



INTEROFFICE MEMORANDUM

Minutes
Roadway Agreement Committee
Public Works Main Conference Room & Virtual Component via Webex
March 3, 2021

Members Present: Jon Weiss – Planning, Environmental & Development Services Department (Chair) (in-person)
Diana Almodovar – Development Engineering Division (Vice-Chair) (in-person)
Renzo Nastasi – Transportation Planning Division (in-person)
Raymond Williams – Engineering Division (virtual)
Humberto Castellero – Traffic Engineering Division (in-person)
Mindy Cummings – Real Estate Management Division (virtual)
Eric Raasch – Planning Division (virtual)

County Staff Present: Roberta Alfonso – County Attorney’s Office (virtual)
Joy Carmichael – County Attorney’s Office (virtual)
Susan Martin – Risk Management Division (virtual)
Gina Segui – Risk Management Division (virtual)
Jennifer Cummings – Public Works Engineering Division (virtual)
Yahaira Gines-Rios – Public Works Engineering Division (virtual)
Jeff Dunn – Planning, Environmental & Development Services Department (virtual)
Brian Sanders – Transportation Planning Division (virtual)
Nannette Chiesa – Transportation Planning Division (virtual)
Tammilea Chami – Transportation Planning Division (virtual)
Heather Brownlie – Transportation Planning Division (virtual)

Mr. Weiss called the meeting to order at 9:03 a.m.

Public Comment

Mr. Weiss inquired as to Public Comment – no members of the public wished to speak.

Approval of Minutes

The Committee reviewed the minutes from the February 17, 2021 Roadway Agreement Committee (RAC) Meeting.

- Page 1 line 27 change “email” to “Emily”
Page 2 line 63 change second sentence to “The owner will cause the design to be completed and fund the construction of the traffic signal”
Page 3 line 125 add the word “be” prior to “reworded”

Ms. Almodovar made a motion, with a second by Ms. M. Cummings, to approve the February 17, 2021 Roadway Agreement Committee Meeting Minutes with the change discussed. Motion carried unanimously.

Activity Summary

Ms. Brownlie provided an update on the Supplemental to Poinciana Blvd. Extension Road Network Agreement.

Ms. Brownlie provided an update on Village H Trip Allocations.

RAC CONSENT AGENDA ITEM:

- None

RAC NON-CONSENT PROPORTIONATE SHARE ITEM:

Hamlin NWC Commercial – Building F Proportionate Share Agreement

Road Affected: Avalon Road (C.R. 545)

Present: Jim Willard (virtual), Ken Kupp (virtual), Scott Gentry (virtual), Lance Bennett (virtual), Dante Gabriel (virtual), Dennis Seliga (virtual)

Staff Present: Scott Ruland (virtual), Doug Pickell (virtual), Lindy Wolfe (virtual), Mark Ikeler (virtual)

Previous RAC: None

- Real Estate Management pointed out issues with the Signature Page. Ms. M. Cummings asked for documentation to be submitted.
- Exhibit C pages 13 and 14 make project names consistent on the Log of Project Contributions.

Ms. Almodovar made a motion, with a second by Ms. M. Cummings to approve the Hamlin NWC Commercial – Building F Proportionate Share Agreement with changes discussed. Motion carried unanimously.

RAC AGENDA ITEM:

First Amendment to Town Center West (Silverleaf) Amended & Restated Road Network Agreement

Road Affected: Avalon Road (C.R. 545)

Present: Jim Willard (virtual), Ken Kupp (virtual), Scott Gentry (virtual), Lance Bennett (virtual), Dante Gabriel (virtual), Dennis Seliga (virtual), Denver Marlow (virtual)

Staff Present: Scott Ruland (virtual), Doug Pickell (virtual), Lindy Wolfe (virtual), Mark Ikeler (virtual)

Previous RAC: 1/6

Mr. Weiss provided an overview of the changes to this draft of the First Amendment and Mr. Willard provided an update on the sale of a portion of the property to a Dreamfinders entity. VHB submitted a traffic study late yesterday and provided a brief overview of the document to support additional trip allocation.

