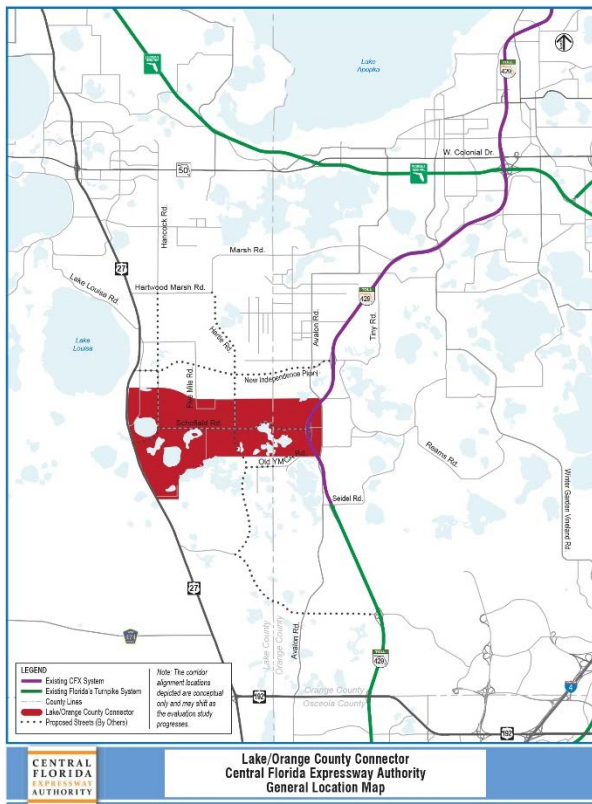


LAKE / ORANGE COUNTY CONNECTOR (US 27 TO SR 429) PROJECT ADVISORY GROUP (PAG) MEETING #1 SUMMARY

Date/Time: Monday, July 30, 2018; 9:30 a.m. – 11:00 a.m.

Location: Central Florida Expressway Authority (CFX), 4974 ORL Tower Road, Orlando, FL 32807, Boardroom

Attendees: Thirty-four PAG members and ten staff members attended. Two PAG members participated via GoToMeeting. See sign-in sheets attached.



I. Notifications

Invitation letters were emailed to 61 members of the PAG on July 9, 2018.

II. Welcome

Kathy Putnam, CFX's Public Involvement Coordinator, called the meeting to order at 9:34 a.m. and welcomed everyone. She gave a brief introduction about the meeting and provided safety, housekeeping and Title VI information. She also mentioned that the meeting was being recorded and there were members participating via GoToMeeting. Attendees introduced themselves and the organizations they represented.

III. Presentation

Will Sloup, Consultant Project Manager with Metric Engineering, presented the following information, including:

- **Study Objective**

The Lake / Orange County Connector PD&E study will determine if a limited access facility between US 27 in south Lake County and SR 429 in west Orange County is viable and fundable in accordance with CFX policies and procedures. New interchanges are proposed at US 27 and the future extension of CR 455 in Lake County. The existing Schofield Road interchange with SR 429 in Orange County will remain but be modified to accommodate free-flow traffic movements between SR 429 and the proposed Lake / Orange County Connector.



- **Study Area**

At the present time, the study area is generally undeveloped. The study area lies within Lake County and Orange County and the limits are generally described as: Porter Road on the north; SR 429 on the east; Old YMCA Road on the south; and US 27 on the west. (Presented on the slide was a map of the study area which was also available in the room as a 40" x 64" display board.)

- **Future Land Use**

The study area falls within the Wellness Way Area Plan and the Horizon West Special Planning Area.

The Wellness Way Area Plan has been recognized for many years as an area that has significant potential for economic development in southeast Lake County. It's comprised of approximately 15,471 acres in southeast Lake County. The anticipated build out of 16,531 units will generate over 26,839 jobs.

Horizon West is a fast-growing, master-planned community in southwest Orange County. This is highlighted by the fact that Horizon West's share of all approved single-family building permits within Orange County has steadily increased since 2002 and comprised more than 50% of issued

permits in 2015. The study area falls within the Town Center and Village H (Hickory Nut) of Horizon West. The Town Center will be a regional employment center with a projected employment force of over 27,000.

