



INTEROFFICE MEMORANDUM

**Minutes
Roadway Agreement Committee
Virtual Meeting via Webex
September 16, 2020**

Members Present: Jon Weiss – Planning, Environmental & Development Services Dept. (Chair)
Diana Almodovar – Development Engineering Division (Vice-Chair)
Renzo Nastasi – Transportation Planning Division
Raymond Williams – Engineering Division
Humberto Castellero – Traffic Engineering Division
Paul Sladek – Real Estate Management Division
Eric Raasch – Planning Division

County Staff Present: Roberta Alfonso – County Attorney’s Office
Stephanie Stone – County Attorney’s Office
Julie Naditz – Highway Construction Division
Susan Martin – Risk Management Division
Gina Segui – Risk Management Division
Jeff Dunn – Planning, Environmental & Development Services Dept.
Yahaira Gines-Rios – Public Works Engineering Division
Brian Sanders – Transportation Planning Division
Nannette Chiesa – Transportation Planning Division
Tammilea Chami – Transportation Planning Division
Heather Brownlie – Transportation Planning Division

Mr. Weiss called the meeting to order at 9:01 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 September 2, 2020 Roadway Agreement Committee (RAC) Meeting.

Mr. Raasch made a motion, with a second by Ms. Almodovar, to approve the September 2, 2020 Roadway Agreement Committee Meeting Minutes as presented. Motion carried unanimously.

Activity Summary

Ms. Brownlie stated that the trip allocations for Silverleaf will be added once trips are allocated. Mr. Raasch informed the Committee that Karr PD is being scheduled to the BCC shortly.

RAC CONSENT AGENDA ITEMS

7-Eleven Meadow Woods Proportionate Share Agreement

Road Affected: Boggy Creek Road
Present: Sarah Davenport, Mohammed Abdallah
County Staff Present: Mirna Barq
Previous RAC: None

Mr. Sladek requested that the Trust Affidavit be executed and provided to Real Estate Management with a copy of the executed agreement before scheduling the agreement at BCC.

Mr. Sladek made a motion, with a second by Ms. Almodovar, to approve the 7-Eleven Meadow Woods Proportionate Share Agreement as presented. Motion carried unanimously.

RAC NON-CONSENT PROPORTIONATE SHARE ITEM:

- None

RAC AGENDA ITEM:

Waterford Lakes Multifamily Right-of-Way and Proportionate Share Agreement

Road Affected: Alafaya Trail, Colonial Drive, Woodbury Road

Present: Tom Sullivan, Julie Stephenson, Kamil Salame, Brooks Stickler

County Staff Present: Joe Kunkel

Previous RAC: None

Mr. Weiss asked Mr. Sullivan to provide an overview of the changes made since the last meeting.

The Committee reviewed the revised draft Page by Page:

Page 2 and following

- Add page numbers (only reflected on page 1)

Page 3

- Remove reference to Permitted Encumbrances in Exhibit E
- Line 85 duplicate “for the” to be deleted
- Line 97 add specific language requested by Mr. Sladek
- Lines 108-117 restore Section 2(c) to boilerplate language
- Line 121 calculation is incorrect should be 8,000 SF and \$120,495 rounded to \$120,500 and add the word “approximately”

Page 4

- ESA Report to be submitted for conditional review and needs to be approved prior to BCC scheduling.
- Mr. Sullivan to add language that a new ESA will be required if land conveyance does not occur within a year.

Page 5

- Lines 183-185 move into Section 4(b) or perhaps Section 4(c) (Mr. Sullivan to work with Ms. Alfonso)

Page 9

- Add “unless the agreement terminates earlier as provided in 3(b)” in the first sentences

Page 10

Discussion commenced regarding the language on lines 337-341. The question was raised should there be a delegated authority or does this need BCC approval. Ms. Alfonso suggested the RAC Chairman as delegated authority (Mr. Sullivan to work with Ms. Alfonso on the language revisions needed)

- Line 337 add “then upon reasonable request by applicant or successor”
- Line 339 add “if and as applicable”

Page 13

- Line 403 change “one of the developers” to “the Applicant”
- Line 407 delete extra space
- Line 413 change “Texas” to “Florida”

Mr. Sullivan to verify that correct tables are included at appropriate locations. First table duplicated.

