquisition Consultant** - as-needed consultant for appraisal, acquisition and relocation services for Sarasota County.

**Sarasota County School Board Real Estate Services** - contracted to provide as-needed real estate services for school site acquisitions. Contact person: Ken Marsh, Director of Long Range Planning, 1960 Landings Blvd., Sarasota, FL 34231 (941) 927-9000.

Projects included:

- Site Selection Study for Venice High School
- Site Selection Study for 3 elementary schools, 1 middle school and athletic fields in City of North Port



- Site Selection Study for Haberland Elementary

**DeSoto Road and North Cattlemen Road (Sarasota Interstate Park of Commerce) (Sarasota County) – Sarasota, Florida** acquisition project for the expansion of DeSoto Road to facilitate a new commerce park development for the Real Property Division of Sarasota County. Responsibilities include title update, negotiations, closings and suit preparation.

**Bahia Vista Street (Sarasota County) – Sarasota, Florida** - 94 acquisition project for the expansion of Bahia Street from Cattlemen Road to McIntosh Road in Sarasota County for the Real Property Division of Sarasota County. The project is a suburban artery consisting of several neighborhoods, churches and schools. Responsibilities include title update, negotiations, closings and suit preparation.

**Colonia Lane / US 41 (Sarasota County), Venice, Sarasota Co., Florida** - provided relocation assistance to the County in compliance with the Uniform Relocation Act for 3 commercial, 6 residential, 3 landlord, and 1 personal property displacements on a LAP project with the FDOT. Responsibilities included a Needs Assessment Survey, interviews, replacement housing computations, filings of all claims and certification of moves.

#### **SEMINOLE COUNTY**

**LAKE MARY BOULEVARD - Phase II, SEMINOLE COUNTY, Sanford, Florida - 1994** - The appraisal review and acquisition of 89 parcels for the widening of an urban arterial roadway. The project included 1 residential and 1 business relocation. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**CR 427, PHASE IV, SEMINOLE COUNTY, Sanford, Florida - 1995** - The appraisal review and acquisition of 38 parcels for the widening of an urban arterial roadway. The project included 2 residential and 1 business relocation. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**CR 427, PHASE V, SEMINOLE COUNTY, Sanford, Florida - 1996** - The appraisal review and acquisition of 47 parcels for the widening of an urban arterial roadway. The project included 4 residential relocations. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*



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**CR 427, PHASE VI, SEMINOLE COUNTY, Sanford, Florida - 1996** - The appraisal review and acquisition of 48 parcels for the widening of an urban arterial roadway. The project included 12 residential and 2 business relocations. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**LAKE MARY BOULEVARD, PHASE III, SEMINOLE COUNTY, Sanford, Florida - 1995** - The appraisal review and acquisition of 7 parcels for the widening of an urban arterial roadway. The project included 1 residential and 1 business relocation. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**GRANTLINE ROAD, SEMINOLE COUNTY, Sanford, Florida -1996** - The appraisal review and acquisition of 28 parcels for the widening of an urban arterial roadway. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**SR 434/DOUGLAS/MARKHAM WOODS ROADS, SEMINOLE COUNTY, Sanford, Florida - 1996**- The appraisal review and acquisition of 11 parcels for the widening of an urban arterial roadway. The project included 1 business relocation. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**CHULUOTA BY PASS, SEMINOLE COUNTY, Sanford, Florida - 1996** - The appraisal review and acquisition of 33 parcels for the widening of an urban arterial roadway. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

**CHAPMAN ROAD, SEMINOLE COUNTY, Sanford, Florida - 1996** - The appraisal review and acquisition of 69 parcels for the widening of an urban arterial roadway. Many of the fee parcels also involved temporary and permanent easements and water detention/retention areas. Our staff was responsible for the appraisal review, right of way plan and title verification, acquisition and



business damage negotiations and suit preparation. The project was for Seminole County and was funded through their Road Improvement Program. *Contact person: Keith Roark, Real Estate Coordinator - Seminole County, 1101 East First Street, Sanford, FL 32771, (407) 323-2500.*

### **TAMPA BAY WATER**

*Contact person: Linda Roberson, Real Estate Coordinator, TBW, 2575 Enterprise Road, Clearwater, FL 33763, (727) 791-2355. [LRoberson@tampabaywater.org](mailto:LRoberson@tampabaywater.org)*

**Tampa Bay Water Authority General Acquisition Consultant** - provide as-needed appraisal, acquisition and title services for TBW throughout their jurisdiction.