- **Project Needs**

The need for a transportation project arises from deficiencies, issues or concerns that currently exist or are expected to occur within the study area. In short, the need establishes the rationale for pursuing a project. There are six project needs that serve as justification for the proposed Lake / Orange County Connector:

1. Improve connections between area roads.
2. Accommodate future transportation demand.
3. Provide consistency with local and regional plans.
4. Support economic viability and job creation.
5. Support intermodal opportunities.
6. Enhance evacuation and emergency services.

- **CFX Project Development Process**

CFX follows a project development and environment, or PD&E, process for new alignment expansion projects. At the conclusion of the PD&E study one of two things can occur - the proposed project can either move forward into the final design phase or be placed on hold to be revisited in the future.

- **Current Phase – PD&E Study**

Simply stated, the PD&E Study will determine if there is an engineering and environmentally feasible alternative to meet the project needs. Using the results of previous studies as a foundation, a feasible corridor for the proposed toll road will be identified. Several alignments within the corridor will then be developed and evaluated to identify a preferred alternative. The PD&E study and Final Design phases are funded in CFX’s Five-Year Work Plan. Design funds are indicated as placeholder in fiscal years 2021/22 and 2022/23 until the CFX Governing Board approves the results of this PD&E Study.

- **Project History – Identify Project**

The Lake / Orange County Connector is identified in the 2040 Master Plan and was also identified in previous Master Plans (2025, 2030 and 2035) as the “Wellness Way Corridor”. It is also identified in Lake County and Orange County Long Range Transportation Plans.

- **Project History – Feasibility Study**

In 2002 CFX studied the feasibility of a limited access toll road to connect US 27 on the west with Florida’s Turnpike and the then newly constructed SR 429. Based on the concepts that were developed, the study concluded that only the Southern Corridor offered any long-term opportunity for CFX participation. The Southern Corridor was in the general area of Schofield Road.

Again in 2007, CFX studied the feasibility and viability of a potential US 27 to SR 429 expressway connection within an area south of Hartwood Marsh Road and north of US 192. The study identified Corridors A, C and D as the three overall viable corridors. In the end Corridor C, which paralleled Schofield Road, was not recommended due to potential impacts to the planned Horizon West Town Center at the eastern terminus.

In 2017, CFX completed a preliminary traffic and revenue analysis of three alignments. The “Southern Alignment”, located in the general area of Schofield Road, was found to provide the greatest potential for revenue generation and a recommendation was made to move forward with a Feasibility/PD&E Study.

- **Schedule**

The study began in May 2018 with a 15-month schedule. In August we will be finalizing corridor analysis, the analysis that will help identify the most feasible corridors. We will then proceed to alternatives analysis which will help identify a preferred alternative. Three PAG/EAG meetings will be held throughout the course of the study. Today we are discussing corridors, the next time we meet will discuss several alternative alignments, and the final time we meet we will focus on the preferred alternative.

- **Corridor Analysis – Social Constraints Map**

We have separated the study area into three segments and have developed several 800’ wide corridors. This resulted in a total of 16 corridor segments that we are able to evaluate in different combinations to create a direct link between US 27 and SR 429. These corridors were then mapped against known constraints. (Presented on the slide was the Social Constraints Map which was also available in the room as a 40” x 64” display board.)

- **Corridor Analysis – Environmental Constraints Map**

(Presented on the slide was the Environmental Constraints Map which was also available in the room as a 40” x 64” display board.)



- **Corridor Analysis - Evaluation Criteria**

The corridors will be evaluated to determine how well the six project needs are satisfied. The corridors will also be evaluated based on engineering, environmental and socio-economic criteria that were tailored to fit the characteristics of the study area. Evaluation matrices will be developed, based on these criteria, to facilitate the comparison of corridors.

- **Corridor Analysis - Public Involvement**

Public involvement is critical throughout the study process. Multiple opportunities to provide input are being provided. Comments received during corridor analysis will be used to refine the project needs, corridor constraints and evaluation criteria. The results of the corridor analysis will be summarized in an Alternatives Corridor Evaluation Report which will be made available for public review.

- **Next Steps**

We will continue to solicit public input on the corridor alternatives with a Public Informational Meeting scheduled to occur on August 30th from 5:30 pm to 7:30 pm at the Clermont Arts & Recreation Center in Clermont. The meeting will be held in an open house format. After this meeting the corridor analysis will be finalized, and the study team will begin alternatives analysis. Following today's meeting the PowerPoint presentation, meeting summary and meeting materials will be posted to the study website and Facebook page. The presentation will also be emailed to the PAG & EAG members.

