

SR 515 Northeast Connector Expressway Phase 2 Project Development & Environment (PD&E) Study

Environmental Advisory Group

Nicole Gough, Dewberry
Sunserea Gates, PE, VHB

— January 30, 2025 —

Title VI Compliance

This meeting, project, or study is being conducted without regard to race, color, national origin, age, sex, religion, disability or family status. Persons wishing to express their concerns relative to compliance by the Central Florida Expressway Authority (CFX) with Title VI may do so by contacting:

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All inquiries or complaints will be handled according to CFX procedure and in a prompt and courteous manner.

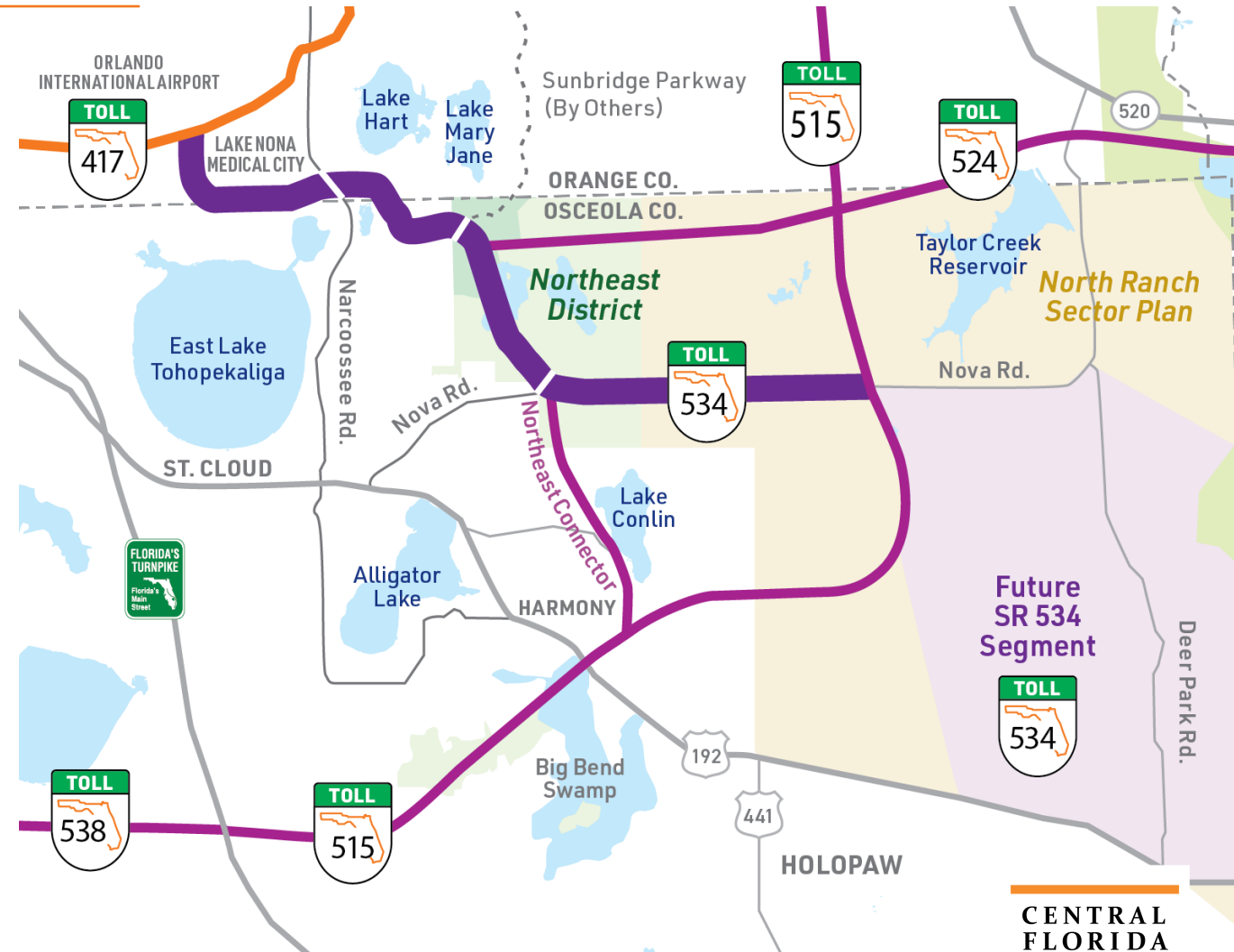
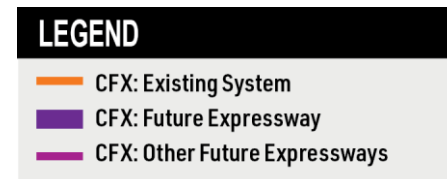
CFX 2045 Master Plan

