



Interoffice Memorandum

Minutes

Roadway Agreement Committee

Public Main Conference Room

February 20, 2019

Members Present: Jim Harrison, Assistant County Administrator (Chair)
Diana Almodovar – Development Engineering Division (Vice-Chair)
Raymond Williams – Engineering Division
Renzo Nastasi – Transportation Planning Division
Hazem El-Assar – Traffic Engineering Division
Paul Sladek – Real Estate Management Division
Eric Raasch – Planning Division

County Staff Present: Jon Weiss – Planning, Environmental & Development Services Dept.
Roberta Alfonso – County Attorney's Office
Yahaira Gines-Rios – Public Works Engineering Division
Luis Alvan – Public Works Development Engineering Division
Susan Martin – Risk Management Division
Jennifer Cummings – Public Works Engineering Division
Heather Brownlie – Transportation Planning Division

Ms. Almodovar called the meeting to order at 9:12 a.m.

Public Comment

Ms. Almodovar inquired as to Public Comment - no members of the public present wished to speak.

Approval of Minutes

The Committee reviewed the minutes from the February 6, 2019 Roadway Agreement Committee (RAC) Meeting.

- No Changes Requested

Mr. Sladek made a motion, with a second by Mr. Williams, to approve the February 6, 2019 Roadway Agreement Committee Meeting Minutes as presented. Motion carried unanimously.

Activity Summary

- Ms. Almodovar reviewed the list of the BCC items pending

[Mr. Harrison and Mr. Nastasi joined the meeting at 9:17 a.m.]

Consent Agenda Items – (None)

- No items on the Consent Agenda for this meeting

Adequate Public Facilities Agreement For Developco Inc

Road Affected: Reams Road and Ficquette Road

Present: Erika Hughes, A. Kurt Ardaman

Previous RAC: 2/21/2018, 3/21/2018, 2/6/2019

County Staff Present: Blanche Hardy and Brian Sanders

A revised draft of the Adequate Public Facilities Agreement has been submitted for re-review by the Committee. Ms. Hughes stated that the values have changed since the PSP was revised.

The Committee discussed the acreages and determined that the legals and sketches cannot be changed, which then requires that the PSP be revised to show 3.51 acres rather than the 3.23 acres for dedicated lands as was the latest revision. This then changes all of the values within the agreement.

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- The APF Acreage Ratio needs to change to 3.23
- There will then be a 0.28 acre APF Surplus
- The Property contains 21.03 acres of net developable land

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- APF Surplus language needs to be included and updated to reflect the new template

Mr. Raasch made a motion, with a second by Ms. Almodovar to approve the Adequate Public Facilities Agreement for Lake Reams Neighborhood PD/Developco Inc Property (Reams Road and Ficquette Road) subject to review of the exhibits by County Survey, and subject to final review and approval by the RAC Committee before scheduling to BCC. Motion carried unanimously.

Vineland Avenue Third Amendment to Amended and Restated Road Impact Fee Agreement

Road Affected: Vineland Road

Present: Greg Lee and Ed Menter

Previous RAC: 2/6/2019

County Staff Present: Ken Leeming, Damian Czapka, Blanche Hardy and Brian Sanders

Mr. Lee provided an overview of the three main points discussed at the last RAC Meeting:

- 1) A request for transportation impact fee credits for completing the modified PDS
- 2) A proposal to exchange 50,000 sq. ft. in Phase 2 for 50,000 sq. ft. in Phase 3 to retain two anchor tenants
- 3) A request to defer the payment of impact fees

The Committee asked Mr. Lee to prepare a revised amendment to provide for 79.9% transportation impact fee credits for the cost of the PDS which will resolve the first issue.

With no option for any further deferral of impact fee payments, the third issue is no longer in discussion.

As for the second issue, a request to shift entitlements from Phase 2 to Phase 3, the Committee had requested supporting traffic information and documentation to review such a request further.

Mr. Lee stated that Mohammed Abdallah is working on a transportation analysis to show that the same or more trips would be held back with the shift of square footage from Phase 2 to Phase 3, if agreed upon.

Harris Civil Engineers has an analysis of alternatives to present to the County to kick-off the PDS.

The Committee asked for a Right-of-Way valuation since there was little to no funding available in the \$4 Million dollars in escrow slated for construction and additional funds may potentially be required for acquisition.

This will remain an outstanding issue even after the PDS is completed until the design plans are finalized such that a better cost estimate can be provided based on the needs for drainage and Right-of-Way for the road.

Utility relocations may also be required which could add to the cost if additional easements need to be obtained.

The Committee wanted some assurance that funding would be made available for acquisition as needed.

The Committee suggested a revision to the language in Section 3 of the First Amendment which provides for a true-up process and directed the applicant to review the Randall Agreement for Innovation Way which contained some language which could possibly be included in the Third Amendment to address this issue at a future date.

Mr. Lee will re-submit a revised amendment and additional documentation prior to the next meeting.

This agenda item will be rescheduled to a future agenda based on the timing of the re-submittal.

Mr. Harrison adjourned the meeting at 9:46 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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