IV. Questions & Discussion

Kathy Putnam invited questions and discussion on the presentation and/or project study.

- **Herb Kahlert, Karl Corporation:** We own 800 acres at the east end of the corridor. Any of the alignments will bisect our property and we are concerned with it being limited access. We previously asked for consideration of non-limited access, local road system. We would like to remain closely informed on the progress of the study.
- **Jim Karr, South Lake Crossing:** We feel that Hancock Road should have access - and CR 455. Only one access point is troubling as a land owner. We feel that there should be more access points along the corridor and there are also some environmental concerns. What is left would severely damage our property. Hancock Road should have access, as it is part of the local roadway network.
- **Ed Williams, City of Winter Garden:** We see a need for everyone that is using SR 535 to SR 429. We like the northern most connection as it will pull more people. Definitely see a need for the road.
- **Renzo Nastasi, Orange County:** Several study corridors go through our Town Center. The potential impacts to property owners currently in various phases of development could be significant. Perhaps there could be a limited access roadway and also a local network.



- **Shannon Schmidt, City of Clermont:** We do have pending development at the north end. I would encourage CFX to coordinate with land owners/developers and am not in favor of a limited access corridor.
- **Kathy Putnam** asked if anyone in attendance could speak to plans for Wellness Way, or connections to Horizon West, or any other plans in the works.
- **Jim Karr:** There is ongoing work on Wellness Way providing access for both Lake and Orange counties. When asked if there was an established time line he replied that they were working on it.

- **Kathy Putnam** then inquired whether anyone from the Chambers of Commerce want to speak to economic viability.
- **Jim Karr** asked what the study team saw as the purpose of this road. **Will Sloup** replied that it was defined as a system expansion and that local governments supported this system expansion. Due to activity with local roadways there was a need to create a system within the local network to provide regional benefit.
- **Renzo Nastasi:** Orange county is in support of an east-west connector whether it is this or another one. Mr. Karr is looking at a potential east/west connection near Independence Way. Further South is Western Way, providing another connection. That's three different corridors, all of which may come to fruition. Mr. Nastasi sees the benefits of a limited access facility but realizes impacts to property owners need to be considered. He would also like to see impacts to Town Center minimized.
- **Stina D'Uva, West Orange Chamber of Commerce:** A toll road was not feasible previously. An organization known as the Southwestern Task Force and the Chamber supported what is now Wellness Way (the most northern corridor) at the time, as traffic relief for SR 50. The Chamber will get together after this meeting to discuss options and what we feel is the best corridor with fewest impacts to the Town Center.
- **Herb Kahlert:** Many of the property owners in the area have owned their land for more than 20 years and rode out the economic downturn in 2007. Lake County has recently adopted a regional plan that was referenced here, about 15,000 acres, which has been formally adopted. We were in a holding status for many years in terms of additional land uses. As we begin to now plan, development requires 1,000 acres or more. They will spend the next five to 10 years trying to get developments in place. Hopefully Lake County and CFX will realize what impacts will mean to those large tracts: bisecting them so that they would no longer meet the 1,000-acre requirement. **Will Sloup** added that the study is six months from being able to narrow down the location and width of the corridor. **Mr. Kahlert** expressed concern over government controlling the development planning.
- **Mike Litvany, Hickory Grove LLC:** Is the idea of a limited access roadway carved in stone? **Will Sloup** responded that the study is described as a (limited access) system expansion, but that the ultimate recommendation will be made at the conclusion of the study. **Litvany** added that there are other ways to fund roadways. You would bisect our properties leaving the balance of the property virtually unusable.
- **David Hill, Southern Hill Farms:** We have a 120-acre farm (the Southern boundary is Schofield Road). We are developing agritourism right where the northern corridor is. We are currently the only viable business in the area, and this roadway will be devastating to us. We vehemently oppose the northern corridors.
- **Shannon Schmidt, City of Clermont:** The northern alignment will be disruptive to development currently in the works.

There were no more comments, so Kathy Putnam thanked everyone for attending and providing input. She mentioned that the next PAG will be in early 2019 and reiterated all methods available for providing comments and questions. The meeting concluded at 10:17 a.m.

END OF SUMMARY

This meeting summary was prepared by Kelly Hiden, Public Involvement Coordinator with The Valerin Group, Inc. It is not verbatim but is a summary of the meeting activities and overall discussion. If you feel something should be added or revised, please contact Kelly Hiden by email at kelly@valeringroup.com or by telephone 407-508-0839 within five days of receipt of this summary.