**South-Central Hillsborough County Intertie Booster Pump Station – (Tampa Bay Water) Hillsborough County, Florida** – subconsultant to CDM Engineering, Inc. to supply land acquisition for a booster pump station being constructed in eastern Hillsborough County, Florida to facilitate the population growth of residential development in the area. *Craig Montgomery, PE, CDM, 1715 N. Westshore Blvd., Suite 875, Tampa, FL 33607 (813)281-2900.*

**CH 4E-62<sup>nd</sup> Street to McKee Lake Acquisitions (Pinellas Park Water Management District) – Pinellas Park, Florida** – provided cost estimating services of proposed acquisitions for a possible retention pond to be constructed by the PPWMD. *Contact person: Richard Kusmierczyk, P.E. Executive Director Pinellas Park Water Management District 6460 35<sup>th</sup> Street North Pinellas Park, FL 33781-6221*

**Mid Pinellas Brackish Water Desalination Project (Tampa Bay Water Authority) – Pinellas Park, Pinellas County, Florida** – subconsultant to CDM Engineering, Inc. to supply land acquisition for a local county brackish water desal plant and corresponding monitor and production well sites. Our responsibilities included site location for a plant site, 14 production well sites and 10 monitor well sites in Pinellas Park, Florida. The City of Pinellas Park is a very populated community in the south-central portion of Pinellas County. The site location of the original designed plant site involved the acquisition, assemblage and rezoning of 5 parcels. Land acquisition management oversight included communication with government officials from Pinellas Park and Pinellas County due to the high profile attention of this project. Additional responsibilities included owner contacts, negotiations, public liaison, management for appraisal, survey and title, and client representation for rezoning activities.

**Brandon Urban Dispersed Wells Project (Tampa Bay Water Authority) – Brandon, Hillsborough County, Florida** - 10 parcel easement acquisition project for new waterline connection throughout Brandon, Florida. Responsibility as a subconsultant to Greeley & Hansen Engineers include title update, negotiation, suit preparation, closings and writing title insurance.

**COSME TRANSMISSION MAIN (WEST COAST REGIONAL WATER SUPPLY AUTHORITY), Pasco, Hillsborough, and Pinellas Counties, Florida - 1992** - The project consisted of the acquisition of permanent and temporary easements from approximately 80 parcels for the installation of a regional water line up to 72" in diameter. Our staff was responsible for the title reports and updates, appraisals, appraisal review, acquisition and closings

### **VOLUSIA COUNTY**



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Contact person: Joette Enfinger, R/W Manager, Volusia County Engineering Division, 123 West Indiana Avenue, DeLand, FL 32720; 386.736.5967 x2455; [jenfinger@co.volusia.fl.us](mailto:jenfinger@co.volusia.fl.us)

**Volusia County General Acquisition Consultant** - provide as-needed appraisal, acquisition and title services County wide.

**LPGA Blvd. Segment 2 (Volusia County) – Daytona, Florida** – 14 parcel acquisition project for the widening of LPGA Blvd. from Jimmy Ann Drive to Nova Road in Daytona, Florida for the Engineering Dept. of Volusia County. This second segment involved partial acquisitions of intense commercial parcels and some residential. Land planning and business damages were prevalent on this segment compared to Segment 1 that involved residential whole takes. Responsibilities include title, appraisal, appraisal review, negotiations, closings, relocation, business damage negotiations, suit preparation and project administration.

**Rhode Island Avenue Extension (Volusia County) – Deland, Florida** – 39 parcel acquisition project for the expansion and extension of Rhode Island Avenue in Deland, Florida for the Engineering Dept. of Volusia County. This project included partial acquisitions on existing roadway and then whole takes of vacant lots for the extension portion, which consisted of difficult acquisitions involving sites originally acquired for speculation. Responsibilities include title, appraisal, appraisal review, negotiations, closings, relocation, business damage negotiations, suit preparation and project administration.