CFX 2045 Master Plan regional beltway includes SR 515

Begins at Florida's Turnpike

Continues northeast to serve as regional beltway in eastern Osceola County

Includes Northeast Connector between US 192 and SR 534 extension

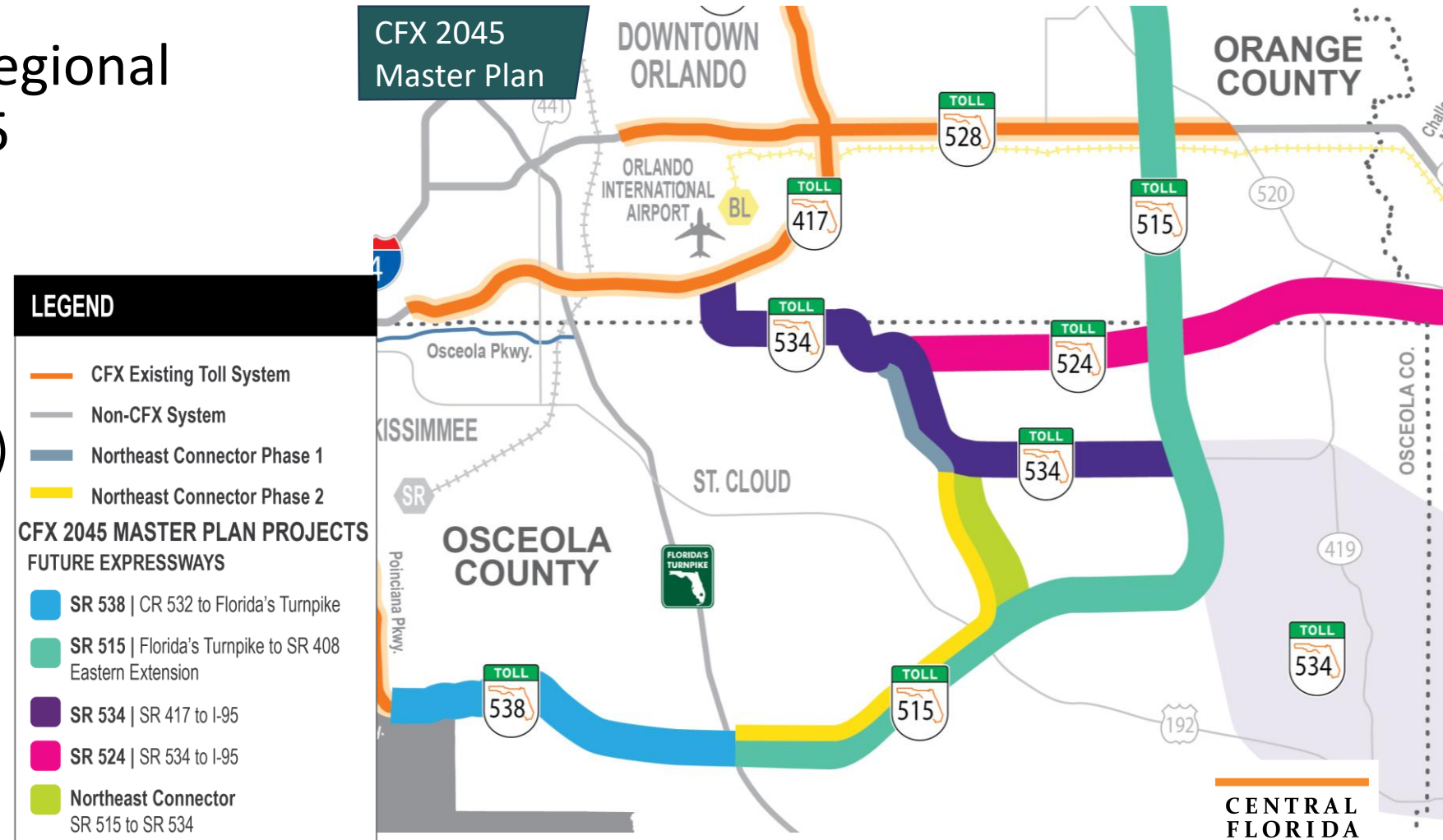


Background

CFX 2045 Master Plan regional beltway includes SR 515

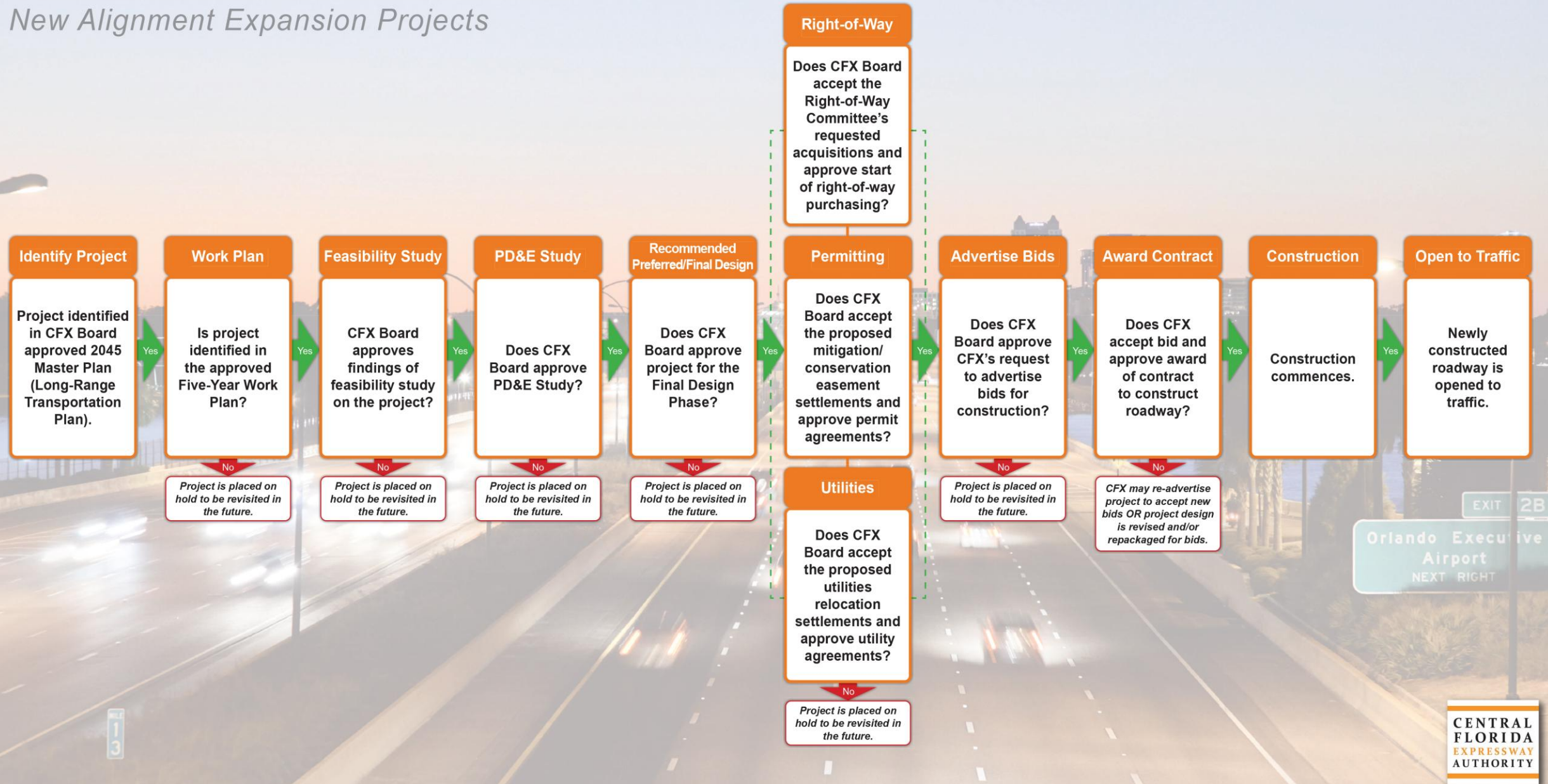
CFX system linkage:

- SR 538
(Southport Connector)
- Florida's Turnpike
- US 192
- SR 534

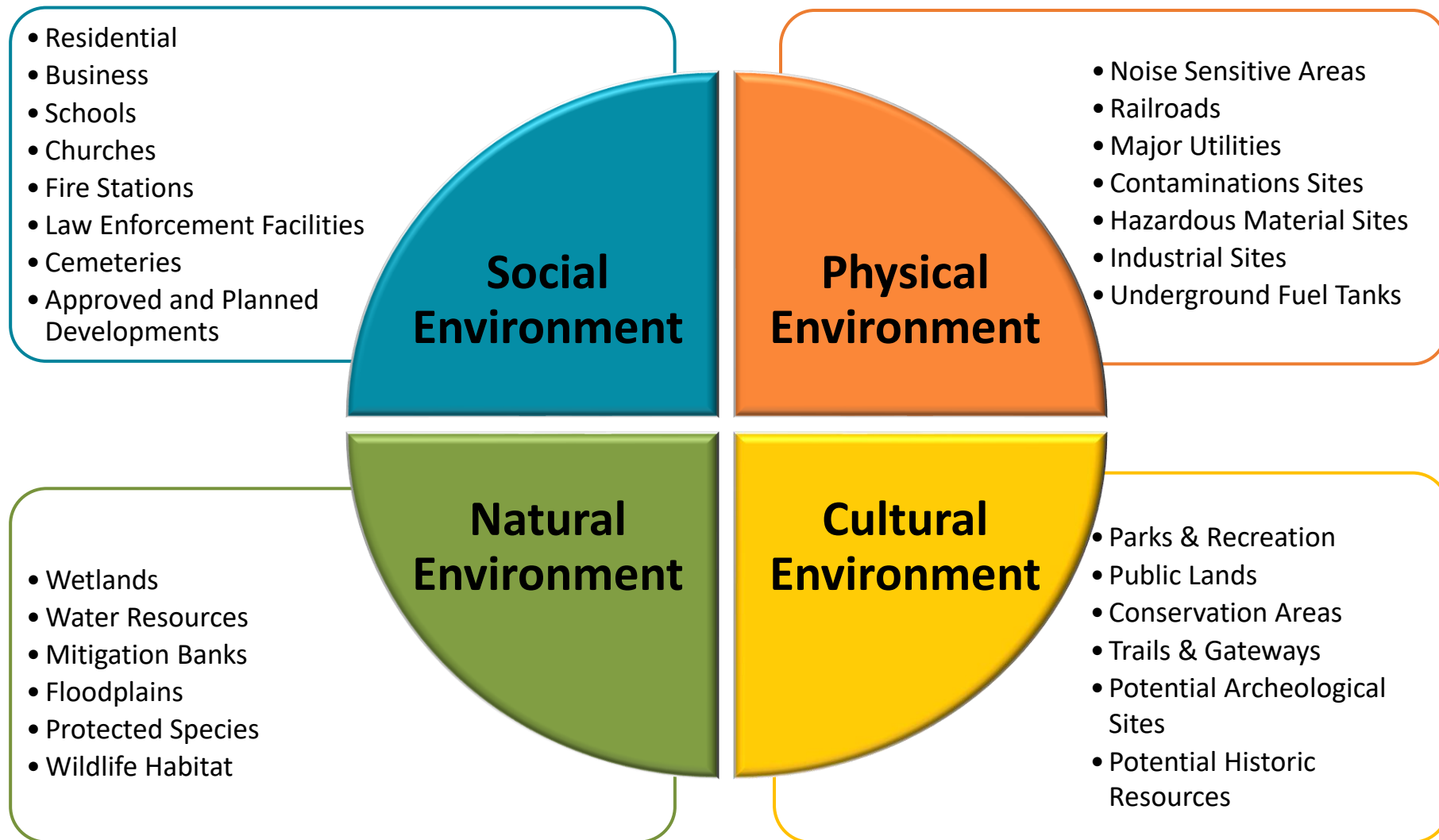


PROJECT DEVELOPMENT PROCESS

New Alignment Expansion Projects



PD&E Evaluation Criteria



Full interchange at US 192



- 1 Southport Connector Expressway
- 2 Florida's Turnpike Widening
- 3 SR 534
- 4 Cyrils Drive Improvements
- 5 Jack Brack Road Improvements
- 6 Jones Road Widening
- 7 Bass Highway/Nova Connector New Roadway
- 8 Sunbridge Parkway Extension Study Area
- 9 Canoe Creek Road PD&E
- 10 Hickory Tree Road PD&E
- 11 Nova Road PD&E
- 12 Botanic Boulevard New Roadway
- 13 Northeast Connector Expressway Extension (NECEE)



Purpose and Need

Osceola Transportation Southeast Area Transportation Study (SEATS):

- NEC needed by 2040

Population Growth:

- 3.6% recent annual growth
- Projected to increase by 37% by 2050

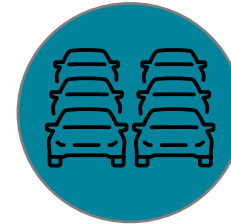
Planned Development:

- 12 Mixed-Use Districts
- 30 more Planned Developments

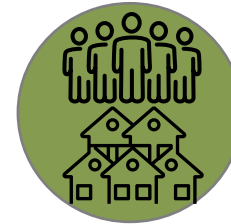
US 192 only existing east-west corridor



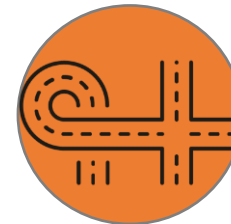
Provides System Linkage



Addresses Anticipated Future Traffic Needs



Supports Socioeconomic Growth and Planned Development



Provides Additional East-West Regional Connectivity

Advisory Group Input

- Emphasis on preserving natural resources, including Florida Wildlife Corridor and Florida Forever Lands, wetlands, and conservation
- Concerns for high impacts to existing and planned residential areas and neighborhoods
- Need to investigate opportunities for wildlife crossings and habitat connectivity
- Concerns for potential impacts on drainage, floodplains and wetland connectivity
- Suggestion to consider future expansion and multimodal transportation options
- Desire to avoid growth outside Urban Growth Boundary
- Expressed importance of continued coordination with related projects in the area



Other Stakeholder Input

Coordination with:

- ③ Interagency meetings with Osceola County / Florida's Turnpike Enterprise / City of St. Cloud
- ③ Sunbridge Parkway PD&E Study Team
- ④ Meetings with Large Landowners – Tavistock, Deseret Ranch, and Doc Partin Ranch
- ① CFX Environmental Stewardship Committee








Key Input:

