AGENDA
ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING
November 19, 2026
10:00 a.m.

Meeting location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room

A. CALL TO ORDER

B. PUBLIC COMMENT

Pursuant to Section 286.0114, Florida Statutes and Section 2.14, CFX Code, the Environmental Stewardship Committee provides for an opportunity for public comment at the beginning of each regular meeting. The Public may address the Committee on any matter of public interest under the Committee's authority and jurisdiction, regardless of whether the matter is on the Committee's agenda but excluding pending procurement issues. Public Comment speakers that are present and have submitted their completed Public Comment form to the Recording Secretary at least 5 minutes prior to the scheduled start of the meeting will be called to speak. Each speaker shall be limited to 3 minutes. Any member of the public may also submit written comments which, if received during regular business hours at least 48 hours in advance of the meeting, will be included as part of the record and distributed to the Committee members in advance of the meeting.

C. APPROVAL OF MARCH 26, 2026 ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEMS

1. **SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PROJECT DEVELOPMENT & ENVIRONMENT (PD&E) STUDY UPDATE –** *Sunserea Gates, Project Manager, VHB* (info item)

2. **LANDSCAPE MANAGEMENT PROGRAM UPDATE** – *Chris Hite, Founder Partner, Dix-Hite and Sheeba West, Principal, Dix-Hite* (info item)

E. OTHER BUSINESS

F. ADJOURNMENT

This meeting is open to the public.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5316 or by email at Malaya.Bryan@CFXWay.com at least three (3) business days prior to the event.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodations to participate in this proceeding, then they should contact the Central Florida Expressway Authority at (407) 690-5000 no later than two (2) business days prior to the proceeding.

C. Approval of Minutes

MINUTES
ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING
March 26, 2026

Location: Central Florida Expressway Authority
4974 ORL Tower Road, Orlando, FL 32807
Pelican Conference Room

DRAFT

Committee Members Present:
Brittany Sellers, City of Orlando Representative, Chairman
Richard Durr, Seminole County Representative
Jason Hickson, Osceola County Representative
Beth Jackson, Orange County Representative
Charles Lee, Citizen Representative
Timothee Sallin, Lake County Representative

Staff Present:
Michelle Maikisch, Executive Director
Will Hawthorne, Director of Transportation Planning and Policy
Cristina T. Berrios, General Counsel
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services

A. CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Sellers.

B. PUBLIC COMMENT

- Public Comment: Kim Buchheit – Commented on the SR 429 Project.
- Written Public Comments: Ms. Mimi Lamaute, Recording Secretary, announced there were no written public comments received by the deadline.

C. APPROVAL OF THE MAY 22, 2025 AND AUGUST 28, 2025 ENVIRONMENTAL STEWARDSHIP COMMITTEE MEETING MINUTES

A motion was made by Ms. Jackson and seconded by Mr. Lee to approve the May 22, 2025 and August 28, 2025 meeting minutes. The motion carried unanimously with all six (6) Committee members in attendance voting AYE by voice vote.

D. AGENDA ITEMS

1. SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PROJECT DEVELOPMENT & ENVIRONMENT (PD&E) STUDY UPDATE

Mr. Will Hawthorne, Director of Transportation Planning and Policy, distributed the CFX Project Development Process, to demonstrate the current status of the project within the overall process, attached hereto as **Exhibit "A."**

Ms. Sunserea Gates with VHB provided a comprehensive update on the SR 515 Northeast Connector Expressway Phase 2 PD&E Study, which represents the final segment required to complete the long planned Southern Beltway system. The project evaluates a proposed 15–20 mile limited-access expressway connection between Florida's Turnpike/Southport Connector and SR 534 (Nova Road) in Osceola County and eastern St. Cloud. A series of exhibits were distributed to support the presentation, attached hereto as **Exhibit "B."** She explained that the materials contain detailed information organized into manageable sections and advised that she would reference specific exhibits throughout the discussion of the project.

Ms. Gates provided details on the PD&E process to date, including completion of the Alternative Corridor Evaluation Report (ACER), which eliminated Corridor B due to significant neighborhood impacts. She explained that detailed alignment evaluations were conducted for remaining corridors, including multiple alternatives along Old Melbourne Highway and an alternative outside the roadway corridor (Alignment G).

Based on the comparative analysis, Alignments D and F will be removed from further consideration, while Alignment G will be advanced for continued detailed engineering and environmental evaluation.

Ms. Gates announced that public workshops are planned for April 22–23, 2026, with a public hearing anticipated in early 2027. She added that staff will return to the Committee with further updates and a preferred alternative prior to Board consideration.

The Committee members commented and asked questions, which were answered by Ms. Gates and Ms. Maikisch.

