



Interoffice Memorandum

Minutes

Roadway Agreement Committee

Public Main Conference Room

March 6, 2019

Members Present: Diana Almodovar – Development Engineering Division (Vice-Chair)
Raymond Williams – Engineering Division
Renzo Nastasi – Transportation Planning Division
Christine Lofye – 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
Susan Martin – Risk Management Division
Jennifer Cummings – Public Works Engineering Division
Brandy Driggers – Planning, Environmental & Development Services Dept.
Brian Sanders – Transportation Planning Division
Greg Scott – Transportation Planning Division
Kirsten Warren – Transportation Planning Division
Heather Brownlie – Transportation Planning Division

Ms. Almodovar called the meeting to order at 9:09 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 20, 2019 Roadway Agreement Committee (RAC) Meeting.

- Page 2 Line 33 Change “Damion” to “Damian”
- Page 3 Line 6 add the word “slated” and move the word “potentially”.
- Page 3 Line 12 add the words “if” and “need”

Mr. Nastasi made a motion, with a second by Mr. Raasch, to approve the February 20, 2019 Roadway Agreement Committee Meeting Minutes with changes. Motion carried unanimously.

Activity Summary

- Ms. Almodovar reviewed the list of the BCC items pending
- Discussion of the PSP for Developco Adequate Public Facilities Agreement and changes still needed
- Discussion of the timing for the Developco PSP to move forward to the BCC

Consent Agenda Items – (None)

- No items on the Consent Agenda for this meeting

Village I Road Network Agreement

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

Present: Mark Thomson, Mohammed Abdallah, Sean Ells, Lance Bennett

Previous RAC: None

Mr. Thomson provided an overview of the draft Village I Road Network Agreement submitted which is based on the terms of the Village I Term Sheet accepted by the Board of County Commissioners on 11/13/2018.

Basic concept for the agreement is to provide for improvements to C.R. 545/Avalon Road and Flemings Road including PDS/DE&P/Construction of 6 segments in return for various thresholds of trips and credits.

Page 1

- Switch numbers in the last parcel ID number in the list – reads “27-24” should be “24-27”
- Check all parcel ID #s – missing at least one parcel ID 19-24-27-0000-00-011 on Flemings Road
- Add “Flemings Road” to the Title and switch “Avalon Road” and “C.R. 545” also

Mr. Sladek requested Evidence of Title to be submitted for all participating owners who will sign.

Page 2

- Ms. Alfonso asked for the header to include at least one entity name with “et al” if necessary
- Change defined term from Owner to combine with defined term for Signatory Owner
- First Whereas – uncapitalize “Owners” in first line
- Third Whereas – need a better definition of “Project”
- Fifth Whereas – define C.R. 545 as a defined term

Page 3

- Refer to Village I Term Sheet accepted by the BCC on 11/13/2018 or strike reference
- Second line – change the word “insure” to “ensure” in this and multiple instances throughout

Page 4

- Section 2.2 end section after “Confirmation Letter”. Move reference to Exhibit E up.
- Section 2.9 Conveyed Lands definition needs to include fee simple ROW and easements

Page 5

- Section 2.16 remove the word “undeveloped” from the definition
- Section 2.16 remove the concept of “elected” from the section
- Change the term “road impact fee” to “transportation impact fee” throughout the agreement
- Section 2.15 reference the ITE 9th Edition specifically rather than using the word “latest”
- Section 2.17 Section 14 is the wrong reference – this should be Section 19
- Change title of Section 2.17 to “Signatory Owners” since changing the definition
- Add a missing period at the end of Section 2.19 and 2.20
- Section 2.15 revise definition of letter of credit to include assignable language (used in Village F)

Page 6

- Need to include a separate definition for “DE&P”

- Section 2.29 Change “TPD” to “OCTPD” and make this a defined term
- Section 2.30 identifies Stuart Kramer with the Milgram Law Group as the Escrow Agent
- Need to adjust the signature page to reflect Edward G Milgram, P.A. dba Milgram Law Group
- Section 2.31 Village I incorporated by reference in the Comp Plan

The Committee requested that the Draft PDS Scope be circulated for review by County Staff.

Page 7

- End of the first paragraph there is a stray comma which should be a period instead
- Need to add specific dates in the first paragraph with reference to grandfathered projects
- Change the word “sector” to “specific”
- Add “as may be amended” after FLU since this policy is currently being amended
- Section 3.3 change “choose” to “request” and outline the process for adding additional owners

Page 8

- Section 4.1(a) need a more specific definition of the limits of the project – reference PDS Scope
- Section 4.1(b) add “in conformance with the alignment and profile”
- Section 4.2 – need Exhibit A-2 (and ALL Exhibits) to be legible
- Section 5.3 Discussion of the word “indirectly” – strike the entirety of the second sentence
- Suggestion to combine sections 5.2/5.3/5.4/5.10/5.11 since the concepts are similar
- Additional language needed to outline how Right-of-Way acquisition will be funded

Discussion of Flemings Road Right-of-Way and whether it is all controlled by participating owners or not. If not, then a PDS will be required for Flemings Road.

Discussion of possible re-alignment of Segment 6 as described in Section 4.1(b).

Page 9

- Section 5.5 Discussion of whether the Village H PDS addresses Segment 1 or Village I PDS should
- Section 5.8 add a sentence that no transportation impact fee credits provided for joint use ponds
- Section 5.8 exclude any option for joint use ponds with OCPS since cannot establish an MSBU
- Add language regarding maintenance provisions
- Section 5.6 change the word “retention” to “stormwater”
- Section 5.5 remove the word “initial”
- Discussion of temporary traffic signals needed and that Developers should be responsible for cost

Page 10

- Section 6.1 add “s” to the word “Jaffer”
- Section 6.2 should be consistent with the prior definition in Section 2
- Section 6.5 add “may be posted” rather than calling for a lower design speed
- Section 6.6 Need signatory owners to control all of the Right-of-Way for Flemings Road
- Section 6.8 need to address the 2-lane rural cross-section and stormwater as an E-Project
- Add language from the Jaffers PD
- Section 6.7 Fair Market Value needs to be established in the Road Network Agreement

Discussion of connection to Lake County and whether a roundabout is planned and if so, which side?

[Mr. Nastasi and Mr. Sanders departed the meeting at 11:34 a.m.]

Discussion of Flemings Road and ultimate configuration. Developers to design and provide Right-of-Way for four-lanes and construct only the first two lanes. County responsible for additional two lanes later on.

Discussion of timing for Flemings Segments 5 and 6 and whether either can come first.

Page 11

- Section 6.9 Strike last sentence as cannot construct in any order
- Section 6.10 delete “/or” and rewrite section clarifying Flemings can be done before C.R. 545

The Committee agreed that at the next RAC Meeting the review will begin on page 11 with Section 7 and that the same version will continue to be reviewed before a redline is generated with changes requested.

This agenda item will be rescheduled to the next RAC agenda for further discussion.

Ms. Almodovar adjourned the meeting at 12:04 p.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.