

CITY OF APOPKA

Minutes of the City Council workshop held on July 13, 2016, at 4:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Joe Kilsheimer
Commissioner Billie Dean
Commissioner Diane Velazquez
Commissioner Doug Bankson
Commissioner Kyle Becker
City Administrator Glenn Irby
City Attorney Cliff Shepard

PRESS PRESENT: John Peery - The Apopka Chief
Bethany Rodgers, Orlando Sentinel
Dale Fenwick – The Apopka Voice
WFTV – Channel 9 Local News

PLEDGE OF ALLEGIANCE – Mayor Kilsheimer led in the Pledge of Allegiance.

DISCUSSION

1. Taurus Developer's Agreement

Mayor announced that this is a workshop meeting to discuss the proposed agreement between Taurus Southern Investments & the City of Apopka. He advised this is a workshop meeting, there will be no public input. Public input will be taken during the July 20, 2016, City Council meeting, at which time Council will vote on the Taurus Developer's Agreement.

Mark Reggentin, Community Development Director, provided the lead-in and an overview of the language and parameters contained within the Development Agreement, stating they have been negotiating right up to this meeting. He stated that we are working toward an amicable resolution to some of the issues and are coming to an understanding on what the needs are of the developer as well as what the desires of the City are in terms of the City Center project. He said that as with any Development Agreement, the cornerstone is the master plan and the Taurus team will provide a detailed master plan during their presentation.

Mr. Reggentin said some of the basic parameters laid out in the RFP for the City Center was that there would be public gathering places created within the commercial area. He stated there will be potential changes and there are provisions within the Development Agreement for future amendments to the master plan and to incorporate additional properties and within the conceptual plan there are renderings depicting both commercial areas as well as public gathering places and how they work together to compliment the City. The agreement is structured so that the developer is required to construct the infrastructure to support the development itself. Since this was structured as a public/private partnership, there are also responsibilities of the City as well. The broader public improvements are the responsibility of

the City. The developer will permit those public improvements, which are primarily the roadway improvements that will service the area and the City will pay for the construction.

Mr. Reggentin reported the developer worked with the City through the Preliminary and Final Development Plan process to design, permit and construct the public improvements onsite including the public gathering places and park amenities surrounding the lake. This area will be enhanced to provide a viable commercial area, and also a viable public space to be used by the people visiting the area. He affirmed throughout the ongoing discussions with the developer there has been an emphasis on the importance of meeting certain performance standards in order to ensure something will happen within a reasonable time and that this will be consistent with the master plan and vision of the City. To that end, there are initially two (2) eighteen (18) month periods which Taurus Southern is required to perform. According to these performance goals, within the first (18) months, the vertical construction for Phase I should occur and at the end of the 36 month period, Phase I & Phase II should be under construction.

The next step will begin following the initial 36 month construction period and we're looking at a 48 month build out for 50% of what we're calling the Core area of the City Center, which is the area bounded by 436, 441, 6th Street and McGee. Within that core area and within 36 months, that goal should be completed. The contingency there is this is where the City steps in with the roadway improvements which are primarily the improvements to 6th Street Jay Davoll, Public Services Director, is already working on designs to and the improvements to 436 and 441 as it comes east to west into the site and will include additional turning lanes and traffic signals. We have the commitment from Taurus and their design team to assist with the design of this and to get this permitted through the Florida Department of Transportation and will also assist with achieving funding for the road projects.

Mr. Reggentin explained the public improvements will be funded through impact fees and essentially as Taurus purchases property and pays the impact fees, those fees will go into an escrow account and will be earmarked for those improvements. In terms of road maintenance, the developer will be responsible for the interior and the City will be responsible for the park-like improvements which will occur around the pond. The City will be required to make surrounding roadway improvements, primarily to Sixth Street and improvements to SR 436 and 441 with additional turning lanes and traffic signals. He affirmed the City has a commitment from Taurus and their design team to get this permitted through FDOT and work on achieving funding through FDOT.

Mr. Reggentin said the developer will make every effort to incorporate the Highland Manor site into the final development plan and design. However, if the structure cannot be incorporated into the overall design, the developer is required to provide the City with a 12-month notice and a decision will be made as to how to best preserve the building. The City will essentially have 18 months to decide if the structure should be relocated or demolished. In the interim, Highland Manor will remain as City property.

