

Reunion West Community Development District (CDD) Meeting Summary

Sinclair Road Extension, Part A

MEETING DATE: October 14, 2021
MEETING TIME: 11:00 AM to 2:00 PM (Agenda Item #11 of attached CDD agenda)
LOCATION: 7715 Heritage Crossing Way, Kissimmee, FL 34747
ATTENDEES: CDD Board Members & Residents
Conroy Jacobs, Osceola County
Steve Kane, Osceola County
Clif Tate, Kimley-Horn
James Taylor, Kimley-Horn

1. Introductions

- Clif Tate began by making introductions of Kimley-Horn and Osceola County attendees and shared a presentation (attached).

2. Project History

- Clif Tate provided an overview of the project history, including:
 - Sinclair Road Extension was identified as part of the Reunion Development approval;
 - It is included in Osceola County's Comprehensive Plan; and,
 - It is in MetroPlan Orlando's Cost Feasible Plan.

3. Purpose and Need

- The purpose and need is to provide system linkage between SR 429 and US 27; and,
- Improve mobility for residential developments near SR 429 and commercial developments along US 27

4. Study Objective

- The study objective is to evaluate alternatives for their impacts to the social, physical, natural, and cultural environments.

5. Study Process

- The study process includes:
 - Performing engineering, social, and environmental studies of the transportation improvement,
 - Use analysis to support decisions regarding what transportation improvements; and,
 - Develop basic design concepts based on the analysis.

6. Study Area

- The study area extends from Tradition Boulevard to Bella Citta Boulevard.

7. Potential Alignments

- Two potential alignments were presented.

- Both alignments are based on a 35-mph design speed to reflect the context of the area.
- The yellow alignment travels along the north and west side of the Reunion Development and stays north of the Florida Gas Transmission gas line. It impacts the Dewan and other properties.
- The orange alignment stays mainly within the Reunion development and crosses the gas pipeline twice. It also impacts the Dewan and other properties.

8. Study Schedule

- The study is expected to take 12 months and conclude in September 2022 with the design phase starting then and taking approximately 12 months.

9. Contacts

- For more information about the study, people can contact Conroy Jacobs or Clif Tate. There is a project website at www.osceola/go/sinclairroad or www.bit.ly/sinclairroad.

10. Stakeholder Input

- Input from board/residents:
 - One member indicated a strong preference for the yellow alignment due to increased distance from homes within Reunion.
 - Clif explained the orange alignment was originally anticipated (all in Reunion property) and would remain an alternative to consider.
 - One member indicated having the alignment on a Google Earth map would be helpful.
 - Clif indicated the website will be updated with study information as the study progresses and more detailed information will be made available in the future.
 - One member indicated Kingwood probably prefers the yellow alignment due to proximity to their property located further south.
 - Clif confirmed where the Kingwood property in question is located (it is part of the Reunion development) and explained further input would be obtained from Kingwood/Reunion. Dewan, located just to the west, would also have an opportunity to weigh in on the alternatives.
 - One member questioned why there are only two alignments.
 - Clif indicated these are our initial concepts. Other alignments could be a combination of the two presented.
 - One member asked about the possibility of shared use ponds with Reunion.
 - Clif indicated that this would be considered and there would be further coordination on this point.
 - One member had a concern about how speeds would be controlled/enforced on the road.
 - Clif explained that the design of the road curves and the comfort of the driver generally controls the speed limit of the road.
 - One member questioned how long it would take to construct the road.
 - Clif indicated that the study would take a year and the design and right-of-way would likely take another two years. Therefore, construction could start in three years.
 - Steve Kane from the County agreed.
- Clif indicated he would send copies of the presentation, including the website location. The CDD Board can share with residents.

This summary serves to document this meeting. If anyone wishes to modify or append to this account, please contact Clif Tate either by phone at 407-898-1511 or by email at clif.tate@kimley-horn.com.

Reunion West

Community Development District

219 E. Livingston Street, Orlando FL, 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 7, 2021

Board of Supervisors
Reunion West Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reunion West Community Development District will be held **Thursday, October 14, 2021 at 11:00 a.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Action Items List
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - D. Security Report
 - i. 41 Parking Violations and 2 Vehicles Towed
4. Approval of the Minutes of the September 9, 2021 Meeting
5. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2021
6. Discussion of Feasibility of Additional Dumpster Facilities (Requested by Supervisor Staley)
7. Consideration of Agreement with Applied Aquatic Management Inc. for Aquatic Plant Management
8. Discussion of Proposals from Yellowstone Landscape for Sinclair Gate Tree Installation
9. Consideration of Addendum to Security Services Provider Agreement with Reunion West Property Owner's Association, Inc.
10. Consideration of Proposals for Playground and/or Outdoor Fitness Center
11. Sinclair Road Extension Road Improvement Project Presentation
12. Other Business
13. Supervisor's Requests
14. Next Meeting Date
15. Adjournment