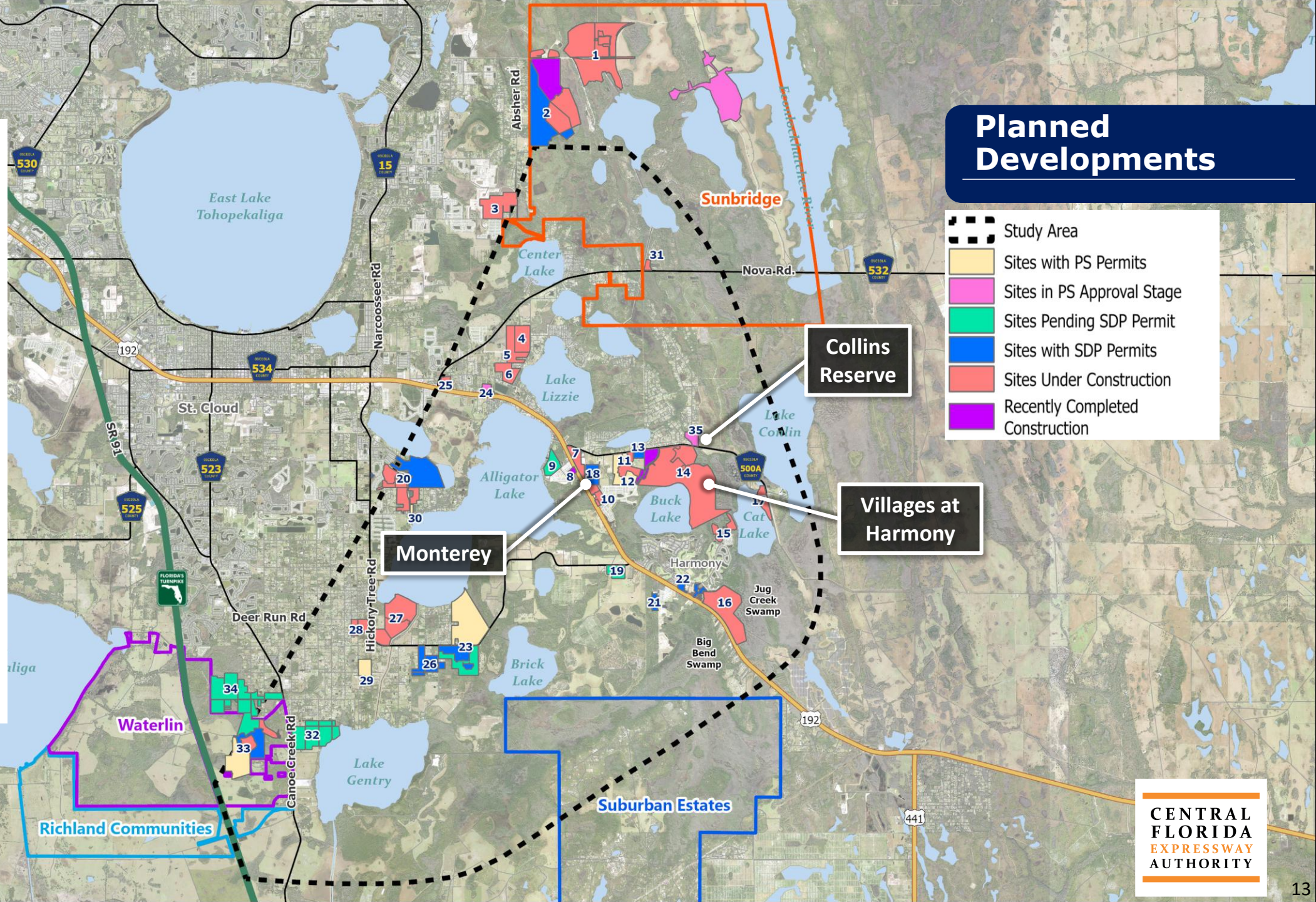
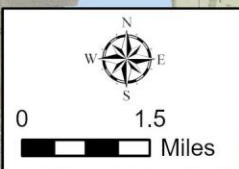
- Coordination for systems interchange
- Request to minimize impacts to natural areas
- Consider SFWMD Flood control areas south of Lake Gentry
- Regular coordination needed due to ongoing study area development



1. Weslyn Park
2. Del Webb
3. The Crossing
4. Amelia Grove
5. Pine Grove
6. Trinity Place
7. Ameratrail
8. Pine Glen
9. The Shores
10. The Villages at Harmony Townhomes
11. Bay Lake Farms
12. Chandra
13. Tumblesome
14. The Villages at Harmony
15. Harmony Tract L
16. Harmony Central
17. Galt's Landing
18. Monterey
19. Sandpiper
20. Twin Lakes
21. Harmony Industrial
22. Harmony Towncenter Apartments
23. Triple H Ranch
24. Sol Community
25. Marlow Apartments
26. Hickory Village
27. Buena Lago
28. Deer Run Estates
29. Story Estates
30. Green Garden Reserve
31. Story Bend Switching Station
32. Lake Gentry Landings
33. Canoe Creek (AKA Waterlin DRI)
34. Canoe Creek Reserve
35. Collins Reserve

Planned Developments

-  Study Area
-  Sites with PS Permits
-  Sites in PS Approval Stage
-  Sites Pending SDP Permit
-  Sites with SDP Permits
-  Sites Under Construction
-  Recently Completed Construction



Nova Rd.

Conservation Areas

- Study Area
- Osceola County Urban Growth Boundary
- Water Management District Boundaries
- Parks and Recreation
- Public Lands and Conservation Areas
- Conservation Easements
- Mitigation Bank Holdings
- Existing Land Use (2024)**
 - Residential
- Planned Developments**
 - Sites with PS Permits
 - Sites in PS Approval Stage
 - Sites Pending SDP Permit
 - Sites with SDP Permits
 - Sites Under Construction
 - Recently Completed Construction

Lake Lizzie
Conservation Area

Lake Conlin

Lake X
Conservation Area

Buck Lake

Cat Lake

Birchwood
Acres
Preserve

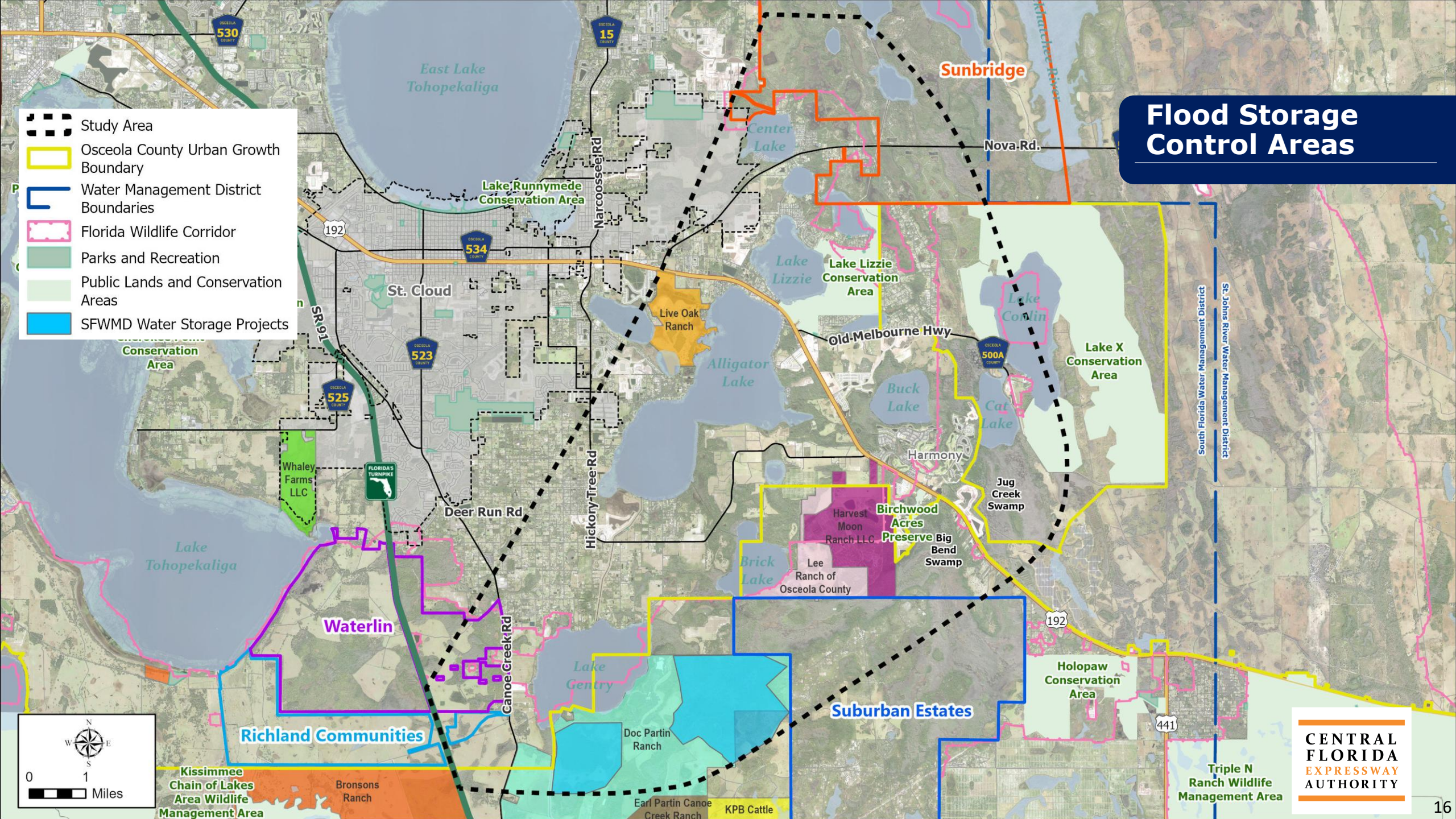
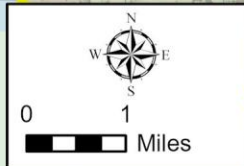
South Florida Water Management