(This item was presented for information only. No Committee action was taken.)

2. INFRASTRUCTURE RESILIENCE AND PERFORMANCE STUDY PROGRESS UPDATE

Mr. Bryan Homayouni, Director of Intelligent Transportation Systems, provided a progress update on the Infrastructure Resilience and Performance Study. He highlighted existing initiatives and referenced the SR 516 corridor as a key project incorporating resilient and efficient design elements.

DRAFT

Ms. Aliya Anjarwalla with ecoPreserve summarized findings from interagency coordination and internal workshops. She emphasized that all potential initiatives are being evaluated based on measurable benefits and return on investment.

Next steps include further evaluation of electric vehicle use cases, battery storage systems, and the feasibility of Level 3 charging as a potential revenue source, as well as continued development of an evaluation framework to guide investment decisions.

The study remains ongoing, with final recommendations to be presented for consideration and approval.

The Committee members commented and asked questions, which were answered by Ms. Anjarwalla and Mr. Homayouni.

(This item was presented for information only. No Committee action was taken.)

E. OTHER BUSINESS

Chairman Sellers announced this was her last meeting as Chairman, expressed her appreciation, and transferred the Chairmanship to Lake County Representative, Timothee Sallin.

There was no other business to come before the Committee.

F. ADJOURNMENT

Chairman Sellers announced that the next Environmental Stewardship Committee meeting is scheduled for May 28, 2026 at 10:00 a.m.

Chairman Sellers adjourned the meeting at 3:25 p.m.

After the meeting, the Chairmanship rotation was reviewed in accordance with the Committee Charter. In consideration of the recent appointment of the Osceola County Representative, it was agreed that the Lake County Representative, Timothee Sallin, will serve as Chairman for the current term.

Minutes approved on _____, 2026.

Pursuant to the Florida Public Records Law and CFX Records Management Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Records Management Liaison Officer at publicrecords@CFXway.com or 4974 ORL Tower Road, Orlando, FL 32807.

DRAFT

PROJECT DEVELOPMENT PROCESS

New Alignment Expansion Projects

EXHIBIT: A

Exhibit A to minutes

WE ARE HERE

Identify Project

Project identified in CFX Board approved Visioning +2040 Master Plan (Long-Range Transportation Plan).

Yes

Work Plan

Is project identified in the approved Five-Year Work Plan?

No

Project is placed on hold to be revisited in the future.

Yes

Feasibility Study

CFX Board approves findings of feasibility study on the project?

No

Project is placed on hold to be revisited in the future.

Yes

PD&E Study

Does CFX Board approve PD&E Study?

No

Project is placed on hold to be revisited in the future.

Yes

Recommended Preferred/Final Design

Does CFX Board approve project for the Final Design Phase?

No

Project is placed on hold to be revisited in the future.

Yes

Permitting

Does CFX Board accept the proposed mitigation/ conservation easement settlements and approve permit agreements?

Yes

Utilities

Does CFX Board accept the proposed utilities relocation settlements and approve utility agreements?

No

Project is placed on hold to be revisited in the future.

Right-of-Way

Does CFX Board accept the Right-of-Way Committee's requested acquisitions and approve start of right-of-way purchasing?

Yes

Advertise Bids

Does CFX Board approve CFX's request to advertise bids for construction?

No

Project is placed on hold to be revisited in the future.

Yes

Award Contract

Does CFX accept bid and approve award of contract to construct roadway?

No

CFX may re-advertise project to accept new bids OR project design is revised and/or repackaged for bids.

Yes

Construction

Construction commences.

Yes

Open to Traffic

Newly constructed roadway is opened to traffic.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SOCIAL ENVIRONMENT CONSTRAINTS

EXHIBIT: B

Exhibit B to minutes

N W E S

0 1 Miles

PLANNED DEVELOPMENTS

1. Del Webb
2. Weslyn Park
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. Old Melbourne
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)
34. Canoe Creek Reserve
35. Collins Reserve
36. Dollar Tree
37. Canoe Creek Grove

Split Oak Forest Wildlife and Environmental Area
East Lake Tohopekaliga
Absher Rd
Econlockhatchee River
Sunbridge
Nova Rd
Center Lake
Narcoossee Rd
Lake Runnymede Conservation Area
Paradise Island
Mackinson Island Conservation Area
Twin Oaks Conservation Area
St. Cloud
Cherokee Point Conservation Area
SR 91
Lake Lizzie
Lake Lizzie Conservation Area
Lake Cecile
Lake X Conservation Area
Alligator Lake
Buck Lake
Cat Lake
Harmony
Jug Creek Swamp
Birchwood Acres Preserve
Big Bend Swamp
Hickory Tree Rd
Brick Lake
Lake Tohopekaliga
Waterlin
Canoe Creek Rd
Lake Gentry
Suburban Estates
Holopaw Conservation Area
Richland Communities
Heart Bar Ranch Conservation Easement
Triple N Ranch Wildlife Management Area
Lonesome Camp Ranch Conservation Area
Florida's Turnpike

SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PD&E STUDY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

- Study Area
- Osceola County Urban Growth Boundary
- Southport Connector Preferred Alternative
- Parks and Recreation
- Trails
- Sites in PS Approval Stage
- Sites with PS Permit
- Sites Pending SDP Permit
- Sites with SDP Permit
- Sites Under Construction
- Recently Completed Construction
- Schools
- Golf Courses
- Boat Ramps
- Fire and Rescue Stations
- Airstrips
- Hospitals
- Places of Worship

SHPO Resources

- Structures
- Bridges
- Resource Groups

Existing Land Use (2026)

- Residential
- Commercial
- Agricultural
- Conservation
- Governmental
- Industrial
- Institutional
- Utilites and Rights-of-Way
- Undeveloped

- Alignment D
- Alignment F
- Alignment G

NATURAL ENVIRONMENT CONSTRAINTS

EXHIBIT: C

N
W E
S
0 1 Miles

Split Oak Forest Wildlife and Environmental Area
Absher Rd
Econlockhatchee River
Sunbridge
East Lake Tohopekaliga
Center Lake
Nova Rd
Narcoossee Rd
Lake Runnymede Conservation Area
Paradise Island
Mackinson Island Conservation Area
Twin Oaks Conservation Area
St. Cloud
Lake Lizzie
Lake Lizzie Conservation Area
Lake Cowin
Old Melbourne Hwy
Cherokee Point Conservation Area
SR 91
Alligator Lake
Buck Lake
Cat Lake
Lake X Conservation Area
South Florida Water Management District
St. Johns River Water Management District
Harmony
Jug Creek Swamp
Birchwood Acres Preserve
Big Bend Swamp
Hickory Tree Rd
Lake Tohopekaliga
Brick Lake
Waterlin
Canoe Creek Rd
Lake Gentry
Holopaw Conservation Area
Suburban Estates
Richland Communities
Heart Bar Ranch Conservation Easement
Triple N Ranch Wildlife Management Area
Lonesome Camp Ranch Conservation Area

SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PD&E STUDY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

- Study Area
- Osceola County Urban Growth Boundary
- Southport Connector Preferred Alternative
- Water Management District Boundaries
- Florida Wildlife Corridor
- Parks and Recreation
- Public Lands and Conservation Areas
- Wetlands
- Conservation Easements
- Mitigation Bank Holdings
- Regulatory Mitigation Banks
- SFWMD Water Storage Projects
- Potentially Active Eagle Nest
- Wildlife Crossing
- Black Bear Related Calls/Incidents
- Alignment D
- Alignment F
- Alignment G

