



INTEROFFICE MEMORANDUM
Minutes
Roadway Agreement Committee
Public Works Main Conference Room
April 6, 2022

Members Present: Jon Weiss - Planning, Environmental & Development Services Department (Chair)
Diana Almodovar – Development Engineering Division (Vice-Chair)
Renzo Nastasi – Transportation Planning Division
Raymond Williams – Public Works Engineering Division
Humberto Castellero – Traffic Engineering Division
Tamara Pelc – Real Estate Management Division
Nicolas Thalmueller – Planning Division

County Staff Present: Roberta Alfonso – County Attorney’s Office
Joy Carmichael – County Attorney’s Office
Susan Martin – Risk Management Division
Sarah Solomon – Real Estate Management Division
Shirley Brown – Real Estate Management Division
Matthew Kalus – Development Engineering Division
Jennifer Cummings – Public Works Engineering Division
Yahaira Gines-Rios – Public Works Engineering Division
Brian Sanders – Transportation Planning Division
Heather Brownlie – Transportation Planning Division
Tammilea Chami – Transportation Planning Division
Nannette Chiesa – Transportation Planning Division

Mr. Weiss called the meeting to order at 9:02 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 March 16, 2022 Roadway Agreement Committee (RAC) Meeting.

- Page 2, line 91 after “lieu” add “of conveyance”

Ms. Almodovar made a motion, with a second by Ms. Pelc, to approve the March 16, 2022 Roadway Agreement Committee Meeting Minutes with the change discussed. Motion carried unanimously.

Activity Summary

Mr. Weiss reviewed the upcoming BCC agenda items scheduled and the various trip allocations highlighted.

RAC CONSENT AGENDA ITEMS:

UCF Student Housing Proportionate Share Agreement

Road Affected: Colonial Drive and Woodbury Drive
Previous RAC: None
In Attendance: Carolyn Haslam

Alaira II Proportionate Share Agreement

Road Affected: Winter Garden-Vineland Road
Previous RAC: None
In Attendance: None

Lake Underhill Ambulatory Center Proportionate Share Agreement

Road Affected: Lake Underhill Road
Previous RAC: None
In Attendance: Sarah Davenport

Discovery Church Winter Garden Campus Proportionate Share Agreement

Road Affected: Avalon Road
Previous RAC: None
In Attendance: Sarah Davenport

Mission Bay Car Wash Proportionate Share Agreement

Road Affected: Dean Road and University Boulevard/East-West Road
Previous RAC: None
In Attendance: Sarah Davenport

3825 Forsyth Redevelopment Proportionate Share Agreement

Road Affected: Aloma Avenue, Hall Road, and Semoran Boulevard
Previous RAC: 07/21/2021
In Attendance: Sarah Davenport

Ms. Almodovar made a motion, with a second by Mr. Castellero, to approve the Proportionate Share Agreements UCF Student Housing, Alaira II, Lake Underhill Ambulatory Center, Discovery Church Winter Garden Campus, Mission Bay Car Wash, and 3825 Forsyth Redevelopment as presented. Motion carried unanimously.

RAC NON-CONSENT PROPORTIONATE SHARE ITEM:

Hamlin Taco Bell Proportionate Share Agreement

Road Affected: Avalon Road (CR 545)
Previous RAC: None
In Attendance: Jim Willard

Mr. Williams made a motion, with a second by Ms. Almodovar, to approve the Proportionate Share Agreement for Hamlin Taco Bell as presented. Motion carried unanimously.

COMMITTEE DISCUSSION: CR 545 and Porter Road – Intersection Improvements (Timing etc.)

In Attendance: Jim Willard, Scott Boyd and Dennis Seliga

Mr. Willard explained the need to accelerate construction of the ultimate intersection improvement at the CR 545 and Porter Road intersection to avoid reconstruction at a later date.

Poulos & Bennett is the design firm working on the PDS and Design of CR 545. KCG is the design firm working on Porter Road and the intersection design. There are significant elevation issues with this intersection that need to be coordinated. A meeting between KCG, Poulos & Bennett and the County was requested.

