

**CITY COMMISSION  
WORKSHOP MINUTES**  
April 18, 2005

Mayor Quesinberry called the workshop to order at 6:30 p.m. with the following in attendance:

**WINTER GARDEN CITY COMMISSION:** Mayor Jack Quesinberry, Commissioners Theo Graham, Mildred Dixon, and Carol Nichols

**TOWN OF OAKLAND COMMISSION:** Mayor Kathy Stark, Commissioners Bill Dudzinski, Mike Satterfield, and Mona Phipps

Mayor Quesinberry announced that the purpose of this workshop is for both Commissions to discuss a proposed Oakland Park Planned Unit Development located on 258 acres south of Lake Apopka and west of Tildenville School Road.

Mr. John Rinehart with Glattig Jackson stated his planning firm is working with Castle & Cooke, and their Vice President was not feeling well and could not make this workshop, so he will be making the PowerPoint presentation (see attached). The assemblage of the property began almost five years ago. They have been working closely with staff of Oakland and Winter Garden and the presentation includes their comments and input over the last year and a half. The name Oakland Park comes from what their historians have told them was the name of the very first settlers in 1844 that came to the south shores of Lake Apopka in the general vicinity of where this development is proposed.

**Highlights of the proposed 258-acre development include:**

- 66 acres/175 housing units in Oakland and 191 acres in Winter Garden/575 housing units for a total of 750 units
- 23 acres of wetlands
- 295 acres of uplands
- 26 acres hard space on the lake with no private ownership but will have some stormwater management treatment facilities and the marina
- One third is on Lake Apopka
- Neighborhood center with about 35,000 square feet of retail space that will include a restaurant
- Mixture of single-family and attached housing (townhouse) either two units or three units together on any given block
- No houses on the lake
- Marina will not have individual private docks
- Not gated
- Two or three mail kiosks
- Within 1/3 mile of the West Orange Trail
- Internal community loop trail to connect with the neighborhood center, to the lake and is eight feet wide
- Pavilion on the lake and others along the internal trail

- 75 acres of parks and plazas connected by trails
- Diverse housing with pre-selected builders and five different architectural designs
- Meadow Marsh building on the east side will be a part of the development
- Few houses will have driveways on the street
- All garages will be at the rear of the lot and be served off an ally or a driveway that passes the house
- Houses along the West Orange Trail will all be turned around so the front porches face the trail
- Integrated/interconnected street system with six different cross sections of street without having to go to a main artery (Tildenville Road, three onto Oakland Avenue, two into Winters Landing)

Mayor Quesinberry asked if the three combined units would be owned individually or be rentals. Mr. Rinehart replied that they would all be individually owned. They have requested 30 apartment units in the neighborhood center, a second floor over the retail and perhaps some apartment units.

Commissioner Nichols asked if it is true that the least expensive home would be priced at \$300,000 including the one of three combined units mentioned. Mr. Rinehart replied that the least expensive unit will probably be somewhere around \$300,000.

Commissioner Nichols asked how pools with enclosures will be handled. Mr. Rinehart stated they will be very strict in that regard and on a lot-by-lot basis, they will define the building, garage, and space they can have a pool or exterior courtyard/plaza area in the back. There will be a couple of areas that will exclusively for the residents; one near the marina with a pool and small club facility and the Meadow Marsh building. The intent right now is for Meadow Marsh to have meeting rooms and maybe food service for a reception. They are still looking at financial options because they have to make sure it is not a financial drain on the community over time. There will not be any exterior modifications to the Meadow Marsh building without first coming back and asking permission. Some uses may be food service, some bed and breakfast, an office or two. They have established a non-profit Oakland Park Foundation for the purpose of education and civic engagement within the community. In part, the foundation will be funded by a small fraction of a percent transfer fee on any real estate activity in the community. Typically, foundations are used for community activities that tend to foster connectivity. Commissioner Nichols asked if they have considered putting Meadow Marsh on the National Registry of Historical sites. Mr. Rinehart replied that they have not seriously considered it but from his perspective, they would have no objection if it was something the city wanted to help them pursue. Commissioner Dixon asked for any historic data the developer may have because she is working with her students on the subject.

Commissioner Phipps asked what the projected build out for the project is. Mr. Rinehart replied that the first phase is in Winter Garden on Oakland Avenue with about 170 units and they would like to start the site work by the end of this year, which means the first houses would go up around late summer 2006. He believes the project will take at least eight years to build out. With respect to the utilities, they have had discussions with both cities and are not sure how all the details will work out but they know sewer will be provided by Winter Garden; sanitation collection will be provided by both Oakland and Winter Garden; and they are still working on the water supply. Mayor Quesinberry asked where the imaginary separation line is for city services so residents will know which city is

their provider. Mr. Rinehart drew a line on the PowerPoint presentation and added that when it gets down to jurisdictional lines they are going to massage the line a little bit either way so the lots are not split or complicated and will be behind houses. The line cannot be defined until they are at the final engineering stage. This early in the planning stage, it can be conceptually agreed upon that is the approach that will be taken. Furthermore, the process will involve deannexation, annexation, and an amendment to the Joint Planning Agreements with Orange County.