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PD&E STUDY

TOLL 515

EXHIBIT: D

OLD MELBOURNE HIGHWAY ALIGNMENTS EVALUATED

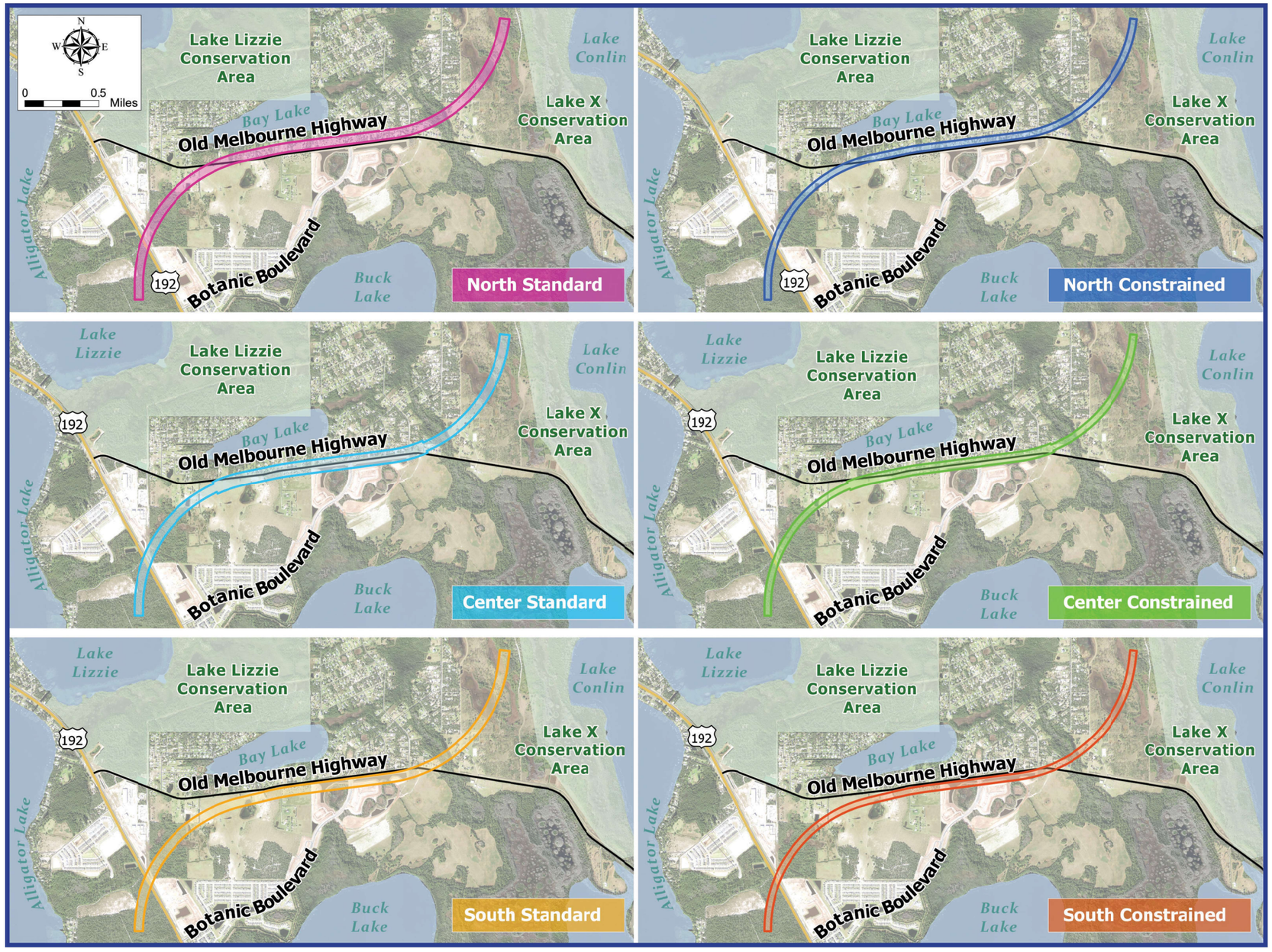


EXHIBIT: E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Project Development & Environment Study
SR 515 Northeast Connector Expressway Phase 2
March 2026

Old Melbourne Highway Evaluation Matrix

Standard Typical

Corridors D&F from US 192 to Bay Lake Estates

Evaluation Measure	Unit of Measure	Left (North)	Center	Right (South)
Design				
Corridor Length	Miles	3.5	3.5	3.5
Proposed ROW width[1]	Feet	330	470	330
Proposed ROW total (approximate)	Acres	142	166	141
Proposed bridges (roadway/canal/environmental crossings)[2]	Number of Crossings	8	10	6
Total length of all crossings (roadway/canal/environmental crossings)[2]	Feet	2,026	3,820	6,830
Physical				
Major Utility Conflicts - Existing	Number of Conflicts	2	2	2
Contamination Sites (Medium and High Risk Sites)	Number of Conflicts	2	3	4
Cultural Environment				
Public Recreation Lands	Acres	0	0	0
Potential Historic Resources	Number of Conflicts	0	0	0
Potential Historic Linear Resources (Canals/Highways/Railroads)	Number of Resources	1	1	1
Potential Archaeological Resources	Number of Resources	0	0	0
Natural Environment				
Floodplain Involvement - 100 Year Floodplain[3]	Acres	8	7	8
Canals / Regulated Floodways[4]	Number of Conflicts	0	0	0
Wetlands (non-forested and forested)[5]	Acres	21	19	20
Potential Species Habitat[6]	Acres	79	98	83
Conservation Lands	Acres	0	0	0
Regulatory Conservation Easement	Acres	0	0	0
Florida Wildlife Corridor[7]	Acres	27	29	30
Florida Forever Priority Projects (Planned)[7]	Acres	27	28	30
SFWMD DWMP (Watershed Management Program)	Acres	0	0	0
Social				
Residential Parcels - Existing				
Potential Residential Parcels Affected[7,8,10]	Number of Parcels	64	92	108
Residential Homes	Number of Parcels	*62*	*75*	*94*
Residential Stormwater and Common Areas	Number of Parcels	*2*	*17*	*14*
Potential Residential Parcels Affected[7,8,10]	Acres	62	60	47
Residential Homes	Acres	*61*	*39*	*18*
Residential Stormwater and Common Areas	Acres	*1*	*21*	*29*
Residential Parcels - Planned				
Potential Residential Parcels Affected[7,11]	Number of Parcels	72	113	131
Potential Residential Parcels Affected[7,11]	Acres	11	18	13
Non-Residential Parcels				
Total Potential Non-Residential Parcels Affected[7,9]	Number of Parcels	2	4	2
Community Cohesion Effects - Existing/Planned Neighborhoods Affected	Low/Medium/High	High	High	High
Community Facilities	Number of Conflicts	0	0	0
Agricultural Lands	Acres	22	33	30
Suburban Estates Impacts (approximate)	Acres	0	0	0
Preliminary Estimated Cost				
Total Construction Cost	Currency (in millions)	$575	$685	$650
Preliminary Right-of-Way Cost	Currency (in millions)	$200	$290	$305
Estimated Total Project Cost	Currency (in millions)	$775	$975	$955

