



## INTEROFFICE MEMORANDUM

### Minutes

### Roadway Agreement Committee

### Public Main Conference Room

May 1, 2019

- 6 Members Present: Jon Weiss – Planning, Environmental & Dev. Svcs Dept (Chair)  
8 Diana Almodovar – Development Engineering Division (Vice-Chair)  
Raymond Williams – Engineering Division  
10 Renzo Nastasi – Transportation Planning Division  
Hazem El-Assar – Traffic Engineering Division  
12 Paul Sladek – Real Estate Management Division  
Eric Raasch – Planning Division
- 14 County Staff Present: Roberta Alfonso – County Attorney’s Office  
16 Jennifer Cummings – Public Works Engineering Division  
Yahaira Gines-Rios – Public Works Engineering Division  
18 Brandy Driggers – Planning, Environmental & Development Services Dept.  
Luis Alvan – Development Engineering  
20 Heather Brownlie – Transportation Planning Division  
Nannette Chiesa – Transportation Planning Division

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

### Public Comment

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

### Approval of Minutes

26 The Committee reviewed the minutes from the April 17, 2019 Roadway Agreement  
28 Committee (RAC) Meeting.

- 30 ▪ Line 143 remove duplicate “r” in “rrequest”
- 32 ▪ Line 150 change “paying” to “providing”

34 *Mr. Nastasi made a motion, with a second by Mr. Sladek, to approve the April 17, 2019  
Roadway Agreement Committee Meeting Minutes with changes discussed. Motion  
36 carried unanimously.*

38 The Committee reviewed the minutes for Vineland Pointe PD from the April 22, 2019  
Special Roadway Agreement Committee (RAC) Meeting.

40 *Mr. Nastasi made a motion, with a second by Mr. Sladek to approve the April 22, 2019  
Special Roadway Agreement Committee Meeting minutes as presented. Motion carried  
42 unanimously.*

### Activity Summary

- 44 ▪ Hollywood Plaza Parking Garage is scheduled to go to the BCC on May 21<sup>st</sup>
- 46 ▪ Developco is scheduled to go to the BCC with a Public Hearing on June 18<sup>th</sup>
- 48 ▪ Mr. Nastasi requested a Committee Discussion at the end of the meeting to review  
traffic signals in Village H and Village I.

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**[BREAK 9:10A.M. to 9:18A.M.]**

**RAC CONSENT AGENDA ITEMS:**

- Cheddars Scratch Kitchen (Present: Neil Terwilliger)

Mr. Weiss asked if this had been reviewed by the technical staff. Ms. Chiesa confirmed the agreement was reviewed and finalized by the Technical Review Group.

Ms. Almodovar stated that on line 72 the title of the traffic study does not match entity name.

*Ms. Almodovar made a motion, with a second by Mr. Williams, to approve the Proportionate Share Agreements for Cheddars Scratch Kitchen as presented, subject to confirmation of the title reflected on the traffic study. Motion carried unanimously.*

**RAC AGENDA ITEMS:**

**The Registry on Grass Lake – Transportation Impact Fee Agreement**

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

Present: Bob Reese

Previous RAC: None

Mr. Reese presented the project to the Committee.

Mr. Sladek provide a revised blackline showing his revisions which are minor corrections.

The Committee reviewed the blackline version of the Transportation Impact Fee Agreement provided by the applicant for The Registry on Grass Lake Page-by Page:

Page 1

- Title remove parentheses and the periods in “C.R.”
- Line 24 after “by” add “and between”
- Line 25 lower case “Limited Liability Company”
- Line 24-25 remove underlines
- Line 25 spell out “Georgia”

Page 2

- Line 37 lowercase “multi-family”
- Line 42 remove parentheses and the periods in “C.R.”
- Lines 44-45 delete extra spaces

Page 3

- Line 70 after “by” add “plat dedication or”
- Lines 87-96 strike language after “(d) Value of Conveyed Lands.” and add “The Parties hereby agree that the value of the Conveyed Lands, which has been determined in accordance with Section 23-95, Orange County Code, as may be amended from time to time, and for which Owner shall be entitled to credits against transportation impact fees to be paid in the future in connection with the Project, is \$107,985.00. This total results from an appraised fair market value of \$345,000.00 per acre, or fraction thereof, and a total acreage of .313 acres.”