St. Johns River Water Management



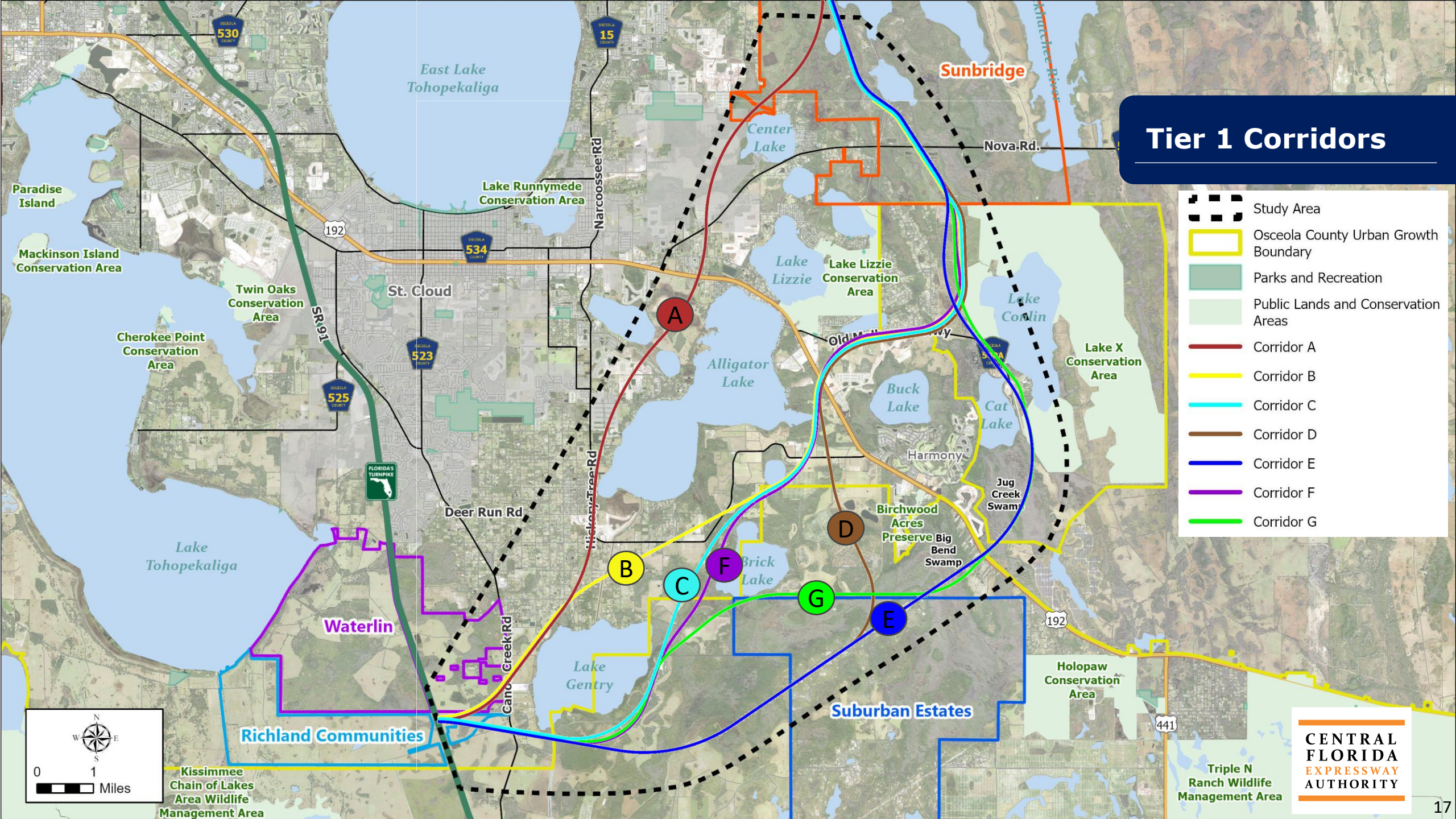
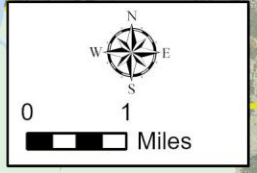
- Study Area
- Osceola County Urban Growth Boundary
- Water Management District Boundaries
- Florida Wildlife Corridor
- Parks and Recreation
- Public Lands and Conservation Areas
- SFWMD Water Storage Projects

Flood Storage Control Areas



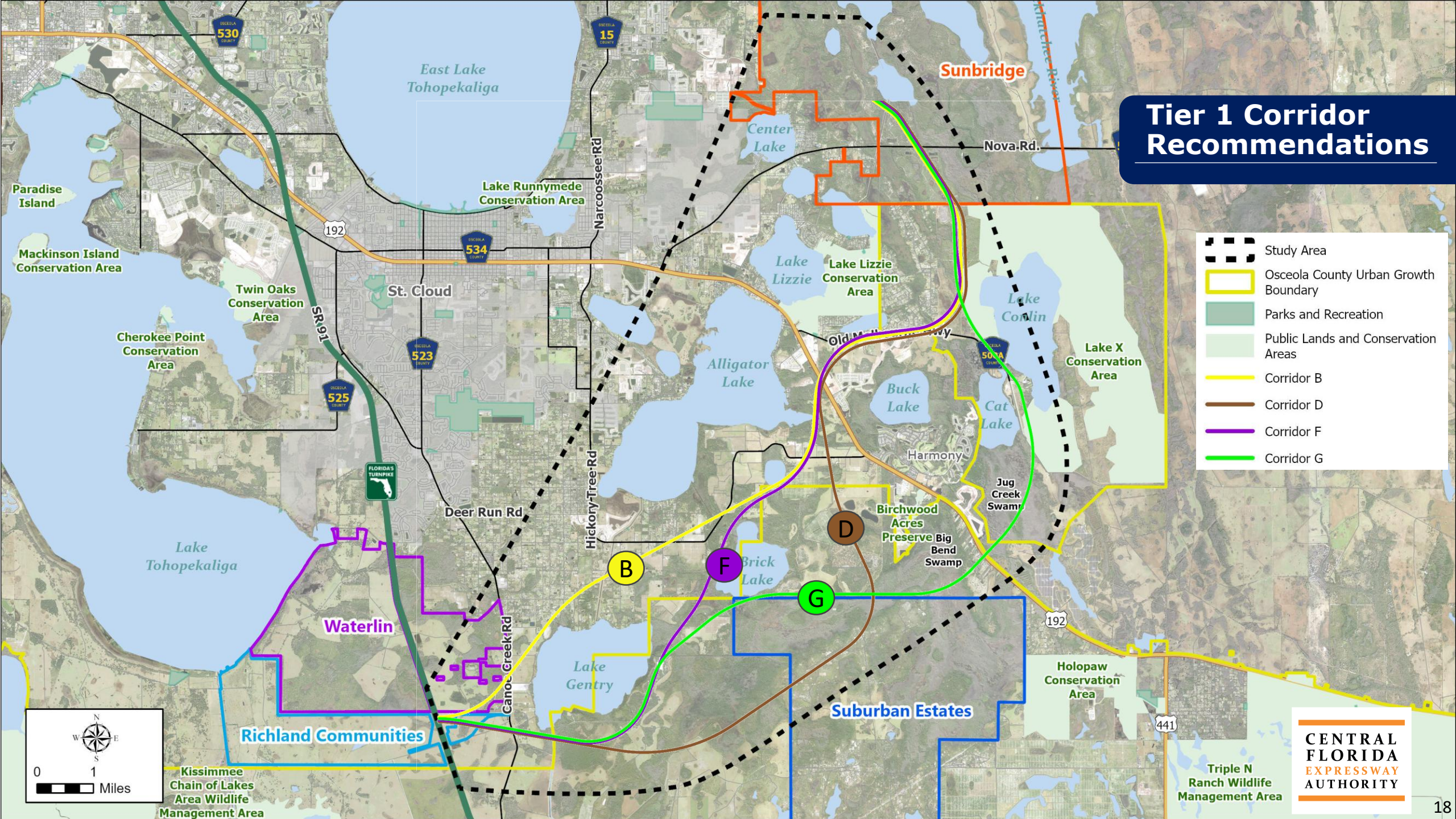
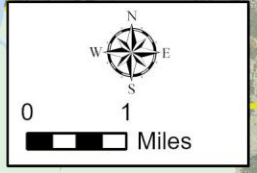
Tier 1 Corridors

- Study Area
- Osceola County Urban Growth Boundary
- Parks and Recreation
- Public Lands and Conservation Areas
- Corridor A
- Corridor B
- Corridor C
- Corridor D
- Corridor E
- Corridor F
- Corridor G



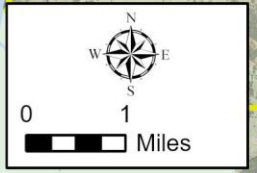
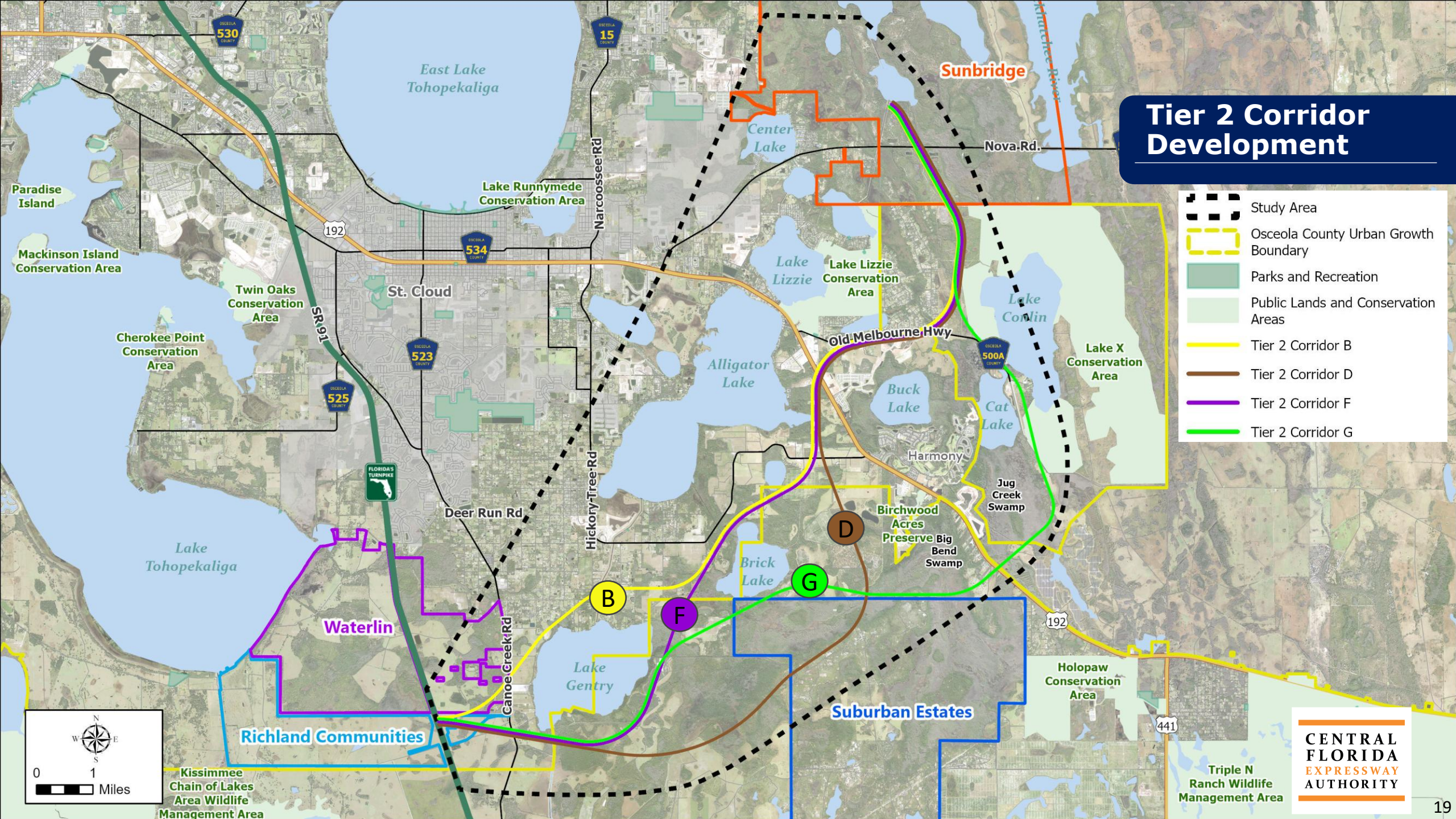
Tier 1 Corridor Recommendations