Notes:

[1] Width for standard typical section.

[2] Roadway/Canal crossings include ramp bridges. Bridge length is based on longest span per location. Environmental crossings are based on corridor length (not length of multiple spans) and are subject to change.

[3] Floodplain involvement based on GIS data only and doesn't include minimization efforts to reduce direct ROW impacts.

[4] Number of conflicts are identified, however bridges are assumed for all crossings.

[5] Wetland values based on FLUCCS and limited review of permits. No wetland survey was conducted. Wetland impacts do not include minimization efforts to reduce direct ROW impacts.

[6] 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.

[7] Includes partially impacted parcels

[8] Includes vacant parcels/common areas within existing residential communities.

[9] Does not include Suburban Estates or agricultural lands.

[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.

RED = Relatively High Impacts when Compared to Other Alignments
YELLOW = Relatively Medium Impacts when Compared to Other Alignments
GREEN = Relatively Low Impacts when Compared to Other Alignments

EXHIBIT: F

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Project Development & Environment Study
SR 515 Northeast Connector Expressway Phase 2
March 2026

Old Melbourne Highway Evaluation Matrix

Constrained Typical

Corridors D&F from US 192 to Bay Lake Estates

Evaluation Measure	Unit of Measure	Left (North)	Center	Right (South)
Design				
Corridor Length	Miles	3.5	3.5	3.5
Proposed ROW width[1]	Feet	230'-8"	340'-8"	230'-8"
Proposed ROW total (approximate)	Acres	99	118	98
Proposed bridges (roadway/canal/environmental crossings)[2]	Number of Crossings	8	10	6
Total length of all crossings (roadway/canal/environmental crossings)[2]	Feet	2,404	3,563	6,845
Physical				
Major Utility Conflicts - Existing	Number of Conflicts	2	2	2
Contamination Sites (includes all Low, Medium and High Risk Sites)	Number of Conflicts	2	3	2
Cultural Environment				
Public Recreation Lands	Acres	0	0	0
Potential Historic Resources	Number of Conflicts	0	0	0
Potential Historic Linear Resources (Canals/Highways/Railroads)	Number of Resources	1	1	1
Potential Archaeological Resources	Number of Resources	0	0	0
Natural Environment				
Floodplain Involvement - 100 Year Floodplain[3]	Acres	5	5	5
Canals / Regulated Floodways[4]	Number of Conflicts	0	0	0
Wetlands (non-forested and forested)[5]	Acres	14	13	13
Potential Species Habitat[6]	Acres	56	70	48
Conservation Lands	Acres	0	0	0
Regulatory Conservation Easement	Acres	0	0	0
Florida Wildlife Corridor[7]	Acres	19	20	20
Florida Forever Priority Projects (Planned)[7]	Acres	19	20	20
SFWMD DWMP (Watershed Management Program)	Acres	0	0	0
Social				
Residential Parcels - Existing				
Potential Residential Parcels Affected[7,8,10]	Number of Parcels	56	71	66
Residential Homes	Number of Parcels	*54*	*59*	*53*
Residential Stormwater and Common Areas	Number of Parcels	*2*	*12*	*13*
Potential Residential Parcels Affected[7,8,10]	Acres	42	39	33
Residential Homes	Acres	*42*	*25*	*11*
Residential Stormwater and Common Areas	Acres	*0*	*14*	*22*
Residential Parcels - Planned				
Potential Residential Parcels Affected[7,11]	Number of Parcels	67	91	103
Potential Residential Parcels Affected[7,11]	Acres	9	13	13
Non-Residential Parcels				
Total Potential Non-Residential Parcels Affected[7,9]	Number of Parcels	2	2	2
Community Cohesion Effects - Existing/Planned Neighborhoods Affected	Low/Medium/High	High	High	High
Community Facilities	Number of Conflicts	0	0	0
Agricultural Lands	Acres	16	20	21
Suburban Estates Impacts (approximate)	Acres	0	0	0
Preliminary Estimated Cost				
Total Construction Cost	Currency (in millions)	$540	$595	$620
Preliminary Right-of-Way Cost	Currency (in millions)	$140	$190	$220
Estimated Total Project Cost	Currency (in millions)	$680	$785	$840

Notes:

[1] Width for constrained typical section.