100 Page 4

- Line 104 after “audit.” Add “The Phase II environmental audit shall be conducted in accordance with the requirements of the AAIFR and ASTM E-190-11.”

102 Page 5

- 104 ▪ Line 114 after “deed” add “or in the case of conveyance by plat dedication, County’s acceptance of the plat dedication,”
- 106 ▪ Line 119 after “zone” add “4”

Page 6

- 108 ▪ Lines 145-150 remove underlines
- Line 146 after “Oakdale” add “Road NE”
- 110 ▪ Line 147 delete “NE” and remove space
- Line 148 delete the period after “GA”
- 112 ▪ Line 149 delete extra space
- Line 150 remove the period after “Ng”
- 114 ▪ Line 152 place a comma after “Brossier” and delete “Robert Reese”
- Line 154 delete the period after “FL”
- 116 ▪ Line 155 add “Attention: Robert Reese”

Page 7

- 118 ▪ Line 166 replace “Florida” with “FL”
- Lines 175-177 delete extra spaces
- 120 ▪ Line 180 replace “of” with “after”

Page 8

- 122 ▪ Line 202 Strike “or” and add “and/or”

124 Mr. Sladek commented on the Joinder and Consent since the same entity for the agreement signatory rather than the prospective owner.

- 126 ➤ Mr. Reese confirmed the closing of the property will occur in a few months.
  - Therefore the Joinder and Consent must be updated to reflect Brossier, Corp., and must be signed by Mr. Reese.

130 *Mr. Nastasi made a motion, with a second by Ms. Almodovar to approve the Transportation Impact Fee Agreement for The Registry on Grass Lake subject to review of the exhibits by*  
132 *County Survey, and subject to final review and approval by the RAC Committee before*  
134 *scheduling to BCC. Motion carried unanimously.*

### **COMMITTEE DISCUSSION**

136 Mr. Nastasi provided an update on the Duke Energy Coordination Meeting, and requested that  
138 the meeting summary for Duke Energy be circulated to the Committee for their reference.

140 Discussion of traffic signal issues on Avalon Road commenced by Mr. Nastasi.

- 142 ➤ Flamingo Crossings Signal in Village H not part of design plans for Village H and not part of construction.
- 144 ➤ Timing of signals – Even if identified in PDS cannot install or turn on until warranted.
- 144 ➤ Ultimate signal locations should be identified, and corner clips acquired for ultimate signalization.
- 146 ➤ When Developer designs the road signals may not be warranted and we cannot require developer to be responsible at a later time when signal is warranted.

- 148 ➤ Alternative 1 – make Developer responsible even if it's years later.
- Alternative 2 – install signals at each future location and the signals flashing.
- 150 ➤ The signal issue is occurring in Village H and the same will occur in Village I
- Mr. Alvan requested to include signalization language in future agreements.
- 152 ➤ Signal Costs at Flamingo Crossings needs to be addressed through a Cost Sharing Agreement. Ms. Almodovar will work with Ms. Alfonso on the Cost Sharing Agreement.
- 154 ➤ Flamingo Crossings in Village H permanent signal to be paid 75% by D.R. Horton, and 25% by Titan Apartments.
- 156 ➤ Flemings Road in Village I – Flamingo Crossings developers were required to put in a temporary signal.
- 158 ➤ Mr. El-Assar stated permanent mast arms on flash would be better from a safety perspective so long as adequate ROW is required.
- 160 ➤ Signalization needs to be specifically addressed in future agreements for road design/construction.
- 162 ➤ It takes nine months to get mast arms ordered so timing is very important.
- Need to include signalization language in redraft of Village I Road Network Agreement.
- 164 ➤ Mr. Alvan stated that agreements should be more specific as to maintenance of signal providing the Granada PD as an example.
- 166 ➤ If signals stay on flash the developer needs to pay for the cost for maintenance if on flash for an extended period and pay signal warrant costs to determine when a signal should be turned on and turned over to the County for maintenance.
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170 Mr. Weiss adjourned the meeting at 10:09 a.m.

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

196 In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs  
198 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.

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