

**SUMMARY
TOWN OF MONTVERDE
TOWN COUNCIL WORKSHOP**

May 3, 2016

The Town of Montverde met in for a Council Workshop on Tuesday, May 3, 2016 at 6:30 pm in the Mayor's Office at Town Hall.

Council Members Present:

President Billy Bates

Glenn Burns

Jim Ley

Jim Peacock

Judy Smith

Staff Present:

Joe Wynkoop, Mayor

Graham Wells, Town Clerk

Terry Burden, Public Works Director

Anita Geraci-Carver, Town Attorney

Sean Parks, Town Planner

Jim Gleason, Mascotte City Manager in an advisory capacity

Mayor Wynkoop called the meeting to order at 6:30 and led the Pledge of Allegiance.

Roll call was performed, and it was determined that a quorum was present.

BLACKSTILL EAST DEVELOPMENT

To give some context, the italicized text below is for background information only and does not form part of the minutes of this meeting.

This development on the outskirts of the town has been going back and forth for the past eleven years. The developer has recently spoken to Anita Geraci-Carver and it has been discussed at the Staff Planning Meeting. An original agreement was entered into in 2005 and a deposit of \$225,000 was paid to the town in advance to provide water services to the development. An additional 25,000 for engineering and attorney's fees was also paid. The total is still on deposit at Fifth Third Bank.

The original agreement was for them to develop the parcel with 114 half-acre lots as per the Town's Land Development Code. This view has now changed and the developer wants a much higher density and also to have the property annexed to the town. Water supply can come either from the town or from a bulk agreement with Clermont. If the property is annexed and the water supplied by Clermont then the town would retain the \$250,000. For this to happen the town would have to agree to a density level and price point comparable with other developments along SR50 and Blackstill Lake Road. Blackstill West density is between 2.8 dwelling units per acre (du/ac) and 3.0 du/ac and they are asking for 2.5 du/ac.

If the Town will not annex the property then they could develop it within the County. The Town would still have the right to supply water and would have to put in the pipe to connect it to the Town's water supply at its own expense. If a bulk agreement with Clermont was negotiated then the \$250,000 would have to be repaid to the developer. The \$250,000 was a pre-payment to connect the development to the Town's water supply. The Town would not be able to charge impact fees, however a connection fee of \$2,100 would be payable to connect each developed lot to the supply.

At a previous meeting the developer said that they wanted to build 276 homes which would bring in \$579,600 in revenue from connection fees. The density is higher than is allowed inside the town. The development is outside of the main are of the town and it was considered preferable that the town has control rather than giving it up to the County even if the density is higher. If annexed, the Town would also receive the property tax and fire assessment revenues. Either the Town does it or it will be developed in the County. If annexation does not take place then they will develop in the County and the town will lose considerable tax revenue and the control of how the site is developed.

The town would want to annex with the original density, however if the density requested of 276 homes was approved, then the town would collect impact and connection fees on every house over the density of 114 in the original agreement. This amounts to \$734,184 in impact fees alone. At the original density the Town would have to comply with the original agreement. It could not charge more than the amount in the agreement but would still have to put the pipe in.

Mayor Wynkoop said that following the workshop held on April 26 this was an opportunity for the developer to present their vision for this property and asked the gentlemen representing the Blackstill Lake Development to introduce themselves.

Mr. James Caruso – President, Pineloch Management Corporation

Mr. Richard Gonzales – Vice President, Pineloch Management Corporation

Mr. Robert Thompson – Winter Park Consulting Group

Mr. Brent Lacy – VHB Engineers

Mr. Caruso said that the property had been in his family since the forties and they now wanted to develop it and have it annexed into the town. They brought several visuals and he pointed out the densities of surrounding developments such as Highlands Ranch and Verde Ridge and also proposed projects at Sugerloaf, Minneola Ridge and the Hills of Minneola. Highlands Ranch is also known as Blackstill West which was their development and he commended how well it had turned out.

At this point they did not have a builder in mind for Black East and the drawing they presented was a concept plan only and did not show any lots on it. They would not know the layout until it is engineered. The lots would be different sizes based on shape and also on the topography of the land. A traffic study had been conducted which showed that only 12 percent of the traffic would go north towards the town; 8 percent on Fosgate Road towards Tavares and 4 percent using Ridgewood Avenue. The remaining 88 percent of the traffic from the development would go south towards Clermont.