[2] Potential environmental crossings identified are subject to change.

[3] Floodplain involvement based on GIS data only and doesn't include minimization efforts to reduce direct ROW impacts.

[4] Number of conflicts are identified, however bridges are assumed for all crossings.

[5] Wetland values based on FLUCCS and limited review of permits. No wetland survey was conducted. Wetland impacts do not include minimization efforts to reduce direct ROW impacts.

[6] 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.

[7] Includes partially impacted parcels

[8] Includes vacant parcels/common areas within existing residential communities.

[9] Does not include Suburban Estates or agricultural lands.

[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.

RED = Relatively High Impacts when Compared to Other Alignments
YELLOW = Relatively Medium Impacts when Compared to Other Alignments
GREEN = Relatively Low Impacts when Compared to Other Alignments

ALIGNMENTS EVALUATED

EXHIBIT: G

N
W E
S
0 1 Miles

Split Oak Forest Wildlife and Environmental Area
Absher Rd
Econlockhatchee River
Sunbridge
East Lake Tohopekaliga
Center Lake
Nova Rd
530
15
532
Narcoossee Rd
Lake Runnymede Conservation Area
Paradise Island
192
Mackinson Island Conservation Area
534
Lake Lizzie
Lake Lizzie Conservation Area
Twin Oaks Conservation Area
St. Cloud
Lake Cowlin
Cherokee Point Conservation Area
SR 91
Old Melbourne Hwy
523
500A
Alligator Lake
Lake X Conservation Area
525
Buck Lake
Cat Lake
Harmony
Jug Creek Swamp
Birchwood Acres Preserve
Big Bend Swamp
D
F
Brick Lake
G
Hickory Tree Rd
Lake Tohopekaliga
Waterlin
Canoe Creek Rd
Lake Gentry
192
Holopaw Conservation Area
Suburban Estates
Richland Communities
441
Triple N Ranch Wildlife Management Area
Heart Bar Ranch Conservation Easement
Lonesome Camp Ranch Conservation Area

SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PD&E STUDY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

- Study Area
- Osceola County Urban Growth Boundary
- Southport Connector Preferred Alternative
- Parks and Recreation
- Public Lands and Conservation Areas
- Alignment D
- Alignment F
- Alignment G

EXHIBIT: H

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Project Development & Environment Study
SR 515 Northeast Connector Expressway Phase 2
March 2026

