



INTEROFFICE MEMORANDUM

Minutes Roadway Agreement Committee Public Works Main Conference Room & Virtual Component via Webex June 2, 2021

Members Present: Jon Weiss – Planning, Environmental & Development Services Department (Chair) (virtual)
Diana Almodovar – Development Engineering Division (Vice-Chair) (in-person)
Renzo Nastasi – Transportation Planning Division (in-person)
Raymond Williams – Public Work Engineering Division (in-person)
Humberto Castellero – Traffic Engineering Division (in-person)
Mindy Cummings – Real Estate Management Division (virtual)
Eric Raasch – Planning Division (virtual)

County Staff Present: Roberta Alfonso – County Attorney’s Office (virtual)
Joy Carmichael – County Attorney’s Office (virtual)
Stephanie Stone – County Attorney’s Office (virtual)
Gina Segui – Risk Management Division (virtual)
Jennifer Cummings – Public Works Engineering Division (virtual)
Yahaira Gines-Rios – Public Works Engineering Division (virtual)
Jeff Dunn – Planning, Environmental & Development Services Department (virtual)
Tamara Pelc – Real Estate Management Division (virtual)
Heather Brownlie – Transportation Planning Division (virtual)
Tammilea Chami – Transportation Planning Division (virtual)
Nannette Chiesa – Transportation Planning Division (virtual)
Brain Sanders – Transportation Planning Division (virtual)

Mr. Weiss called the meeting to order at 9:00 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 May 19, 2021 Roadway Agreement Committee (RAC) Meeting.

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- Line 101 replace “Flamingo Crossings Boulevard” with “Lake Gifford Way”
- Line 83 change the word “owner” to “party”
- Line 128 change the word “of” to “as”

Ms. M. Cummings made a motion, with a second by Ms. Almodovar, to approve the May 19, 2021 Roadway Agreement Committee Meeting Minutes with changes discussed. Motion carried unanimously.

Activity Summary

Mr. Weiss reviewed the items scheduled to the BCC.

Ms. Brownlie provided an update on the Supplemental to Poinciana Boulevard Extension Road Network Agreement.

Review of Horizon West Village Trip Allocations to date.

RAC CONSENT AGENDA ITEM:

Lake Buena Vista Hotel Proportionate Share Agreement

Road Affected: Vineland Avenue

Present: James Taylor (virtual)

Previous RAC: None

County Staff Present: Mirna Barq

Mr. Weiss noted several changes which were corrected already.

Ms. Barq explained that the roadway cost was the actual cost for the roadway improvements that came from Engineering.

Ms. M. Cummings made a motion, with a second by Ms. Almodovar to approve the Lake Buena Vista Hotel Proportionate Share Agreement with changes discussed. Motion carried unanimously.

RAC NON-CONSENT PROPORTIONATE SHARE ITEM:

- None

RAC AGENDA ITEM:

- None

COMMITTEE DISCUSSION:

Sustanee Term Sheet Framework/Process

Present: Sean Ells (virtual), Mohammed Abdallah (virtual), Demily Santiago (virtual), Sean Froelich (virtual)

The purpose for this discussion was to go over the review process in terms of the procedures as it pertains to RAC and Transportation in general and the prerequisites that are required prior to transmittal to the BCC. The prerequisites include a Traffic Study and a Term sheet that will need to be reviewed and be in final draft form prior to the Community Meeting in order to have a productive meeting with the community. Timing is critical for the applicants to be able to move forward, however, so far, we have only seen a draft outline of a Term Sheet and have not seen a Traffic Study. Mr. Abdallah stated a Traffic Study has not yet been submitted and will be forthcoming.

Mr. Nastasi explained that the intent of the Term Sheet was to replicate the process that was undertaken by The Grow. The traffic study will determine the impacts to the road network, the proportionate share that would be required, and what the impact fee generation rates would be. These are the key elements to any Term sheet.

Mr. Weiss provided some historical background for Sustanee from 2015-2016 (then known as Lake Pickett North/Sustany)

- Lake Pickett North and Lake Pickett South (The Grow) came in at the same time. Commissioner Edwards was looking for these projects to solve some of the outstanding transportation issues and challenges in East Orange County
- Lake Pickett South had gotten approval and Lake Pickett North (Sustany) did not.
- The Grow had modified their agreement for a Cash payment to the County after the DOT had removed the S.R. 50 project from its work program. The cash payment would be used by the County on a series of improvements at its discretion to support the growth in East Orange County.
- RCA for McCulloch and for Chuluota are being advanced by the County as County led projects as part of the CIP.

The structure of this proposed agreement resembles that of the Grow Agreement in that there would be a total payment to the County and the County would advance the infrastructure needed. Ms. Almodovar stated that the infrastructure needs to be in place as development occurs. Signalization improvements may be required from Developer. There are only three (3) major roads within the boundary of Sustanee: Lake Pickett Road, Chuluota Road, and McCulloch Road. S.R. 50 has re-joined the FDOT Work Program with construction scheduled for 2024-2025 and some of the funds could be used to improve signalization at S.R. 50 intersections.

Mr. Weiss reviewed the Lake Pickett South “The Grow” parameters and how payments are front-loaded to provide improvements as needed. Mr. Nastasi suggested a Complete Streets approach to the existing infrastructure to address safety issues and aesthetics.

Mr. Abdallah outlined the funding to be provided to support the County’s priorities in the policies and from NEOCATS Study which is underway, and stated that the proportionate share cost exceeds the impact fee cost for the project. Sustanee Owners want to make payments at appropriate thresholds and not be responsible for delivering specific infrastructure projects. County would be able to apply funding to its priorities whether road widening or safety improvements or intersections.

Mr. Weiss opened up the discussion to the Committee Members noting that the Term Sheet would not go through RAC but the Road Network Agreement pursuant to the Term Sheet would be reviewed by the Committee as the project moves forward.

Ms. Almodovar asked Mr. Abdallah what the timeline was. He responded that he had been hoping to hit the transmittal dates that are upcoming in the cycle but due to working on a few details they are hoping to go to a transmittal in the next two to three months, possibly out-of-cycle. Mr. Abdallah stated that a two-month time frame is not unreasonable for the process.

The terms of the Term Sheet need to be in place and agreed to prior to Community meeting so that impacts are known and deficiencies are addressed through a mitigation plan. North East Orange County Area Wide Transportation Study (NEOCATS) study will also provide priorities for area improvements. Sustanee stated that they look forward to partnering with the County to provide solutions to infrastructure improvements needed.

Mr. Weiss adjourned the meeting at 10:00 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.