**Interstate 4 Frontage Road (Volusia County) – Deland, Florida** – 18 parcel acquisition project for the new location frontage road adjacent to I-4 from CR 472 to Orange Camp Blvd. in Deland, Florida. Acquisitions include residential and commercial future land use properties. Responsibilities include title, appraisal, appraisal review, negotiations, closings, relocation, business damage negotiations, suit preparation and project administration

**LPGA Blvd. Segment 1 (Volusia County) – Daytona, Florida** – 16 parcel acquisition project for the widening of LPGA Blvd. from Jimmy Ann Drive to Nova Road in Daytona, Florida for the Engineering Dept. of Volusia County. This first segment involved the whole take acquisitions of 15 residential properties and 1 carwash. Responsibilities include title, appraisal, appraisal review, negotiations, closings, relocation, business damage negotiations, suit preparation and project administration.

#### **CITY OF CLEARWATER**

**Clearwater Memorial Bridge (City of Clearwater) – Clearwater, Pinellas County, Florida** - City project involving the expansion of Pierce Blvd. approach to Memorial Bridge and construction of the new high elevated Memorial Bridge which leads into Clearwater Beach from downtown Clearwater. Project requires 4 parcels to be acquired including partial takings from 2 condominiums and whole take of a radio station. Responsibilities include title update, appraisal, appraisal review, negotiation, relocation, closings, suit preparation, suit styling, property management, title insurance and project management. Contact person: Earl Barrett, R.E. Manager, 727.562.4758; [Earl.Barrett@myClearwater.com](mailto:Earl.Barrett@myClearwater.com)

**City of Clearwater General Acquisition Consultant** - as-needed consultant for appraisal services for the City of Clearwater. Contact person: Earl Barrett, R.E. Manager, 727.562.4758; [Earl.Barrett@myClearwater.com](mailto:Earl.Barrett@myClearwater.com)



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### **CITY OF LAKELAND**

Contact person: Greg James, C.P.M. Assistant Director Lakeland Public Works (O) 863-834-6040  
[Greg.James@lakelandgov.net](mailto:Greg.James@lakelandgov.net)

**City of Lakeland General Acquisition Consultant** – as-needed appraisal, acquisition and title services for the City of Lakeland, Florida.

**Edgewood Drive Connector (City of Lakeland) Lakeland, Florida** – land acquisition project consisting of 33 fee parcels and 20 residential relocations for the Edgewood Drive Connector between S. Florida Avenue and S. Lincoln Avenue. Responsibilities included title, project administration, negotiations, closings, suit preparation and relocation. This project was a LAP project with FDOT.

**Waring Road Extension Project (City of Lakeland) Lakeland, Florida** – land acquisition project consisting of 25 fee parcels for the expansion of Waring Road. Responsibilities included title, project administration, negotiations, closings and suit preparation. This project was a LAP project with FDOT.

### **CITY OF OVIEDO**

**City of Oviedo Professional Real Estate Services** – as-needed acquisition and relocation services for the City of Oviedo, Florida. Contact person: Susan Sheikh, Contract Manager, 400 Alexandria Boulevard, Oviedo, FL 32765; (407) 971-5650. [ssheikh@cityofoviedo.net](mailto:ssheikh@cityofoviedo.net)

### **CITY OF PALM COAST**

**City of Palm Coast General Acquisition Consultant** – as-needed acquisition and relocation services for the City of Palm Coast, Florida. Contact person: Brian Rothwell, Procurement Manager, 2 Commerce Blvd, Palm Coast, FL 32164; (386) 986-3731.

### **CITY OF SARASOTA**

Contact person: Alexandria Davisshaw, P.E., Engineering Dept., (941) 954-4180  
[Alexandrea.DavisShaw@sarasotagov.com](mailto:Alexandrea.DavisShaw@sarasotagov.com)

**Cost Estimating Services – The Proscenium Commercial Development – City of Sarasota, Florida** – AAG hired as a subconsultant to Tindale-Oliver & Associates, Inc. to provide right of way cost estimating services to 11 designated intersections in downtown Sarasota, Florida that for assistance in determining regional impact and concurrency fees to be paid by the developer of a large upscale development known as The Proscenium. This development is to include upscale hotel, shopping and residential living and the designated intersections were identified as arteries that would be increased with traffic volume by this development.