ALIGNMENT ALTERNATIVES EVALUATION MATRIX

from Florida's Turnpike to north of Nova Road

Evaluation Measure	Unit of Measure	Alignment D1 (southern OMH[14])	Alignment D2 (northern OMH[14])	Alignment F1 (southern OMH[14])	Alignment F2 (northern OMH[14])	Alignment G
Design						
Corridor Length	Miles	17.1	17.1	16.6	16.7	19.8
Proposed ROW width	Feet	330	330	330	330	330
Proposed ROW total (approximate)	Acres	1,102	1,127	1,084	1,109	1,152
Proposed bridge crossings (roadway/canal/environmental crossings)[1]	Number of Crossings	29	31	30	32	28
Total length of all crossings (roadway/canal/environmental crossings)[1]	Feet	20,551	15,866	20,941	16,305	17,899
Roadway/Canal Crossings	Feet	15,244	10,498	16,660	11,963	9,745
Environmental Crossings	Feet	5,307	5,368	4,281	4,342	8,154
Proposed interchanges	Number	4	4	4	4	4
Projected 2050 AADT Volume[2]	Number of Vehicles per Day	22,100-46,400	22,100-46,400	32,000-48,200	32,000-48,200	21,500-43,500
US 192 Interchange Access Management Compatability	Low/Medium/High	High	High	High	High	Low
Physical						
Major Utility Conflicts - Existing	Number of Conflicts	3	3	3	3	2
Contamination Sites (Medium and High Risk Sites)	Number of Conflicts	8	8	8	8	3
Cultural Environment						
Public Recreation Lands	Acres	0	0	0	0	0
Potential Historic Resources	Number of Conflicts	0	0	0	0	0
Potential Historic Linear Resources (Canals/Highways/Railroads)	Number of Resources	1	1	1	1	1
Potential Archaeological Resources	Number of Resources	0	0	0	0	0
Natural Environment						
Floodplain Involvement - 100 Year Floodplain[3]	Acres	390	390	438	438	667
Canals / Regulated Floodways[4]	Number of Conflicts	1	1	2	2	1
Wetlands (non-forested and forested)[5]	Acres	269	275	246	251	436
Potential Species Habitat[6]	Acres	1,008	1,013	985	991	1,107
Conservation Lands[7]	Acres	0	0	0	0	71
Regulatory Conservation Easement	Acres	0	0	0	0	0
Florida Wildlife Corridor[8]	Acres	764	761	668	665	1,047
Florida Forever Priority Projects (Planned)[8]	Acres	337	334	242	239	509
SFWMD DWMP (Watershed Management Program)	Acres	49	49	49	49	49
Social						
Residential Parcels - Existing						
Potential Residential Parcels Affected[9,10,12]	Number of Parcels	136	82	137	83	4
Residential Homes	Number of Parcels	*121*	*71*	*121*	*71*	4
Residential Stormwater and Common Areas	Number of Parcels	*15*	*11*	*16*	*12*	0
Potential Residential Parcels Affected[9,10,12]	Acres	45	67	51	73	8
Residential Homes	Acres	*20*	*57*	*20*	*57*	8
Residential Stormwater and Common Areas	Acres	*25*	*10*	*31*	*16*	0
Residential Parcels - Planned						
Potential Residential Parcels Affected[9,13]	Number of Parcels	181	161	181	161	31
Potential Residential Parcels Affected[9,13]	Acres	47	44	47	44	8
Non-Residential Parcels						
Total Potential Non-Residential Parcels Affected[9,11]	Number of Parcels	7	14	7	14	14
Community Cohesion Effects - Existing/Planned Neighborhoods Affected	Low/Medium/High	High	High	High	High	Low
Community Facilities	Number of Conflicts	0	0	0	0	0
Agricultural Lands	Acres	847	849	849	849	818
Suburban Estates Impacts (approximate)	Acres	28	28	0	0	28
Preliminary Estimated Cost						
Total Construction Cost	Currency (in millions)	$1,945	$1,820	$1,970	$1,840	$2,020
Preliminary Right-of-Way Cost	Currency (in millions)	$230	$260	$230	$260	$80
Estimated Total Project Cost	Currency (in millions)	$2,175	$2,080	$2,200	$2,100	$2,100

Notes:

[1] Roadway/Canal crossings include ramp bridges. Bridge length is based on longest span per location. Environmental crossings are based on corridor length (not length of multiple spans) and are subject to change.

[2] AADT values represent range from Canoe Creek Road to Nova Road.

[3] Floodplain involvement based on GIS data only and doesn't include minimization efforts to reduce direct ROW impacts.

[4] Number of conflicts are identified, however bridges are assumed for all crossings.

[5] Wetland values based on FLUCCS and limited review of permits. No wetland survey was conducted. Wetland impacts do not include minimization efforts to reduce direct ROW impacts.

[6] 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.

[7] Lake X Conservation Area which is also within a mitigation bank.

[8] Values do not include overlap areas designated as mitigation bank

[9] Includes partially impacted parcels

[10] Includes vacant parcels/common areas within existing residential communities.

[11] Does not include Suburban Estates or agricultural lands.

[12] Includes planned developments under construction.

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

[14] Old Melbourne Highway (OMH).

RED = Relatively High Impacts when Compared to Other Alignments

YELLOW = Relatively Medium Impacts when Compared to Other Alignments

GREEN = Relatively Low Impacts when Compared to Other Alignments

RECOMMENDED ALIGNMENT

EXHIBIT: I

N
W E
S
0 1 Miles

Split Oak Forest Wildlife and Environmental Area
Absher Rd
Econlockhatchee River
Sunbridge
East Lake Tohopekaliga
Center Lake
Nova Rd
530
15
532
Narcoossee Rd
Lake Runnymede Conservation Area
Paradise Island
192
534
Mackinson Island Conservation Area
Twin Oaks Conservation Area
St. Cloud
Lake Lizzie
Lake Lizzie Conservation Area
Lake Cowin
SR 91
Cherokee Point Conservation Area
523
Old Melbourne Hwy
500A
Lake X Conservation Area
Alligator Lake
Alignment F - Eliminated from consideration
525
Buck Lake
Cat Lake
Harmony
Jug Creek Swamp
Hickory Tree Rd
FLORIDA'S TURNPIKE
Birchwood Acres Preserve
Big Bend Swamp
Lake Tohopekaliga
Brick Lake
Alignment D - Eliminated from consideration
Waterlin
Canoe Creek Rd
Lake Gentry
Holopaw Conservation Area
Suburban Estates
441
Richland Communities
Triple N Ranch Wildlife Management Area
Heart Bar Ranch Conservation Easement
Lonesome Camp Ranch Conservation Area

SR 515 NORTHEAST CONNECTOR EXPRESSWAY PHASE 2 PD&E STUDY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

- Study Area
- Osceola County Urban Growth Boundary
- Southport Connector Preferred Alternative
- Parks and Recreation
- Public Lands and Conservation Areas
- Eliminated Alignment
- Alignment G

D.1.