- Study Area
- Osceola County Urban Growth Boundary
- Parks and Recreation
- Public Lands and Conservation Areas
- Corridor B
- Corridor D
- Corridor F
- Corridor G

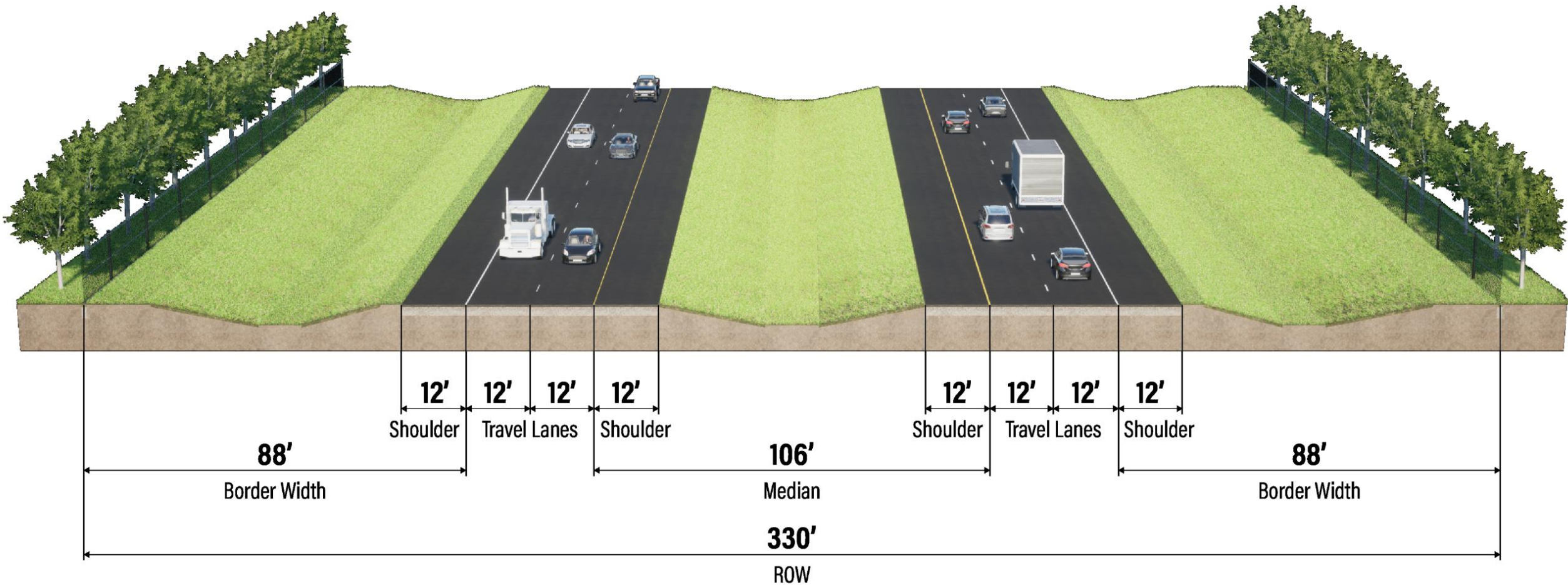


Tier 2 Corridor Development

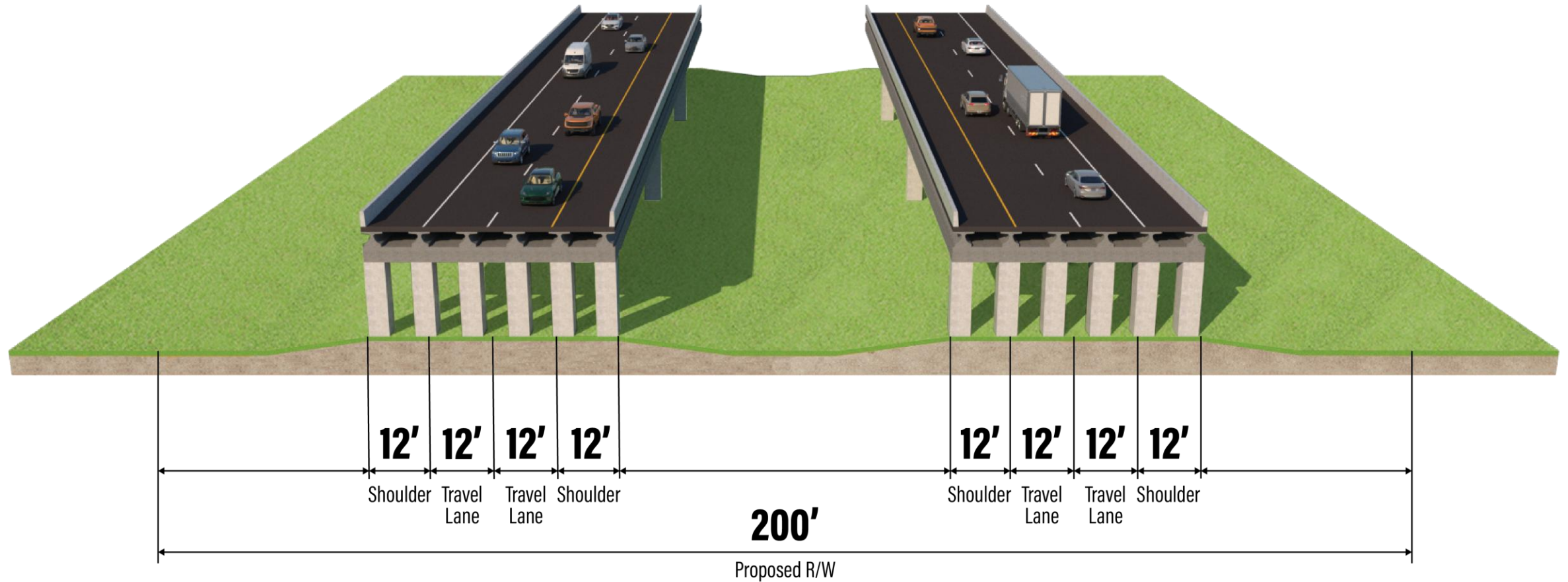
- Study Area
- Osceola County Urban Growth Boundary
- Parks and Recreation
- Public Lands and Conservation Areas
- Tier 2 Corridor B
- Tier 2 Corridor D
- Tier 2 Corridor F
- Tier 2 Corridor G



Mainline Typical Section



Bridge Typical Section



Map Key

Brick Lake

Avoidance/Minimization: Lake Gentry Area Wetlands & Wildlife

Suburban
Estates

Lake
Gentry

- Study Area
- Waterlin
- Richland Communities
- Suburban Estates
- Wetlands
- 100-Year Floodplain
- Florida Wildlife Corridor
- Black Bear Related Calls/
Incidents
- Private Airstrip
- Existing Residential Land
Use
- Planned Developments
- Corridor B
- Corridor D
- Corridor F
- Corridor G

Waterlin

Richland
Communities

Doc Partin
Ranch

D

F

G

B



0 0.3
Miles

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

Map Key

Avoidance/Minimization: Brick Lake & Suburban Estates Area

-  Study Area
-  Suburban Estates
-  Wetlands
-  Florida Wildlife Corridor
-  Public Lands and Conservation Areas
-  Conservation Easements
-  Planned Developments
-  Existing Residential Land Use
-  Corridor B
-  Corridor D
-  Corridor F
-  Corridor G

**Big
Bend
Swamp**

**Brick
Lake**

Suburban Estates

B

F

G

D



0 0.3
Miles

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**

Map Key

Old Melbourne Hwy

Lake X

Avoidance/Minimization:
Harmony, Jug Creek
Swamp & Old Melbourne
Highway Area

Buck
Lake

Cat
Lake

Harmony

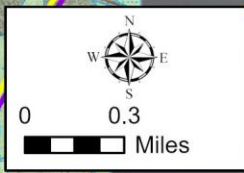
Jug
Creek
Swamp

Birchwood
Acres
Preserve

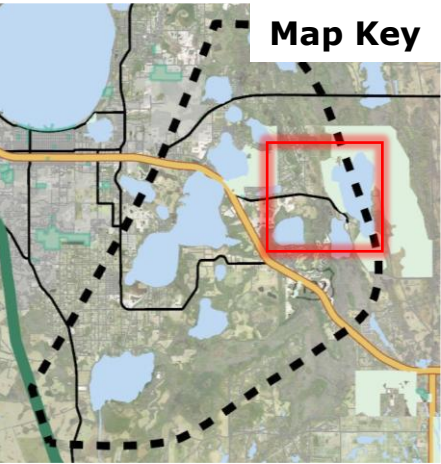
Big
Bend
Swamp

Brick
Lake

- Study Area
- Wetlands
- Public Lands and Conservation Areas
- Conservation Easements
- Planned Developments
- Existing Residential Land Use
- Corridor B
- Corridor D
- Corridor F
- Corridor G