**12<sup>th</sup> Street Project – City of Sarasota, Florida** – AAG is the right of way subconsultant to HDR Engineering, Inc. to provide right of way cost estimating and acquisition services for this project slated to begin late 2007.

**17<sup>th</sup> Street Extension - City of Sarasota, Florida** – proposed project with City to connect with Orange Avenue involving the acquisition and relocation of approximately 30+ single family homes. AAG, as a subconsultant to Baskerville-Donovan, Inc., provided right of way cost



estimates and right of way support at the public meetings for this highly political project. The project was voted down by City Commission after submittal of the PD&E Study.

#### **CITY OF TAMPA**

Contact person: Jim Burnside, Street Design Engineer, City of Tampa, 306 E. Jackson Street, Tampa, FL 33602, (813) 274-8054; [Jim.Burnside@ci.tampa.fl.us](mailto:Jim.Burnside@ci.tampa.fl.us)

**40<sup>th</sup> Street (City of Tampa) – Tampa, Hillsborough County, Florida** – Local Agency Participation (LAP) project with the Florida Department of Transportation. 5 segments, including a voluntary program, of 160 parcels including 100 relocations involving mostly residential with commercial. Responsibilities include title update, negotiations, relocation and property management.

**Esperanza Street – Dept. of Sanitary Sewers, City of Tampa, Florida** 9 parcel project for the Lower Bayshore Drainage Basin Improvements, between Boulevard Heights Subdivision and Greggs Subdivision along vacated Esperanza Street. Responsibilities include verifying ownership with title reports, preparation of appraisals, negotiation and acquisition of easements, and closings with appropriate documents.

**22ND STREET/OSBORNE AVENUE - Tampa, Florida - 1994** - A turn-key intersection improvement project by the City of Tampa, with compliance and funding by the Florida Department of Transportation. The project included strip takings from 4 commercial properties, and construction easements from a 5th commercial property. Our firm obtained a 100% settlement rate on this project and obtained title to all properties prior to the stringent certification date set forth by the City and State. This construction of this project is complete. Responsibilities included title updates, appraisal, negotiations, closings, relocations, suit preparation and property management.

**DALE MABRY AND KENNEDY BOULEVARD INTERSECTION IMPROVEMENT PROJECT** -A Local Agency Participation (LAP) project with the Florida Department of Transportation. Intersection improvement including a 3- parcels all commercial properties: Jiffy Lube, Strip Shopping Center and Shells Restaurant. Responsibilities include appraisal review, title update, negotiations, relocation and property management. AAG obtained 100% settlement and closing on this project.

#### **CITY OF TARPON SPRINGS**

**Alternative Water Supply Project – City of Tarpon Springs, Florida** – turn-key land acquisition subconsultant to CDM Engineering for the design of an alternative water source for the City of Tarpon Springs. The project is the largest ever undertaken by the City and involves the design of a new water plant and bringing new water resources to the north end of the City. Land acquisition needed for 30 well sites and pipeline easements which was the most critical factor driving the project due to a restricted area to acquire. Responsibilities included project administration, value engineering, title, appraisal, appraisal review, negotiations and suit preparation. Contact person: Michael Carballa, Project Manager – CDM, 813.281-2900. [CarballaMJ@cdm.com](mailto:CarballaMJ@cdm.com)



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## ALABAMA CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL

**Morgan Road (Jefferson County) – Birmingham, AL** – 86 parcel and 22 relocation project in southwest Birmingham for the widening of Morgan Road from I-459 to South Shades Crest. The properties being impacted included a mix of commercial retail at the I-459 intersection to the rural residential section as the project moved south. Relocations consisted mostly of residential displacements but some commercial small-businesses. Responsibilities included project administration, appraisal, appraisal review, negotiations, relocation, condemnation support and closings. This was a LAP project with ALDOT and done in compliance to the Uniform Relocation Act. *Contact person: CJ McKinnon, Highway Operations Engineer, 205.325.5641 [mckinnonc@jccal.org](mailto:mckinnonc@jccal.org)*

## ILLINOIS CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL

**IL 1315 (Illinois Dept. of Transportation), Freeburg, IL** – relocation task order for 2 residential, 1 business and 1 personal property move. Responsibilities include Relocation Plan, rhp computation, advisory assistance and claim preparation. *Contact: Ed Slaton, Project Manager, 1102 Eastport Plaza Drive, Collinsville, IL 62234 (618.346.3128)*

