

**Meeting:** 217 150<sup>th</sup> Ave. Property  
**Date:** January 20, 2026  
**Location:** Commission Chamber  
**In attendance:** Vice Mayor Kerr, Acting City Manager Clint Belk, Megan Powers,  
Marci Forbes, Andrew Morris, Kathleen Younkin, Rob Andrevich,  
Cayman Ellis

- Easement is the biggest concern, Madeira Cove has said they will not allow traffic on the easement
  - o Madeira Cove thinks the easement is their property, looking for survey
- Marci, Kathy, and Andrew joined meeting
- Megan W, detailed assessment what the building will be used for and how it will be used- Public Works building- plans, intent, etc.
- Rob (property owner) we should own this even if not for the PW building, it is a great thing for the City to own
- Hot topic at last BOC meeting- Madeira Cove does not want PW building there
  - o If we were going to use as PW Building, only access is off 150<sup>th</sup>, U-turn will be needed to turn left. Garbage trucks would have a difficult time
  - o Rob- add a light on 150<sup>th</sup>, would reduce speed limit, allow folks to access west bound without damaging traffic patterns
  - o DOT would have to do a traffic study, anything we discuss to change traffic patterns is really a wish list, they cannot guarantee any changes will be made.
    - When we have approached DOT in the past they are not willing to play ball with changing that corridor.
    - Is there an option for a turn lane instead of median? Still DOT call
  - o This is in the Mad beach town center, it will have guidelines on when the property will be redeveloped.
    - Could rezone to public/semi public. Right now is it commercial. Right now a PW building would not be compatible as current zoned.
    - Intent is to have the properties to be redeveloped into a walkable mixed used town center
- Rob Ideas
  - o container park by Orlando Airport
  - o Sparkman Warf
  - o Something to do when it rains
- Need to look into Madeira Cove easement, who owns it, when did it change hands?

- Alley is owned by property owner but looks like there is an easement for the alley, looking into it.
- Verizon currently has easement use. They have a perpetual use agreement. All they care about is their communication lines. Not operating equipment, they are ok to move but on property owners dime.
  - o Will get it mapped out where the lines are in case they need to be moved. They need access to parking and the building.
- Duke easement has underground cables, cannot build on that easement
- No records of who granted the easements all they have is the condo declaration. Cannot see who owner prior to 1987.
  - o Center line of 150<sup>th</sup> 20 ft wide to end of the property line.
- Rob stating 704.01 Common Law and statutory easements defined and determined.
  - o Will need to have a land use attorney look into this.
  - o If Madeira Cove says they will not accept, what do we do? Have to look at the statute listed and to see who owns the easement.
- VM Kerr- This property would allow for more space
  - o City would have to rezone area, doable but would take a bit to do paperwork and votes.
  - o Staff- Would need a comp plan change and zone change, looking at a year.
- If City didn't purchase, can they develop as condos with retail underneath? What is the density? No more than 24 but you would have to take away some units for the mixed use space that is required.
  - o Can do hotel with retails. About 80ish units.
- One Piece missing, who owned property in 1940 for the easement
  - o General telephone
  - o Owner to talk to a title company to do more paper trail
- What does the city need to answer for us to viably purchase the property
  - o Easement, what is Mad Cove looking for
  - o Asking price-
    - Recommended- \$4.5 mil
    - Actual- \$3.88 mil
    - Comps in area- \$3.1 mil per acre
  - o Approval to go into the easements and what we can use the property for and get appraisals
- If Kava building included- \$1.35 plus cost of renovation. Would give us 23% of the property. Retail space ownership is like condos, percentage in ownership. Need vote for common space renovations.

- If we purchased the whole “condo” lot it would be \$2.13 mil, if all willing to sell
- How can we help
  - Misconceptions on use of property. IE no trucks stored on site
  - If BOC is ok, work with DOT to add light
  - Noise- more noise if it is PW building?
  - Madeira Cove is not the only one who makes the decision
    - Snug Harbor and Vista would be equally affected
  - Duke energy property, nothing above ground except box. Can the city access through residential?
    - Easement with Duke to access property and not have to worry about madeira cove easement.
    - Andrew to look at zoning, land use looks to be ok if we were to ask for an easement from Duke energy
    - Rumor is that duke is willing to sell but no contact has been made.
  - FDOT last time we talked about moving light, they need a certain amount of trips to add a light. Currently there was not enough trips.
  - Vote to allow the city to keep exploring the opportunity of the property, how it can be used, and how we can make the easements work.
  - Property owner looking to sell as soon as possible, has another person interested but might have to be a partner. Owner would rather just sell out right.