Map Key



Lake Lizzie
Conservation
Area

Avoidance/Minimization:
Lake X Mitigation Bank
Area

- Study Area
- Wetlands
- Mitigation Bank Holdings
- Public Lands and Conservation Areas
- Conservation Easements
- Planned Developments
- Existing Residential Land Use
- Private Airstrip
- Community Center
- Corridor B
- Corridor D
- Corridor F
- Corridor G

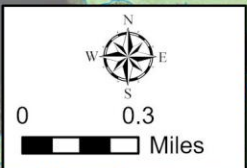
Old Melbourne Hwy

Lake
Conlin

Lake X
Conservation
Area

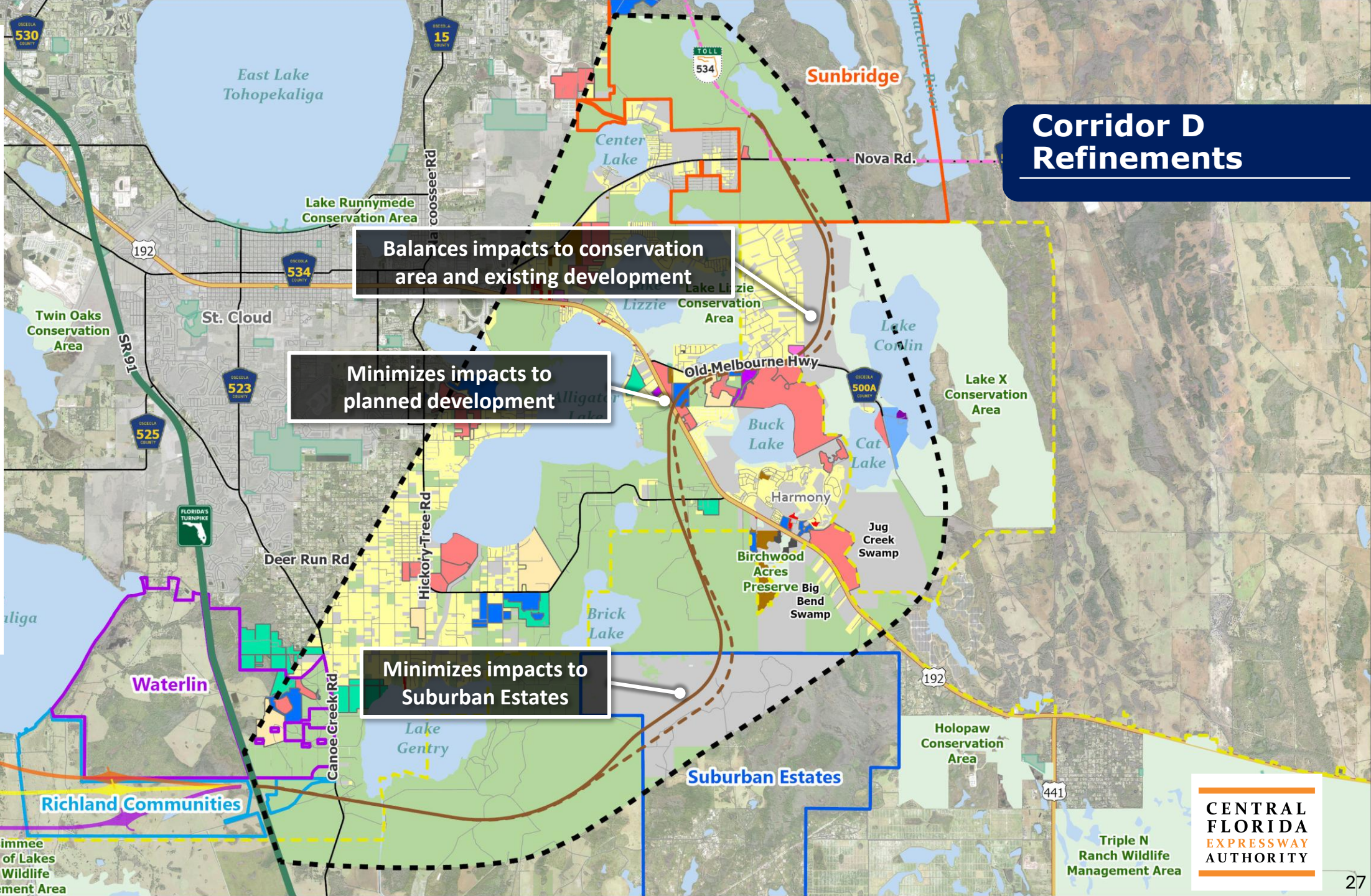
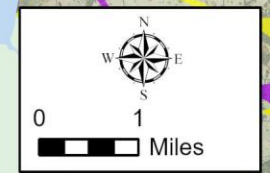
Buck
Lake

Cat
Lake



- Study Area
 - Osceola County Urban Growth Boundary
 - Parks and Recreation
 - Sites with PS Permits
 - Sites in PS Approval Stage
 - Sites Pending SDP Permit
 - Sites with SDP Permits
 - Sites Under Construction
 - Recently Completed Construction
 - SR 534
 - Tier 1 Corridor D
 - Tier 2 Corridor D
- Southport Connector Alternatives**
- Alternative 3000
 - Alternative 4000
 - Alternative 7000
- Existing Land Use (2024)**
- Residential
 - Commercial
 - Agricultural
 - Conservation
 - Governmental
 - Industrial
 - Institutional
 - Utilities and Rights-of-Way
 - Undeveloped

Corridor D Refinements



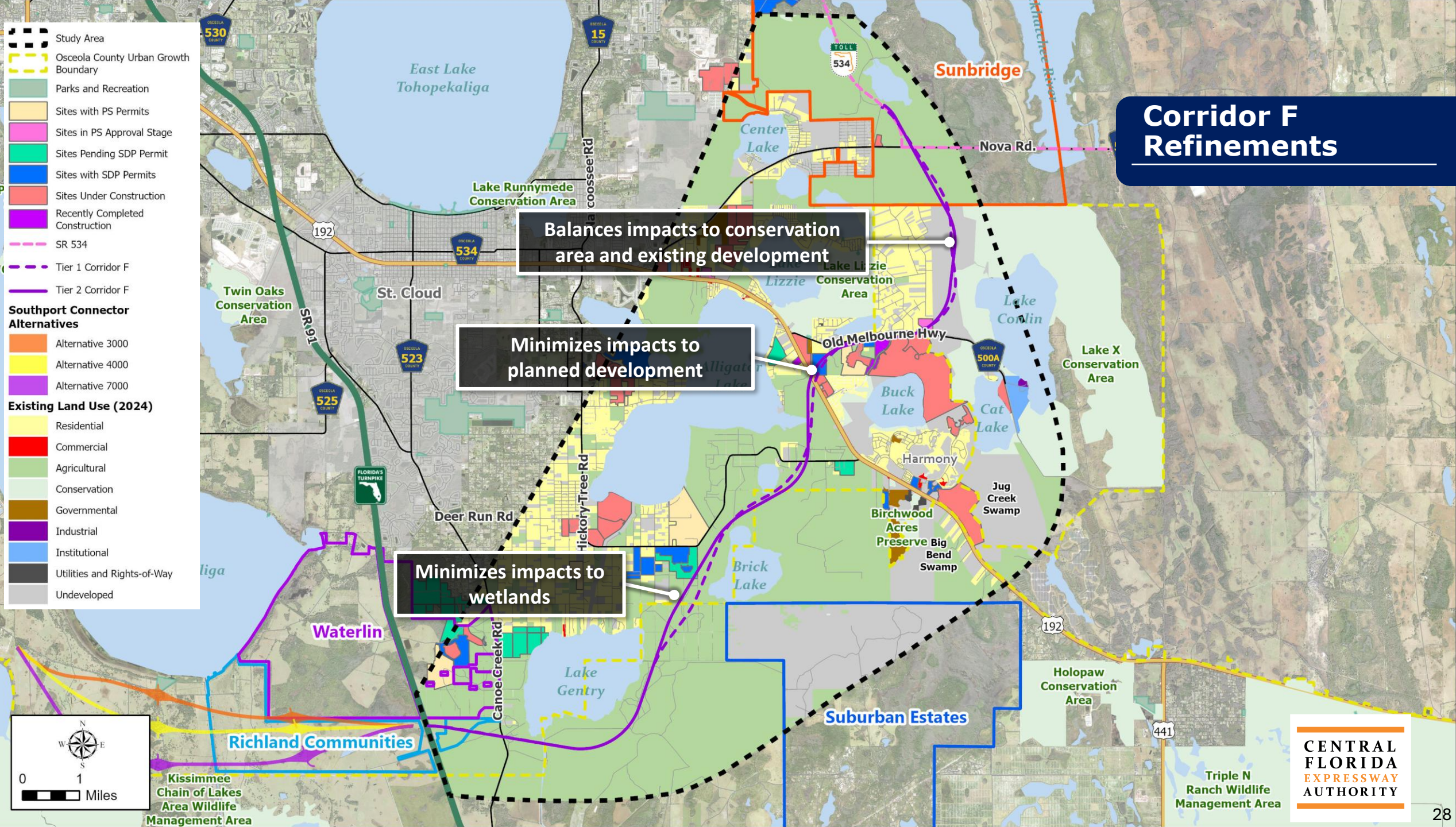
Balances impacts to conservation area and existing development

Minimizes impacts to planned development

Minimizes impacts to Suburban Estates

- Study Area
 - Osceola County Urban Growth Boundary
 - Parks and Recreation
 - Sites with PS Permits
 - Sites in PS Approval Stage
 - Sites Pending SDP Permit
 - Sites with SDP Permits
 - Sites Under Construction
 - Recently Completed Construction
 - SR 534
 - Tier 1 Corridor F
 - Tier 2 Corridor F
- Southport Connector Alternatives**
- Alternative 3000
 - Alternative 4000
 - Alternative 7000
- Existing Land Use (2024)**
- Residential
 - Commercial
 - Agricultural
 - Conservation
 - Governmental
 - Industrial
 - Institutional
 - Utilities and Rights-of-Way
 - Undeveloped