**IL 159 (Illinois Dept. of Transportation), Collinsville, IL** – 50 acquisition, 2 residential relocation project for the widening of IR 159 from Collinsville to Maryville. The parcels consisted mostly of residential with a small commercial mix. Responsibilities included negotiations, relocation, relocation plan, suit prep and closing prep. *Contact: Ed Slaton, Project Manager, 1102 Eastport Plaza Drive, Collinsville, IL 62234 (618.346.3120)*

## TEXAS CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL

**SH 78 (Spring Creek Parkway to SH 205) TxDOT – Dallas District, Collin County, Tx** – 47 parcel acquisition project with 6 relocations for the widening of this corridor. Responsibilities included management of appraisal sub-consultant for appraisal updates, project administration, title curative, negotiations, eminent domain and relocation. *Contact person: Travis Henderson, District R/W Administrator, 4777 E. Highway 80 (PO Box 133067, 75313), Mesquite, TX 75150; 214.320.6263 [THENDER@dot.state.tx.us](mailto:THENDER@dot.state.tx.us)*

**FM 2181 (Swisher Road) TxDOT – Dallas District, Denton, Tx** – acquisition project for 51 parcels for the widening of this corridor. The parcels consisted mostly of urban residential at the Hickory Creek Road end and large scale commercial at the other end, as it intersects with IH 35 E. Responsibilities included management of appraisal subconsultant for appraisal updates, project administration, title curative, negotiations, eminent domain and relocation. *Contact person: Travis Henderson, District R/W Administrator, 4777 E. Highway 80 (PO Box 133067, 75313), Mesquite, TX 75150; 214.320.6263 [THENDER@dot.state.tx.us](mailto:THENDER@dot.state.tx.us)*



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**Interstate Highway 35 from Hilltop Rd to FM1858 in West McLennan County (Texas Department of Transportation – Waco District)** – turn-key acquisition project involving 83 fee parcels and 63 relocations mostly encompassing residential but a mix a business and personal property moves for one of many segments to the widening of IH 35 for the Waco District. Services included project administration, title, appraisal, appraisal review, acquisition, condemnation, closings, title curative and relocation. AAG served as the Contract Project Manager on this segment with subconsultants SRLS Texas, LLC providing acquisition services and Spitzer and Associates, Inc. providing relocation assistance. *Contact person: Sheila Mills, SR/WA, Waco District R/W Administrator, 801 Austin Ave, Ste 1030, Waco, TX 76701; 254/745-2133 [SMILLS@dot.state.tx.us](mailto:SMILLS@dot.state.tx.us)*

**North Tarrant Expressway (TxDOT & NTE Mobility Partners) – Euliss, Tx** – design/build project to provide relief from traffic congestion and bottlenecks along one of the most critical highway corridors in the Dallas metroplex, along I-820 and SH-121/183 between I-35 West and Industrial Boulevard just beyond the SH-121/183 split in North Tarrant County. AAG provided right of way acquisition support services in obtaining right of entries to begin Segments 1 and 2 of the project as a teaming member with SRLS Texas, LLC as the lead member. *Contact person: Mark Bilyeu, Principal, SRLS Texas, LLC; 405.843.7500; [bilyeu@srls.net](mailto:bilyeu@srls.net)*

**State Highway 188 (Texas Department of Transportation – Corpus Christi District), Sinton, TX** - Appraisal and acquisition project for 49 parcels and 5 relocations for the widening of SH 188 in rural Sinton, Texas. The parcels consisted of mostly agricultural and residential acquisitions on this artery that will provide additional hurricane evacuation alternative to the local camping area. Responsibilities included management of appraisal subconsultant, project administration, negotiations, title clearing, eminent domain services and relocation. *Contact person: Linda Morgan-Doss, District Project Manager, 1701 S. Padre Island Drive, Corpus Christi, TX 78416 (361) 808-2268. [LMORGA2@dot.state.tx.us](mailto:LMORGA2@dot.state.tx.us)*