Jeff McFadden, Managing Director of Taurus Southern Investments, provided a brief overview of the firm and introduced the Taurus team including: Kim McCann, Architect and Designer;

Jill Rose, Vice President of BishopBeale Realty (responsible for restaurant and retail leasing and sales); John Keating, Attorney, and Bob Lochrane, of Lochrane Engineering.

Kim McCann, Architect, partner and managing principal of Eleven 18 Architecture in Downtown Orlando provided a PowerPoint presentation to review the overall design of the City Center identifying the different regions of the site including commercial, office, restaurants, parks and parking. She summarized how each of the regions will play into the overall site, and stated from the very beginning, one of the design goals was to incorporate the vision of the City along with the natural beauty of the site in order to create a beautiful gateway into the City. She stated that one of the design challenges includes integrating the commercial development aspects while still preserving some the public amenities including the lake, green spaces and historic oaks on the property. Ms. McCann reviewed the preliminary design framework and explained how they have taken the vision of the City and incorporated various design features such as the lake aspect, large sidewalks with pedestrian friendly corridors, a variation of architectural styles, landscapes and public parks as well as linear parks in order to reflect the natural beauty of Apopka. She advised they have also developed design guidelines that will be required to be followed and she reviewed these guidelines. The design guidelines will provide the strategy and guidance necessary to implement the vision of the City.

Jill Rose, Vice President of Retail Services, BishopBeale, discussed the potential uses for the project. She stated that their team studied the demographics of the area and based upon the potential retailers that will drive to the project, a trade area was established. She further stated that they were pleasantly surprised to learn that demographic in the trade area was fairly young and said 39 was the median age. The results of their study found that there are approximately 138,000 people within the trade area. Of those, approximately 70% owned their own homes with an average household size of 2.7 persons per household. Jill stated that the average household income was \$74,000 and a median income of \$56,000. She further stated that in terms of uses, the vision includes a variety of restaurants, from sit-down dining to casual outdoor dining restaurants as well as places of entertainment. Jill stated they have been quietly marketing the project and have received interest from target anchors including restaurants and dining, grocery and potential entertainment users as well as service-oriented users including spas, salons, pet boutiques and specialty frozen dessert locations. In addition, she said other interested parties include medical professionals, bakeries, coffee houses, etc. She said they're excited to get started on this unique design and knows it will appeal to everyone as it will not be your typical shopping center.

There was discussion between the City Council and Taurus Southern Development as to the other costs of the project. Mayor Kilsheimer stated that one of the directions he gave was the realization of the City Center would not result in any net expenditures beyond what the City has already invested. Commissioner Dean expressed concern with regards to Highland Manor, as did other Commissioners and inquired if there was any way to utilize it without having to move it.

Mr. McFadden said they have looked at every possibility but that it does not fit in with the design plan and vision for the City Center. He advised that the agreement was structured around this and it would be the City's responsibility to figure out what they want to do. He

further stated that they were more than willing to listen to suggestions.

Discussion ensued regarding suggestions including architectural style and other design features. In response to Commissioner Velazquez, Mr. McFadden said they were first looking at building a hotel and restaurant second. He advised the agreement requires two sit down restaurants and they clearly understand this desire. In discussion regarding a hotel, Council made clear that the hotel be designed with interior entrance to all rooms. Commissioner Becker inquired what they were referring to regarding any restaurant with a drive-through must have in-store dining facilities, as their layout does not show where a drive-through would work and asked what type of restaurant they were referring to.

Ms. Rose advised it would not be fast food, and it would not be any type of drive-through only without the ability to go inside to eat.

City Attorney Shepard pointed out the size restriction for minimum floor area for the stand alone development was 6500 square feet. He gave Panera as an example or Starbucks that will not build without a drive-through, but they have sit down facilities.

Mr. McFadden advised their intention is not to have typical fast food, but they are not wanting to preclude Starbucks or this type of restaurant that requires a drive-through.

Mayor Kilsheimer thanked staff and the Taurus team for all of their hard work in this process. He stated that this is an exciting time for Apopka and that Apopka residents will be proud of this project. He reiterated there will be public input at next week's Council meeting.

ADJOURNMENT: There being no further business, the meeting adjourned at 5:39 p.m.

_____/s/_____
Joseph E. Kilsheimer, Mayor

ATTEST;

_____/s/_____
Linda F. Goff, City Clerk