Corridor F Refinements



Balances impacts to conservation area and existing development

Minimizes impacts to planned development

Minimizes impacts to wetlands

- Study Area
 - Osceola County Urban Growth Boundary
 - Parks and Recreation
 - Sites with PS Permits
 - Sites in PS Approval Stage
 - Sites Pending SDP Permit
 - Sites with SDP Permits
 - Sites Under Construction
 - Recently Completed Construction
 - SR 534
 - Tier 1 Corridor G
 - Tier 2 Corridor G
- Southport Connector Alternatives**
- Alternative 3000
 - Alternative 4000
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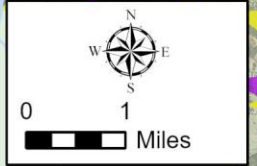
Corridor G Refinements

Balances impacts to conservation area and existing development

Minimizes impacts to wetlands

Minimizes impacts with Jug Creek Swamp

Avoids additional impacts to Suburban Estates



Tier 2 Corridor Evaluation Matrix

| Purpose and Need Criteria | Unit | B | D | F | G |
|--|----------|------|------|------|-----|
| Logical Termini | | | | | |
| Compatible with Proposed Southport Connector Expressway Systems Interchange ^a | Yes/No | No | Yes | Yes | Yes |
| Provides Connection to SR 534 at Nova Road | Yes/No | Yes | Yes | Yes | Yes |
| System Linkage / Regional Connectivity | | | | | |
| Complexity of interchange at US 192 | High/Low | High | High | High | Low |
| Impacts Sunbridge Parkway Extension/Botanic Blvd. at US 192 | Yes/No | Yes | No | No | No |
| Direct Connection to SR 515 Extension | Yes/No | No | No | No | Yes |
| Consistency with Adopted Transportation Plans | | | | | |
| Consistency with CFX Master Plan (SR 515 Extension) for CFX System Expansion | Yes/No | No | No | No | Yes |

Notes:
a Includes connection to Canoe Creek Road.

Tier 2 Corridor Evaluation Matrix

| Evaluation Criteria | Unit | B | D | F | G |
|--|----------------------------|--------|--------|--------|--------|
| Design | | | | | |
| Corridor Length | Miles | 17 | 19 | 18 | 21 |
| Proposed ROW width (varies at interchanges) | Feet | 330 | 330 | 330 | 330 |
| Proposed ROW total (approximate) | Acres | 1,018 | 1,136 | 1,065 | 1,132 |
| Proposed bridges (roadway/canal crossings) | Number of Structures | 50 | 42 | 44 | 32 |
| Total length of all structures (roadway/canal crossings) | Feet | 13,063 | 12,977 | 13,038 | 11,865 |
| Proposed interchanges | Number | 4 | 4 | 4 | 4 |
| Projected 2050 AADT Volume ¹ | Number of Vehicles per Day | 48,200 | 49,300 | 46,400 | 43,500 |

Notes:

1 AADT values represented north of Nova Road interchange within study area.

Tier 2 Corridor Evaluation Matrix

| Evaluation Criteria | Unit | B | D | F | G |
|--|---------------------|----|---|---|---|
| Physical | | | | | |
| Major Utility Conflicts - Existing | Number of Conflicts | 4 | 4 | 4 | 3 |
| Major Utility Conflicts - Planned | Number of Conflicts | 0 | 0 | 0 | 0 |
| Contamination Sites (Medium and High Risk Sites) | Number of Conflicts | 11 | 8 | 9 | 3 |
| Cultural Environment | | | | | |
| Public Recreation Lands | Acres | 0 | 0 | 0 | 0 |
| Potential Historic Resources | Number of Conflicts | 0 | 0 | 0 | 0 |
| Potential Historic Linear Resources (Canals/Highways/Railroads) | Number of Resources | 1 | 1 | 1 | 1 |
| Potential Archaeological Resources | Number of Resources | 0 | 0 | 0 | 0 |

Tier 2 Corridor Evaluation Matrix

| Evaluation Criteria | Unit | B | D | F | G |
|---|---------------------|-----|-------|-----|-------|
| Natural Environment | | | | | |
| Floodplain Involvement - 100 Year Floodplain ² | Acres | 354 | 547 | 445 | 696 |
| Canals / Regulated Floodways | Number of Conflicts | 2 | 1 | 2 | 1 |
| Wetlands (non-forested and forested) ³ | Acres | 202 | 384 | 238 | 423 |
| Potential Habitat ⁴ | Acres | 953 | 1,115 | 996 | 1,125 |
| Conservation Lands ⁵ | Acres | 89 | 89 | 89 | 130 |
| Other Regulatory Conservation Easements ⁶ | Acres | 0 | 0 | 0 | 0 |
| Florida Wildlife Corridor ⁶ | Acres | 488 | 805 | 659 | 1,119 |
| Florida Forever Priority Projects ⁶ | Acres | 0 | 302 | 156 | 399 |
| SFWMD DWMP (Watershed Management Program) | Acres | 0 | 109 | 49 | 49 |

Notes:

- 2 Floodplain involvement based on GIS data only and doesn't include minimization efforts to reduce direct ROW impacts.
- 3 Wetland values based on FLUCCS and limited review of permits. No wetland survey was conducted during Tier 2. Wetland impacts do not include minimization efforts to reduce direct ROW impacts.
- 4 Limited observation data available due to undeveloped nature of the study area. Species habitat identified based on FLUCCS and typical habitat for gopher tortoise, caracara, snail kite, grasshopper sparrow, scrub jay, red cockaded woodpecker, wood stork, eagle nest, Florida panther, and black bear. Telemetry data indicates the presence of the Florida panther 2,100 feet west of the Florida's Turnpike; however, the panther is absent within all of the corridors. Additionally, the corridors are not within the focus area which includes the primary and secondary zones. Black bear are "occasional" throughout the corridors and not within the primary range of the black bear.
- 5 Lake X Conservation Area, which is also within a mitigation bank.
- 6 Values do not include overlap areas designated as mitigation bank.

Tier 2 Corridor Evaluation Matrix

| Evaluation Criteria | Unit | B | D | F | G |
|--|------------------------|---------|---------|---------|---------|
| Social | | | | | |
| Residential Parcels | | | | | |
| Potential Residential Parcels Affected (Existing) ^{7,8,10} | Number of Parcels | 91 | 71 | 72 | 3 |
| Potential Residential Parcels Affected (Planned) ^{7,11} | Number of Parcels | 112 | 36 | 37 | 0 |
| Non-Residential Parcels | | | | | |
| Total Non-Residential Parcels Affected ^{7,9} | Number of Parcels | 72 | 58 | 59 | 44 |
| Community Cohesion Effects - Existing/Planned Neighborhoods Affected | Low/Medium/High | High | Medium | Medium | Low |
| Community Facilities | Number of Conflicts | 0 | 0 | 0 | 1 |
| Agricultural Lands | Acres | 745 | 876 | 870 | 809 |
| Suburban Estates Impacts (approximate) | Acres | 0 | 73 | 0 | 27 |
| Estimated Cost | | | | | |
| Preliminary Construction Cost Estimate | Currency (in millions) | \$1,663 | \$1,784 | \$1,649 | \$1,702 |

Notes:

7 Includes partially impacted parcels.

8 Includes undeveloped parcels within existing residential communities.

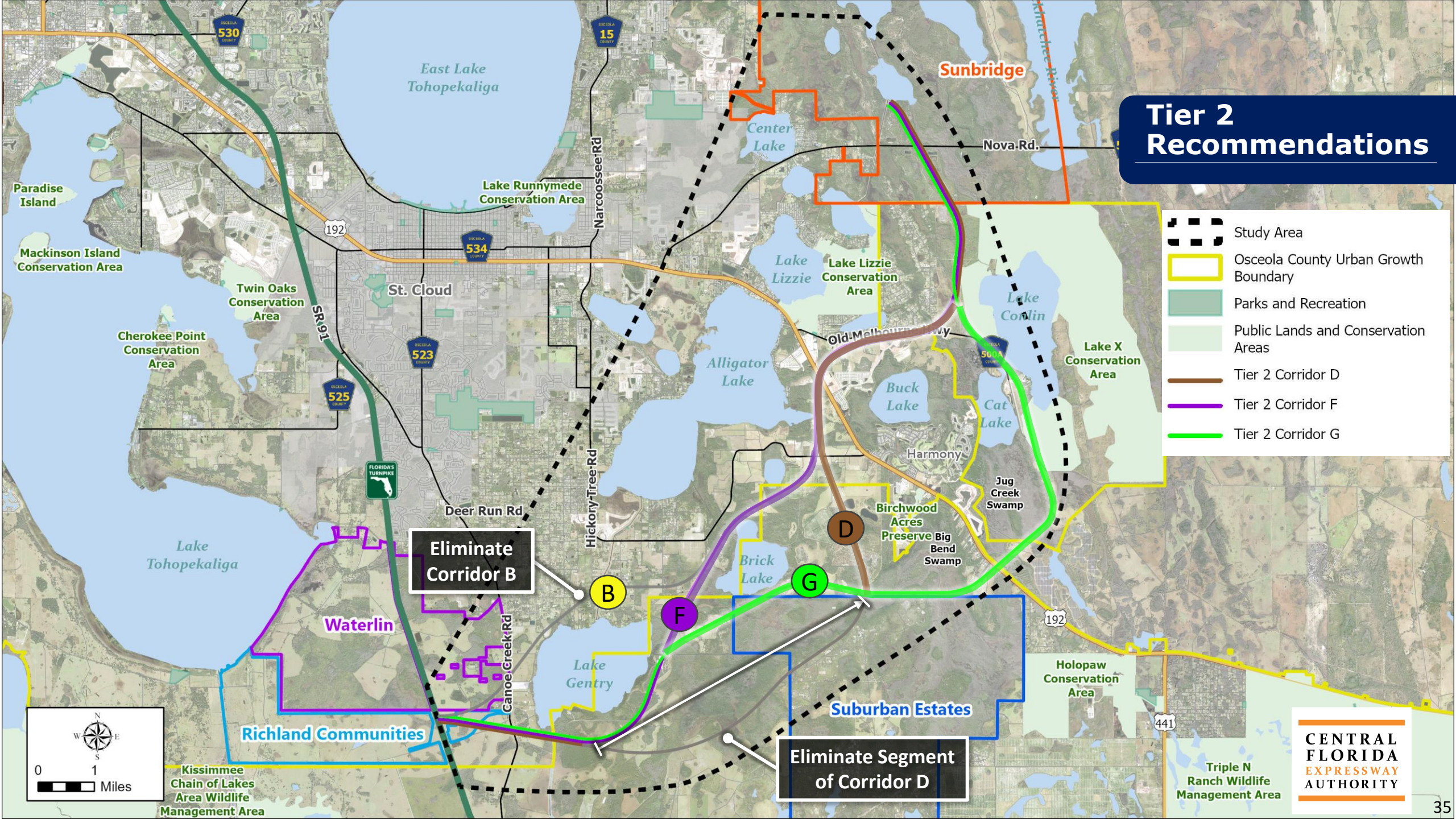
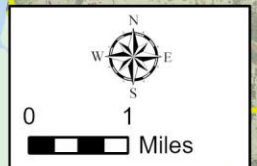
9 Does not include suburban estates