The Committee commenced their review of the redline version of the First Amendment Page-by-Page:

Page 1

- Tax parcels may change due to sale of a portion of the property
- Schofield Road to New Independence was the area of the study performed by VHB (Existing Trips vs. Committed Trips)
- Significant amount of excess capacity with road improvements
- Existing trips vs. future trips: annual absorption of 14% growth over next three years
- Turning movement counts from 3 intersections performed within the study area

Mr. Nastasi had some concerns with the traffic study since the proposal ignores existing conditions. The study presumes there is no capacity.

Discussion of the request to increase non-constructing owner trips from 600 to 1200 trips and the Traffic Study results.

Process Discussion: PDS, then Design, then Construction thresholds should relate to funding amounts contributed. The purpose of traffic studies is to determine if roads will break in the next three years before construction can commence. Mr. Weiss asked Mr. Willard to go back and review the possibility of linking additional trips to a specific threshold.

Discussion of provision allowing review of design concurrently with the PDS. Committee stated the applicant is proceeding at their own risk.

The Committee discussed serious concerns with reviewing design plans prior to completion of the PDS. The PDS informs the design (geometry/profile etc.), and major revisions to the design may be needed. SCALE is required through the PDS therefore cannot move into design or County will not be able to complete acquisition efforts.

Page 2

- Lines 75-80 (pages 2-3) to be deleted by Mr. Willard.

Page 3

- Line 85 payment of Fair Share in advance to obtain transportation impact fee credits
 - Mr. Willard has tried to simplify the process with this provision.
- Line 116 reference to “this agreement” may need to change
- Line 117 change “CR545” to “CR 545”

Page 4

Concept in Section 24.1 pertains to the Boyd purchase of right-of-way at \$45,000 an acre in order to get \$22,500 an acre in credits for doing so pursuant to the Conserv series of agreements.

Mr. Willard requested to be rescheduled to a future RAC agenda. Mr. Weiss asked that the changes to the Hamlin West agreement be reviewed along with the changes to the Silverleaf agreement at next RAC.

114 [BREAK 10:30 A.M. – 10:40 A.M.]

116 **Alta Avalon at Core Academy Traffic Signal Design and Funding Agreement**

Road Affected: Avalon Road (C.R. 545) / Phil Ritson Way

118 Present: Juli James (virtual), Mohammed Abdallah (virtual), Scott Gentry (virtual)

Staff Present: Scott Ruland (virtual)

120 Previous RAC: 2/17

122 The Committee commenced their review of the redline version of Alta Avalon at Core Academy Traffic Signal Design and Funding Agreement Page-by-Page:

124

Page 4

126 ▪ Line 84 add “and” after “design”

▪ Line 87 change “is” to “are”

128 ▪ Line 89 add “design and” after “to”

Page 5

130 ▪ Line 107 add “an amount equal to” after “pay”

▪ Line 107 add “the” after “to”

132 ▪ Line 112 accounting line for expenditures only strike reference or provide updated accounting

▪ Line 113 change “are” to “is”

134 ▪ Line 114 change “directed to” to “applied by County”

136 Exhibits need to be legible in final version.

138 Discussion of possible need a signalization easement from this project. The Committee is looking for future cooperation from the applicant should the need for an easement arise in design. Ms. James had reached out to her client during the discussion and he was amenable to a minimal impact if necessary if the agreement can proceed.

142 Ms. James and Ms. Alfonso to craft language to be provided with the final version for Final Review.

144 *Mr. Castellero made a motion, with a second by Ms. M. Cummings, to approve the Alta Avalon at Core Academy Traffic Signal Funding Agreement with changes discussed, subject to final review of exhibits by County Survey, subject to final review by the Committee. Motion carried unanimously.*

148 **COMMITTEE DISCUSSION:**

150 1. Lake Destiny – study performed in 2006

Proposed alignment being looked at for right-of-way needs. Corner clip required from third party landowner.

152 Right-of-Way from developer to be donated from project. Lake Destiny Drive is a potentially impact fee eligible road.

154 2. Hancock Lone Palm Road – Commissioner Gomez-Cordero has looked into extending southbound Waterford Chase Parkway. Traffic study submitted by Development. County to perform a study to determine feasibility. 2-Lane road not generally eligible for impact fee credits. Right-of-Way already platted to Waterford Chase Parkway. Funding needs to be identified.

158

Mr. Weiss adjourned the meeting at 11:20 a.m.

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Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the Orange County Communications Division at (407) 836-5631.

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170 Para mayor información en español, por favor llame al (407) 836-3111.