Sinclair Road Extension

From Tradition Boulevard to
Bella Citta Boulevard

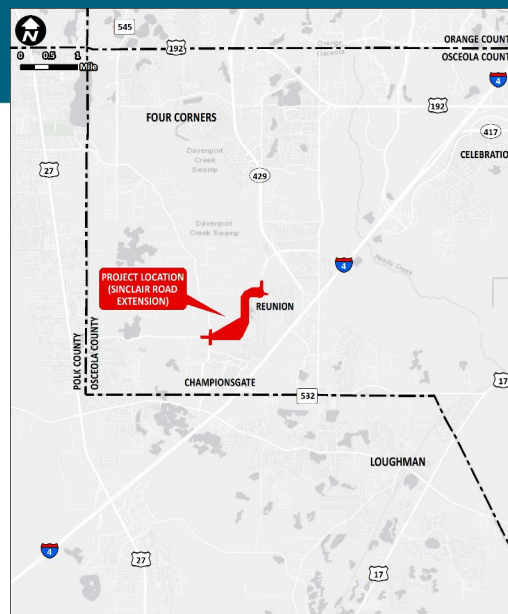


Stakeholder Meeting
October 14, 2021

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Agenda

- Introductions
- Project History
- Study Objectives & Process
- Study Area
- Potential Alignments
- Study Schedule
- Contacts
- Questions & Input



Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Introductions

- Osceola County
 - Conroy Jacobs (Project Manager)
 - Steve Kane
 - Joshua DeVries
- Kimley-Horn and Associates, Inc.
 - Clif Tate (Project Manager)
 - Fred Burkett

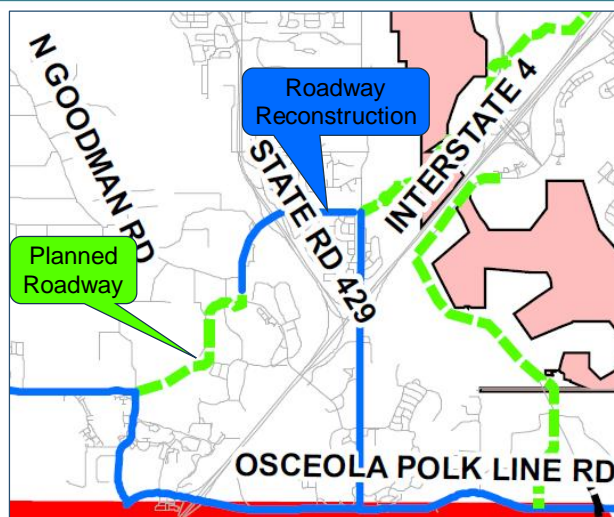
Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Project History

- Need identified as part of Reunion Development Approval
- In Osceola County Comprehensive Plan
- In MetroPlan Orlando Cost Feasible Plan (MTP ID# 8119)



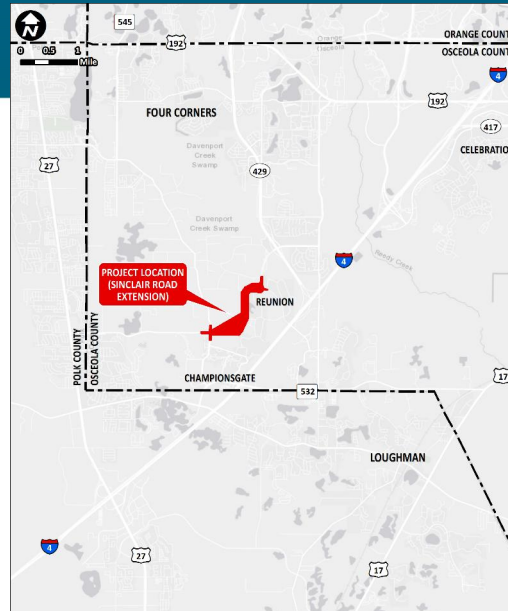
Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Purpose and Need

- Provide System Linkage
 - Between SR 429 and US 27
- Improve Mobility
 - Residential developments near SR 429 and
 - Commercial developments along US 27



Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Study Objectives

Social Environment

- ❖ Residential
- ❖ Business
- ❖ Schools
- ❖ Churches
- ❖ Fire Stations
- ❖ Law Enforcement Facilities
- ❖ Cemeteries
- ❖ Approved and Planned Developments
- ❖ Development(s) of Regional Impact (DRI)

Physical Environment

- ❖ Major Utilities
- ❖ Contamination Sites
- ❖ Hazardous Material Sites
- ❖ Industrial Sites
- ❖ Underground Fuel Tanks

Natural Environment

- ❖ Wetlands
- ❖ Floodplains
- ❖ Protected Species
- ❖ Wildlife Habitat

Cultural Environment

- ❖ Parks & Recreation
- ❖ Public Lands
- ❖ Proposed Parks
- ❖ Conservation Areas
- ❖ Trails & Greenways
- ❖ Potential Archaeological Sites
- ❖ Potential Historic Resources

Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Study Process

SINCLAIR ROAD EXTENSION *Study Process*

Perform engineering, social, and environmental studies of transportation improvement

Use analysis to support decisions regarding how and whether transportation improvements should be built

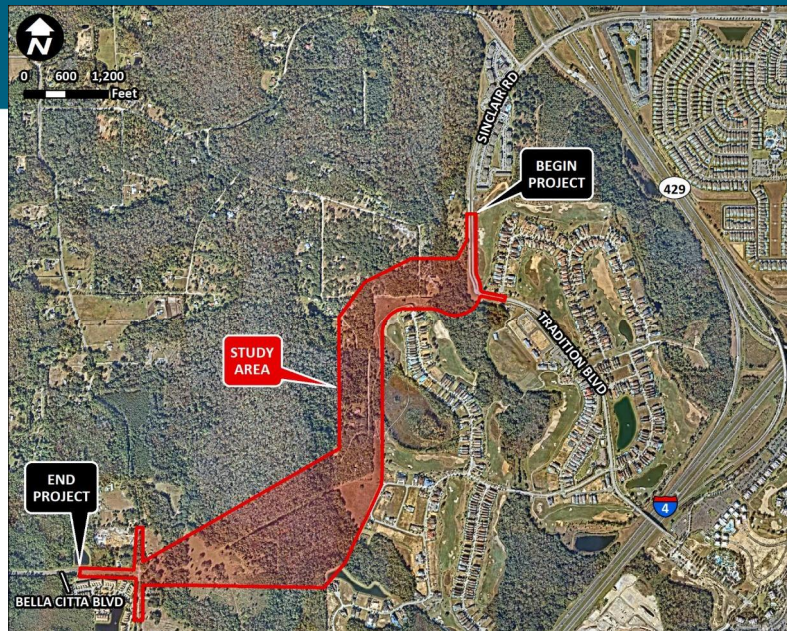
Develop basic design concepts based on analysis

Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Study Area



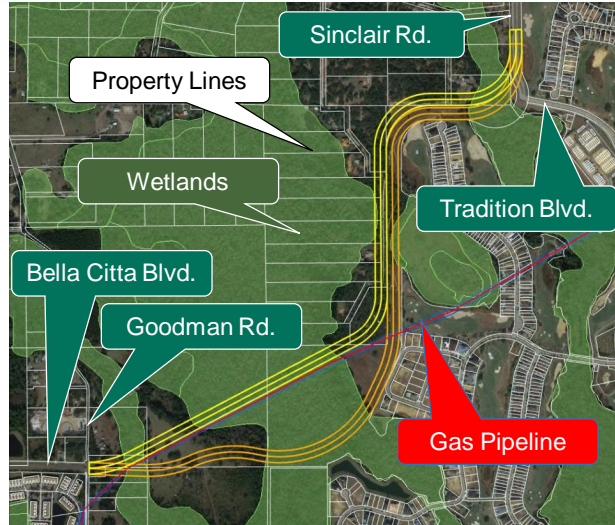
Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Potential Alignments

- 35 MPH Design Speed
- Yellow Alignment
 - Along north & west side of Reunion
 - Dewan & other properties
 - Stays on north side of gas pipeline
- Orange Alignment
 - Mainly within Reunion
 - Dewan & other properties
 - Crosses gas pipeline twice



Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Study Schedule



Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Contacts

For more information contact:

Conroy Jacobs
County Project Manager
407-742-0557
Conroy.Jacobs@Osceola.org

Clif Tate
Consultant Project Manager
407-427-1628
Clif.Tate@Kimley-Horn.com

Project web address:
www.osceola.org/go/sinclairroad
or
www.bit.ly/sinclairroad

Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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Questions & Input

Sinclair Road Extension from Tradition Blvd. to Bella Citta Blvd.



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