PAG attendees:

Loren Bender – Valencia College
Julie Bendure – Floribra-Bradshaw
Chris Carmody – Apartment Association of Greater Orlando
Roger Chapin – Mears Transportation
Rex Clonts – Clonts Groves, Inc.
Diane Dethlefs – Orange County (Commissioner’s aide – District 1)
Chris Dougherty – S&ME (Consultant)
Jonathan Droor – Lennar Land Development
Stina D’Uva – West Orange Chamber of Commerce
Mark Griffith – Cra-Mar Groves
Hugh Harling – East Central Florida Regional Planning Council
Jose Hernandez – Orange County Utilities
Lisa Hill – Southern Hill Farms
David Hill – Southern Hill Farm
Rafael Jimenez – CEMEX
Herb Kahlert – Karl Corp.
Jim Karr – South Lake Crossing
Nick Lepp – MetroPlan Orlando
Mike Litvany – Hickory Grove LLC
Richard Levey – Levey Consulting
Mark Massaro – Orange County Public Works
Brandon Matulka - Lake County (Agency for Economic Prosperity)
Tim McClendon – Lake County Planning & Zoning
Renzo Nastasi – Orange County (Community, Environmental and Development Services)
Jimmy Roper – Land owner
Scott Ruland – Water Conserv II
Jenelle Schmidli – Greater Orlando Builders Association
Shannon Schmidt – City of Clermont
Lee Steinhauer – Greater Orlando Builders Association
Marcie Tinsley – Karl Corp.
Keith Trace – Mattamy Homes
Thomas Werner – City of Clermont
Ed Williams – City of Winter Garden
Cuqui Whitehead – City of Clermont

GoToMeeting Attendees:

Kevin Plenzler – CDMSmith
Doug Byrd – Wantman Group

Staff

Joseph Berenis – CFX
Brian Hutchings – CFX

Jonathan Williamson – Dewberry
Merissa Evans – Dewberry
Will Sloup – Metric Engineering
Jazlyn Heywood – Metric Engineering
Carleen Flynn – CDMSmith
Kathy Putnam – Quest Corporation of America
Sheri Croteau – Quest Corporation of America
Kelly Hiden – The Valerin Group

SIGN IN

Lake / Orange County Connector Feasibility / Project Development & Environment (PD&E) Study
PROJECT ADVISORY GROUP - MEETING NO. 1

CFX Project No.: 599-225

CFX Headquarters, 4974 ORL Tower Rd, Orlando, FL 32807

July 30, 2018 9:30 a.m. – 11:30 a.m.

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Julie Bendure	Floribra-Bradshaw LLC	PO Box 617138	Orlando, FL 32861	bendure@floribra.com	JB
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Diana Dethlefs	Orange County Government	201 South Rosalind Ave.	Orlando, FL 32801	district1@ocfl.net	DD
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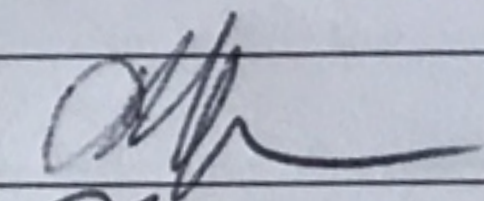
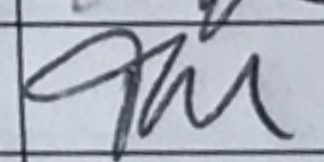
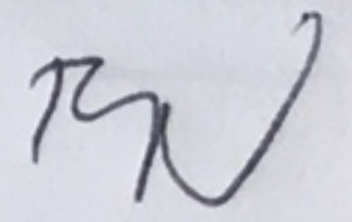
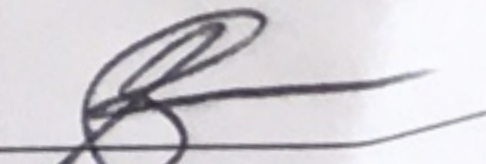
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Roger Chapin				RChapin@Mears.com	
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Jimmy Roper	LANDOWNER	6085 MAIN AVE #25	MICROCOLA FL		JR
Chris Dougherty	SAME	1615 Edgewater Dr	Orlando, FL 32806	cdougherty@smainc.com	CD

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