Commissioner Graham asked about the one-way brick road off Plant Street past Meadow Marsh that is a historical road and whether or not it can be widened. Mr. Rinehart replied that Tildenville School Road is a 16-foot wide one-way historic street and they are not proposing any changes. The access to Meadow Marsh will be from the back side internally to the community. Commissioner Graham asked about the increase in traffic exiting down by the packinghouse. Mr. Rinehart replied that they think it will be a minor amount, maybe 15 percent, and that all points of ingress/egress should be taken advantage of by traffic. Commissioner Nichols asked about construction vehicles. Mr. Rinehart stated they have not yet even thought about construction mobilization but he is sure there will be detailed discussions with staff on this subject and he doesn't think it would be appropriate to bring them up and down Tildenville School Road.

Commissioner Graham asked if the access through Winter Landing is going to be the primary road. Mr. Rinehart replied that he thinks the primary road will be the one that connects to the community center but drivers will find whatever is most convenient for them. Commissioner Graham asked how they will connect to SR 50. Mr. Rinehart replied that they may access it via Avalon, Motamassek (will become two lanes), or Tubb Street. Commissioner Graham asked if those streets are going to be able to handle an additional 750 residential units. Mr. Rinehart replied yes. Commissioner Graham asked how many homes will be in Winter Landing. Mr. Rinehart replied 58. Commissioner Nichols stated that when you compute two vehicles per unit, that is an additional 1500 plus marina workers and shoppers that is a lot of vehicles so will there be a light at the neighborhood center. Mr. Rinehart replied that the three external traffic commitments discussed have been; 1) a signal at Plant and Story, 2) a signal at an unnamed road that will connect their parcel south of Oakland Avenue, and 3) they have agreed to construct two lanes on Motamassek prior to Phase 2. Commissioner Nichols asked if there would be a signal installed at Motamassek onto SR 50. Mr. Rinehart replied that there would have to be a signal there, as it will also serve the police and fire stations. Commissioner Graham asked if he thought the traffic light at Plant and Story would cause traffic to drive into Winter Garden. Mr. Rinehart replied that he thinks a light at this location is important because the intersection is not exactly 90 degrees so there are unusual sight distance issues and there are a significant number of elementary school children crossing so from a safety perspective, it needs to be signalized.

Commissioner Nichols asked about the plans for schools. Mr. Rinehart replied that they are working with the school district on a capacity enhancement agreement. They have committed to having one in place before the preliminary site plan. He knows that Tildenville Elementary School is going to be relieved by Whispering Oaks Elementary School at Stoneybrook West, which is opening next fall. After that, Tildenville children are going to be relocated to the Ninth Grade Center, which is going to be rebuilt. The school district is not concerned with elementary school capacity at all. They are also not concerned with the high school capacity with the opening of Ocoee High School. The issue is the

middle school because Lakeview is over capacity now. They have a reliever school planned in the 2008-09 timeframe. They are talking about accelerating that plan and are discussing the issue.

Mayor Quesinberry stated his feelings that somewhere on the east side of the subject property, not down to 545 or Tildenville Road, there should be access to SR 50. Mr. Rinehart replied that they initially looked at the Sadler property as being part of Oakland Park but they could not reach an agreement. Motamassek will be able to handle the impact of traffic. Also, the Turnpike Authority is going to rebuild the interchange on SR 50.

Commissioner Satterfield asked if they project at least 2,000 vehicles will be in and out of the project in eight years, which seems like a lot for just the three areas. Mr. Rinehart replied that it is a reasonable figure. Mayor Stark stated that turn signals need to be discussed because it is tough to turn from 545 in the mornings now.

Commissioner Nichols asked about visitor parking when the garages are behind the house. Mr. Rinehart replied that they can park behind at the garage or on the street with overnight parking on one side. Commissioner Nichols asked about what if they find any archeological facts where the old settlement was at one time. Mr. Rinehart replied that they would stop and figure out what they have. Commissioner Nichols asked about where the animals would go. Mr. Rinehart replied they would go wherever they want and there are no bald eagles. If there are any gopher turtles, they would be relocated or they would do a "taking" permit on them.

Commissioner Dixon left at 7:36 p.m.

Commissioner Dudzinski asked how large the marina would be. Mr. Rinehart replied 149 spaces with a combination of wet and dry. Phase 1 should have about 30 wet slips and 60 dry storage spaces. Commissioner Phipps shared that she works with the Friends of Lake Apopka who developed the guideless and encourage the marina as opposed to the dock. She asked about the dry storage space. Mr. Rinehart replied that they are a little larger but because there is about a 30-foot elevation change down to the lake, they will be dropped down at least one story into the ground as to be visually suppressed from the road and will have architectural treatments.

The workshop concluded at 7:39 p.m.

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Kathy Golden, City Clerk

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Jack Quesinberry, Mayor/Commissioner