The concept is to avoid a temporary intersection and signalization that then gets reconstructed with the road construction in one or two years. The intersection final design must be consistent with the PDS findings once complete later this summer. Tapers for this curb and gutter section along with retention areas need to be identified through the design.

Mr. Sanders stated a fire station still needs to be identified and that the Drainage Report has not yet been issued, but that the PDS could be on track for a late summer 2022 approval by the BCC if the applicant devotes enough resources to completing the remaining tasks still outstanding.

Timing is critical. Construction plans cannot be approved by Development Engineering until the PDS is complete to make sure they are consistent. Mr. Williams cautioned that the PDS will not include the final elevations which could still change through the design process. Mr. Castellero asked to be included in the meeting to review operational and safety aspects of the intersection and signalization and stated the lead time to order mast arms is currently 9-12 months.

There is \$5 Million dollars available for road construction in the Escrow fund for Silverleaf. Trips and Credits have already been awarded for these funds so no additional trips or credits would be available.

RAC AGENDA ITEMS:

Sustanee Term Sheet (Information Item Only)

Road Affected: Avalon Road (C.R. 545)
Previous RAC: 2/2/2022
In Attendance: Greg Lee, Mohammed Abdallah

Mr. Lee requested a page-by-page review of the revised Term Sheet document.

Page 1 Section 2 Ms. Alfonso requested clarification of the changes made. Mr. Abdallah stated that future applicants must use the same rate and cannot seek Alternative Impact Fee Committee redress.

Page 1 Section 3 The number of trips has increased to 2,059 since internal capture was removed.

Page 2 Section 6 Indexing costs needed to be able to make future dollars equitable to today's dollars through inflation. Mr. Lee to update the language in the Term Sheet and provide more detail in the Transportation Mitigation Agreement.

Page 2

- Lines 52-54 remove the words “annual” and “increase” and add the word “adjustment” after “rate”.
- Line 61 delete the added sentence and change to “payment made pursuant to Section 6 above.”

Discussion of payment schedule in relation to Trip Release versus development schedule and how the concept is to not allow development to outpace mitigation payments to be made.

Concept of Escrow Agent needs to be included in the Term Sheet and then addressed more fully in the Agreement.

Ms. Almodovar asked to clarify “first PSP” to include any Infrastructure PSPs submitted in advance of a Development PSP. Two submittals could follow different schedules and create a timing issue for when development occurs.

Transmittal of the Comp Plan Amendment is scheduled for the May 10, 2022 BCC Agenda. The Sustanee Term Sheet will be a consent agenda item to be submitted for BCC acceptance.

No Roadway Agreement Committee action is needed for this item.

Mr. Lee will provide a clean final version to be submitted for the BCC.

[Mr. Weiss re-reviewed the Committee Discussion taken up early to make sure no one was present for that discussion]

[BREAK 10:35 a.m. – 10:50 a.m.]

COMMITTEE DISCUSSION: *The Grow Road Network Agreement – ROW needs, Payment release*

- TWO ISSUES: 1) Right-of-Way Needs
2) Payments made versus Release of Trips

Mr. Nastasi framed the first issue stating there is nothing in The Grow Transportation Agreement or First Amendment regarding Right-of-Way conveyance for Lake Pickett Road. There is an APF Agreement that discusses the need for 3.05 acres for Lake Pickett Road. The Regulating Plan shows roundabouts which may require additional right-of-way.

A Roadway Conceptual Analysis would be needed to determine the Right-of-Way needed for Lake Pickett Road.

A revised Regulating Plan has just been submitted for review through the TRG/DRC Comment Review process. Comments will need to be added for the Right-of-Way needed for The Grow.

Mr. Weiss framed the second issue regarding the payment table and when Trips are released for concurrency in relation to the development programs.

Two PSPs have been submitted for almost the entire development program. The First Amendment requires a calculation to show that sufficient payments have been made to have allocated the requisite number of trips being utilized.

Need to follow up with the applicant to see if the PSPs which have been submitted will be sub-phased or not.

Additional payments could be made early, but development cannot outpace the requisite payments for the number of trips required per the agreement.

A meeting will need to be held with the applicant to further discuss the allocation of trips based on the payments made.

Mr. Weiss adjourned the meeting at 11:27 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.

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