**State Highway 183 (Texas Department of Transportation – Dallas District), Dallas, TX** , Appraisal and acquisition project for 52 parcels, 21 residential 46 business relocations on SH 183 in Irving, Texas from O'Connor Road to Loop 12 near Texas Stadium. The parcels consist of mostly commercial acquisitions along this main freeway through Irving leading into downtown Dallas. Responsibilities included management of appraisal subconsultant, project administration, negotiations, title clearing, eminent domain services and relocation (if necessary). *Contact person: Travis Henderson, District R/W Administrator, 4777 E. Highway 80 (PO Box 133067, 75313), Mesquite, TX 75150; 214.320.6263 [THENDER@dot.state.tx.us](mailto:THENDER@dot.state.tx.us)*

**State Highway 31 (Texas Department of Transportation – Waco District), Salado, TX** – provided relocation services in compliance to the Uniform Relocation Act as a subconsultant to SRLS Texas, LLC. This project involved 20 residential relocations. *Contact person: Sheila Mills, SR/WA, Waco District R/W Administrator, 801 Austin Ave, Ste 1030, Waco, TX 76701; 254/745-2133 [SMILLS@dot.state.tx.us](mailto:SMILLS@dot.state.tx.us)*

**Interstate Highway 35 (Texas Department of Transportation – Waco District), Salado, TX** – turn-key acquisition project involving 47 fee parcels, 11 residential 3 business and 8 ODA billboard relocations for the widening of IH 35 for the Waco District. Services included project



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administration, title, appraisal, appraisal review, acquisition, condemnation, closings, title curative and relocation. *Contact person: Sheila Mills, SR/WA, Waco District R/W Administrator, 801 Austin Ave, Ste 1030, Waco, TX 76701; 254/745-2133 [SMILLS@dot.state.tx.us](mailto:SMILLS@dot.state.tx.us)*

**Interstate Highway 635 (Texas Department of Transportation – Dallas District), Dallas, TX**, Appraisal and acquisition project for 23 parcels on the LBJ Freeway from Webb Chapel Road to the Dallas North Tollway in Dallas, Texas. The parcels consisted of mostly commercial acquisitions along this outer-loop freeway. Responsibilities included management of appraisal subconsultant, project administration, negotiations, title clearing, eminent domain services and relocation (if necessary). *Contact person: Travis Henderson, District R/W Administrator, 4777 E. Highway 80 (PO Box 133067, 75313), Mesquite, TX 75150; 214.320.6263 [THENDER@dot.state.tx.us](mailto:THENDER@dot.state.tx.us)*

**US 82 (Texas Department of Transportation), Lubbock, TX**, Relocation project on large East-West Expressway project in Lubbock, Texas. 50 residential displacements, majority of which were last resort. All displacees were relocated within 8 months. Responsibilities as a subconsultant included RHP computations, claim submittals, monitoring of moves, advisory services. *Contact person: Jim Pierce, Lockwood Andrews Newnam, Inc., 1500 City West Blvd., Houston, TX 77042; 713.266.6900 [jpierce@lan-inc.com](mailto:jpierce@lan-inc.com)*

## **VIRGINIA CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL**

**Route 58, (Virginia Department of Transportation), Lee County, Va** - 3 separate projects for the widening of Route 58 and Route 70 in Dryden, Virginia involving 150 parcels and 40 residential relocations. Responsible for appraisal, negotiations and relocation assistance. *Contact person: Vicki Campbell, Consulting Contracting Manager, 804-786-2910 [Vicki.Campbell@VDOT.Virginia.gov](mailto:Vicki.Campbell@VDOT.Virginia.gov)*

## **NORTH CAROLINA CLIENT BREAKDOWN OF EXPERIENCE AND PROJECT DETAIL**

**NC 24 from SR 1404 (Dowdy Road) to SR 1303 (Mitchell Loop Road)** – right of way acquisition project of 140 parcels and 25 residential relocations for the widening and new location of the Hwy 24 Bypass around downtown Roseboro, NC. Parcels included rural residential, farm land, tobacco fields, rural business and major manufacturing along with 8 ODA billboards. Services included appraisal, appraisal review, project administration, negotiations, and relocation assistance in compliance to the Uniform Relocation Act. *Contact person: Neal Strickland, Assistant State Negotiator / Consultant Coordinator, North Carolina Department of Transportation, [nstrickland@ncdot.gov](mailto:nstrickland@ncdot.gov) ; 919.733.7694*