The developer is asking for a density of 2.5 dwelling units per acre (du/ac) which is consistent with the surrounding developments and suggesting a price point of \$285,000. *Councilman Peacock* said that the agreement signed in 2005 called for half-acre lots. *Mr. Caruso* said that there was no market for that density. It was platted in 2005 for 114 lots and they now wanted 283.

He said that it was about their ability to find a builder to partner with. *Councilman Peacock* said that Montverde was a desirable place to live and that half-acre lots fits well. *Mr. Caruso* said that half-acre lots would require a custom builder. *Robert Thompson* said that if they could not get the density required to attract a building partner then the property would remain undeveloped. *Mr. Thompson* added that in return for the higher density, the town could keep the \$225,000 that they prepaid in 2005 for connection to the Town's water and use it for whatever the town needed. The new agreement would require payment of connection fees again and at the current re-assessed rate.

Mr. Caruso said that they estimate the revenue to the town at the density requested at the price point of \$285,000 would be \$1.3 million in years 1, 2 and 3 collectively and \$282,000 each year thereafter. In addition the town would have the override of the sewer revenue from the agreement with Clermont. The figures put forward included ad-valorem taxes and water revenue but did not include the \$225,000 already paid.

If annexed, the Town would be able to impose the design standards that it wanted to make the development look the way that it wanted it to. The lots would vary in size because of the irregularity of the shape of the development and the topography but it is anticipated that quarter-acre would likely be the smallest with widths of between 50 feet and 70 feet. The different shape and sizes would allow the builder to put varying sizes and styles of houses on them.

Councilman Peacock said that the density they were asking for would be a hard sell to the residents of the town. *Mr. Caruso* said that he understood that and was why they had focused on the financial benefit to the town. *Councilman Peacock* stated while the revenue was always welcome, unlike some towns Montverde was not broke.

Anita Geraci-Carver and *Sean Parks* outlined what the procedure from application going forward would be including annexation if something could be worked out that was beneficial to all. They would need more detail on the density. *Mr. Caruso* asked for some direction. At what point does the financial benefit outweigh having a higher density. The considerable revenue coming into the town could fund major projects such as a new community building or water tower. *Councilman Peacock* state that half-acre lots was where the town was at right now and that the developer should bring something forward that was as close to that as possible.

Sean Parks suggested that they look at other options including larger areas of open space breaking up the development with clusters of homes separated with sidewalks and trails. This would make it more attractive. He said that the County is looking for higher standards even than Clermont. *Mr. Caruso* said that 2.5 du/ac was what the builders required to develop. Lot sizes did not dictate what the house size would be. Buyers were looking for less maintenance and more amenities rather than bigger lots.

Councilman Peacock asked them to give Council some time to consider their proposal and have another workshop before bringing it to the June meeting. Further discussion took place about the developer donating a one acre parcel of land for a possible trailhead at the existing trail on the opposite side of the road.

The question was raised why there was a need for annexation. The response was that it benefits the town. The ISBA gives Montverde the decision whether to annex and have control over how the development looked as opposed to it being developed in the County.

At this point a short break was taken while the development team left the building. The meeting resumed.

Anita Geraci-Carver said that if Council does not want to give the density then they should terminate the existing agreement and give back the \$225,000. If the developer came back at a later date then a new agreement could be negotiated. Whatever the outcome, they would always have to come to the town first for water. She was asked to research exactly what was able to be developed in the County.

Councilman Peacock said that if the density they were asking for is approved and annexation takes place it would expand the town by over 40 percent. *Sean Parks* suggested that there were builders out there who would develop half-acre lots; it was just that they don't want to do it. The higher the density, the more valuable the project becomes when partnering with a builder.

A further workshop would be scheduled on May 19 or May 24 whichever the McQuaig meeting was not on.

A motion to adjourn was made by Councilman Peacock; Seconded by Councilwoman Smith. With all in favor the meeting adjourned at 8:24pm.

Respectfully submitted,

Joe Wynkoop, Mayor

Billy Bates, Council President

ATTEST:

Graham Wells, Town Clerk