Mr. Sladek made a motion, with a second by Mr. Nastasi, to approve the Waterford Lakes Multifamily Right-of-Way and Proportionate Share Agreement with changes discussed, subject to final review of exhibits by County Survey, subject to final review by the Committee, and subject to ESA approval with Final Review. Motion carried unanimously.

Committee Discussion – Hartzog Road/Travelers Parkway

In attendance: Jennifer Moreau, Brandy Driggers, Paul Denning, Joe Kunkel

Ms. Moreau received a request to rename a section of roadway to be called Travelers Parkway. The original Hartzog Road would need to be renamed since Flamingo Crossings has been renamed Hartzog Road to the north and a portion of the original Hartzog Road has been vacated.

Ms. Moreau spoke with Ms. Naditz yesterday and a graphic was provided for Committee discussion. No objection was received to renaming the section shown in orange between the original Hartzog Road and change the name to Travelers Parkway. Mr. Nastasi stated the new construction segment under construction will be called Hartzog Road continuing the road segment from what has just been renamed at the BCC on April 7, 2020 to the north. The original Hartzog Road could be renamed Old Hartzog Road (where there is a proposed cul-de-sac now). The Hartzog Road Extension which is under construction now should not be opened until the original remaining Hartzog Road segment is renamed.

Public Works and Zoning to coordinate in getting the name of the original Hartzog Road changed and in coordinating with the property owners. Mr. Weiss recapped the discussion and asked that the original Hartzog Road be administratively re-named from Hartzog Road to Old Hartzog Road, or some other such name as the property owners in the area deem appropriate.

Ms. Almodovar provided Apopka-Vineland as a previous example of a road name being changed and Mr. Sanders stated Forest City Road as an additional example.

Committee Discussion – Right-of-Way Conveyance for Silverleaf

In attendance: Elaine Asad, Damian Czapka, Hazem El-Assar, Joe Kunkel

Mr. Weiss stated that Mr. Willard reached out to him to get the County to accept the CR 545 (Avalon Road) right-of-way as per the Silverleaf agreement. A Condition of Approval for several plats require the conveyance of right-of-way.

[BREAK 10:25 a.m. to 10:30 a.m.] Elaine Asad joined the discussion from the County Attorney’s Office.

Mr. Sladek provided a status update on the documents provided. Section 4(f) contemplated completing conveyances ahead of PDS, and also states are subject to County review and approval.

Mr. Nastasi stated Transportation Planning is generally okay with conveyances.

Mr. Czapka stated there was a concern that if condemnation was needed for properties such as Jaffers and Conserv II and the alignment is set prior to the PDS that it could be a major issue in the future if condemnation is required since cannot have alternative alignments if alignment is pre-set. The project has three property owners Silverleaf, Jaffers, and Conserv II.

Mr. Nastasi stated the PDS is well underway and the only two parcels outside of the agreement are Jaffers and Conserv II. Mr. Sladek stated Conserv II is on board to move forward. Mr. Weiss stated Horizon Vue is coming to RAC to participate.

Development obligations required for plat approvals and cannot wait for PDS to be completed per Mr. Weiss.

Mr. Sanders provided an overview of all the legal and sketches for the project. Location of Jaffers south of 429 and all others north of 429. Conserv II issue with slope area and whether a wall is needed. Ms. Asad stated part of the right-of-way from the west side and part from east side. Mr. Weiss stated it’s not realistic to ask applicants to wait 6-9 months. No alternatives analysis north of 429 being performed since the only outstanding parcel is owned by Conserv II. The PDS will complete an alternatives analysis south of 429 to specifically address the Jaffers Parcel.

Mr. Nastasi stated a two-step process.

1. Transportation Planning asked to sign-off on legals and sketches. (sign-off on Silverleaf only)
2. Early conveyance of land. (Accept now or wait for PDS)

Ms. Asad asked for a few days to review the Silverleaf agreement. Mr. Williams stated it is a risk assessment that Public Works must undertake and that the Jaffers piece represents the most risk to acquiring the ROW.

No Action Taken

Mr. Weiss adjourned the meeting at 11:38 a.m.

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