



# Florida Department of Transportation

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309



**RICK SCOTT**  
GOVERNOR

**MIKE DEW**  
SECRETARY

## NOTICE TO OWNER

October 4, 2017

City of Ft. Pierce  
100 N. US Highway 1  
Fort Pierce, FL 34950



ITEM/SEGMENT #:	4368681
MANAGING DISTRICT:	4
F.A.P. #:	N/A
STATE ROAD #:	5 (U.S. 1)
COUNTY:	St. Lucie
PARCEL #:	100/700

Dear Property Owner:

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Road Widening

Our research shows you own property needed for this project. This letter, along with the enclosed brochure entitled **The Real Estate Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Sketch and Legal Description

If you no longer own this property, please refer to the enclosed questionnaire.

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed brochure entitled **The Real Estate Acquisition Process**.

We encourage you to read this brochure carefully and contact us if you have any questions. You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process. You will find a more thorough discussion of the reimbursement of fees and costs in the enclosed brochure.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether we can reach agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Michael Steinbaum  
Florida Department of Transportation  
3400 W. Commercial Blvd.  
Ft. Lauderdale, FL 33309  
(954) 777-4242

Sincerely,



Susan Day  
District Right of Way Manager  
By: Bryant Hixson

Enclosures:

Questionnaire  
Return Envelope  
Legal Description (and/or right of way map)  
The Real Estate Acquisition Process Brochure

CC: Records Management

Received by: \_\_\_\_\_

Certified Mail Number: 91 7108 2133 3938 3397 8169

Date: \_\_\_\_\_