

Pembroke Road– Meeting Minutes

Ardurra Group, Inc. | 3452 Lake Lynda Drive, Suite 200, Oviedo, FL 32817 | P: 407-971-8850

DATE: July 21, 2025

TO: All Attendees (via email)

FROM: Kevin Iannarone

RE: FPID: 436980-1, Pembroke Road – Right of Way / Redesign

CC: All Attendees (via email), File

A coordination meeting (TEAMS) for the Pembroke Road widening project was held at 9:30 am on July 21, 2025. The purpose of the meeting was to discuss the City’s concerns relative to right of way impacts.

The meeting attendees included Claudia Vinitskiy-Calvo, James Hughes, Karl Kennedy, Fazal Qureshi, Andres Velasquez, and Kevin Iannarone. The bulleted items below summarize the key points of discussion during the meeting. Action items are summarized at the end of the document.

Discussion Items

- Schedule
 - RW acquisition process is on-going
 - Appraisers are evaluating properties
 - Contact to impacted owners is likely to occur next month (if they have not already been contacted)
- City Concerns
 - City does not own the park property, thus “fee simple” acquisition is required
 - HOA does not own the impacted property, thus there will be no financial compensation
 - A commissioner has asked about the potential to redesign to reduce impacts
 - There is a potential his/her support for the project may end
- Fee simple acquisition process / “lawsuit”
 - FDOT has advised the acquisition of the two parcels (Park / HOA) will go to suit. This is because the underlying owner Levitt Homes is now defunct, thus there is no-one to negotiate with / acquire the parcel from
 - The City can vacate their easement over the portion of the park property needed for construction to avoid being involved in the lawsuit.
- FDOT Comments
 - The process is too far along to redesign and still meet the letting date
 - The project is being completed / delivered based on a request from the MPO / Local Agencies. Please advise if there is no longer a desire for this project
- MPO Comments
 - MPO has / will fund the design, RW Acquisition, and construction for the project.
 - A change in support / desire to deliver the project will need to be coordinated with the MPO as well.

Action Items

- Karl Kennedy to coordinate with City Manager, City Council, and City Commissioner to advise on City’s desire / support for the project. A decision / guidance is requested by Friday 7/25