10 Includes planned developments under construction.

11 Includes planned developments with pending and approved Site Development Plan permits. Parcel count is based on subdivided parcels at time of analysis

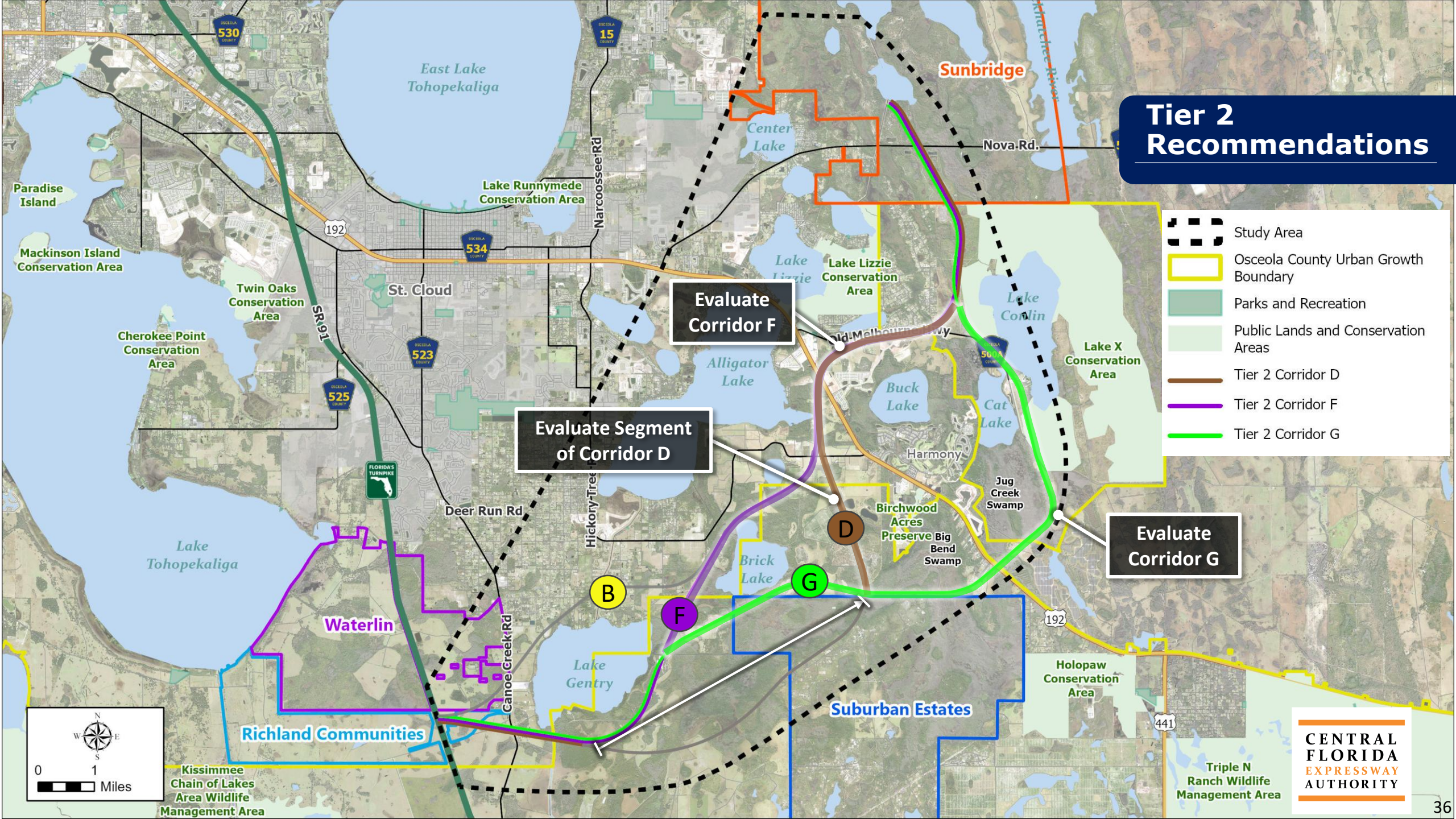
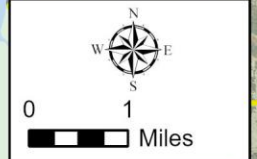
Tier 2 Recommendations

- Study Area
- Osceola County Urban Growth Boundary
- Parks and Recreation
- Public Lands and Conservation Areas
- Tier 2 Corridor D
- Tier 2 Corridor F
- Tier 2 Corridor G



Tier 2 Recommendations

- Study Area
- Osceola County Urban Growth Boundary
- Parks and Recreation
- Public Lands and Conservation Areas
- Tier 2 Corridor D
- Tier 2 Corridor F
- Tier 2 Corridor G



Evaluate Corridor F

Evaluate Segment of Corridor D

Evaluate Corridor G

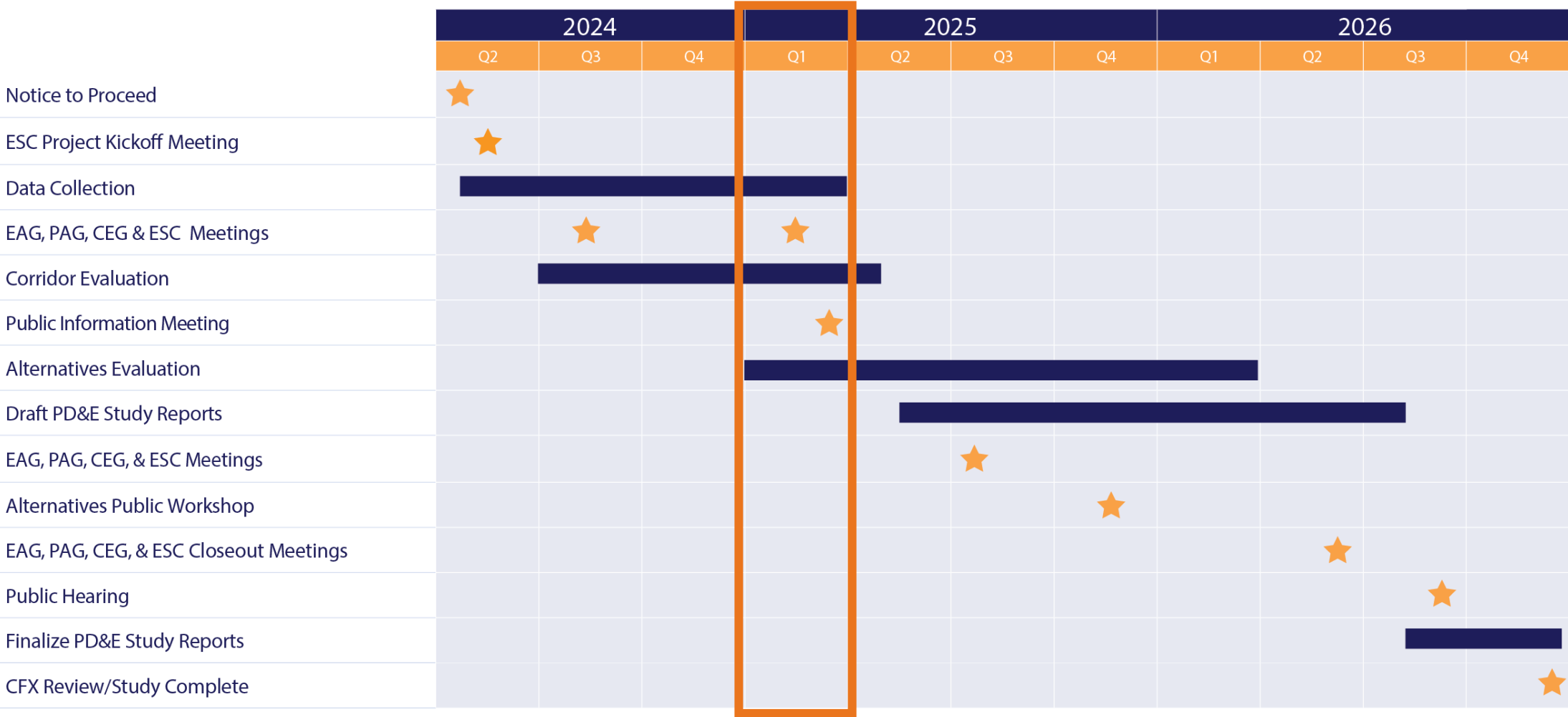
Avoidance and Minimization

- Constrained Typical Sections
- Bridge Structures in environmentally sensitive areas
 - Minimize wetland and floodplain impacts
 - Maintain habitat connectivity
- Environmental Mitigation Opportunities
 - Florida Forever priority areas
 - Connectivity to existing conservation



Discussion

PD&E Schedule



Project Contact

For more information contact:

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407-885-4743
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Director of Transportation
Planning & Policy
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Will.Hawthorne@CFXway.com

CFX web address:
www.CFXway.com
Shortened study web address:
https://bit.ly/sr515_pde



Thank You