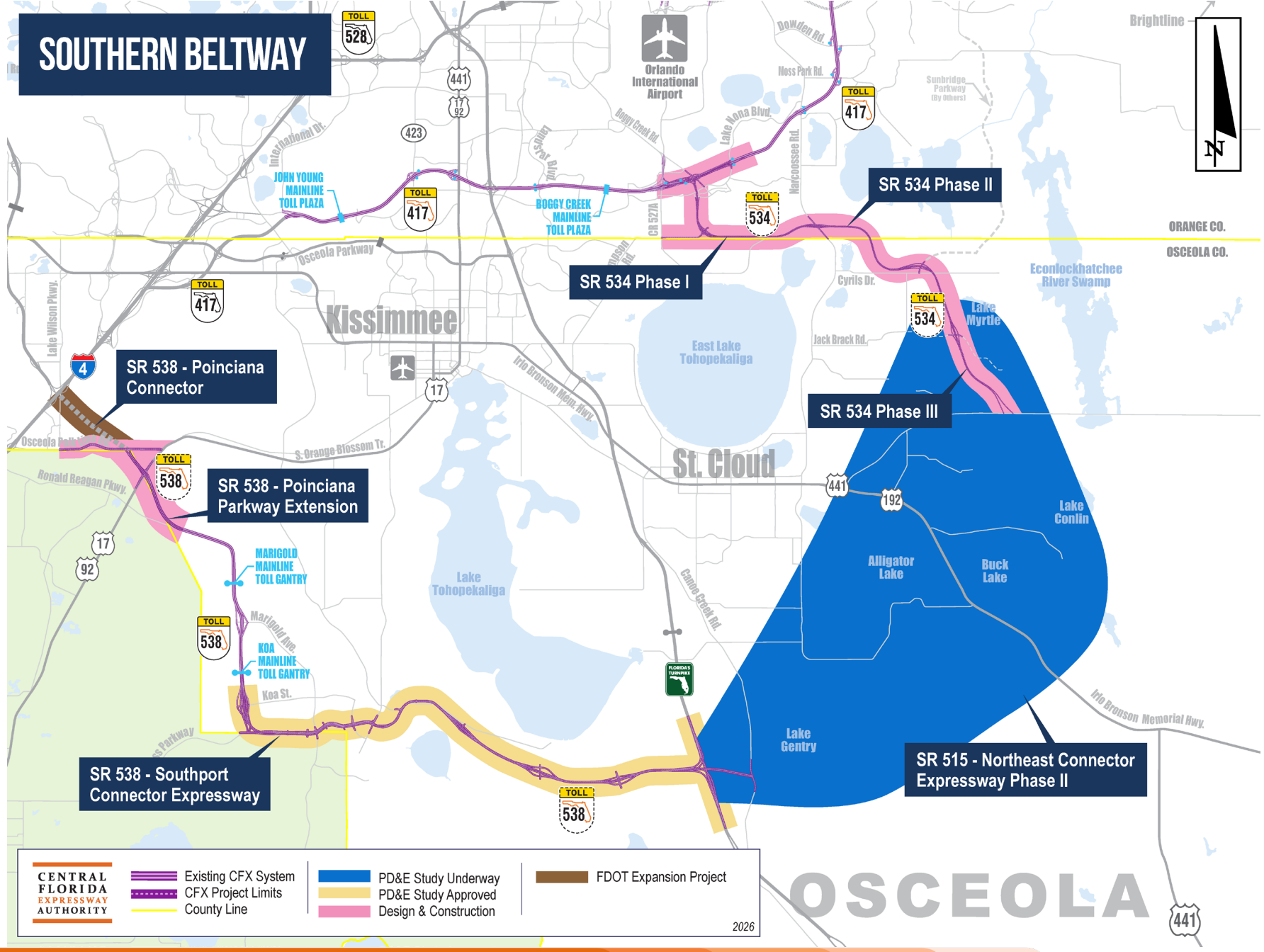
CENTRAL FLORIDA EXPRESSWAY AUTHORITY



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

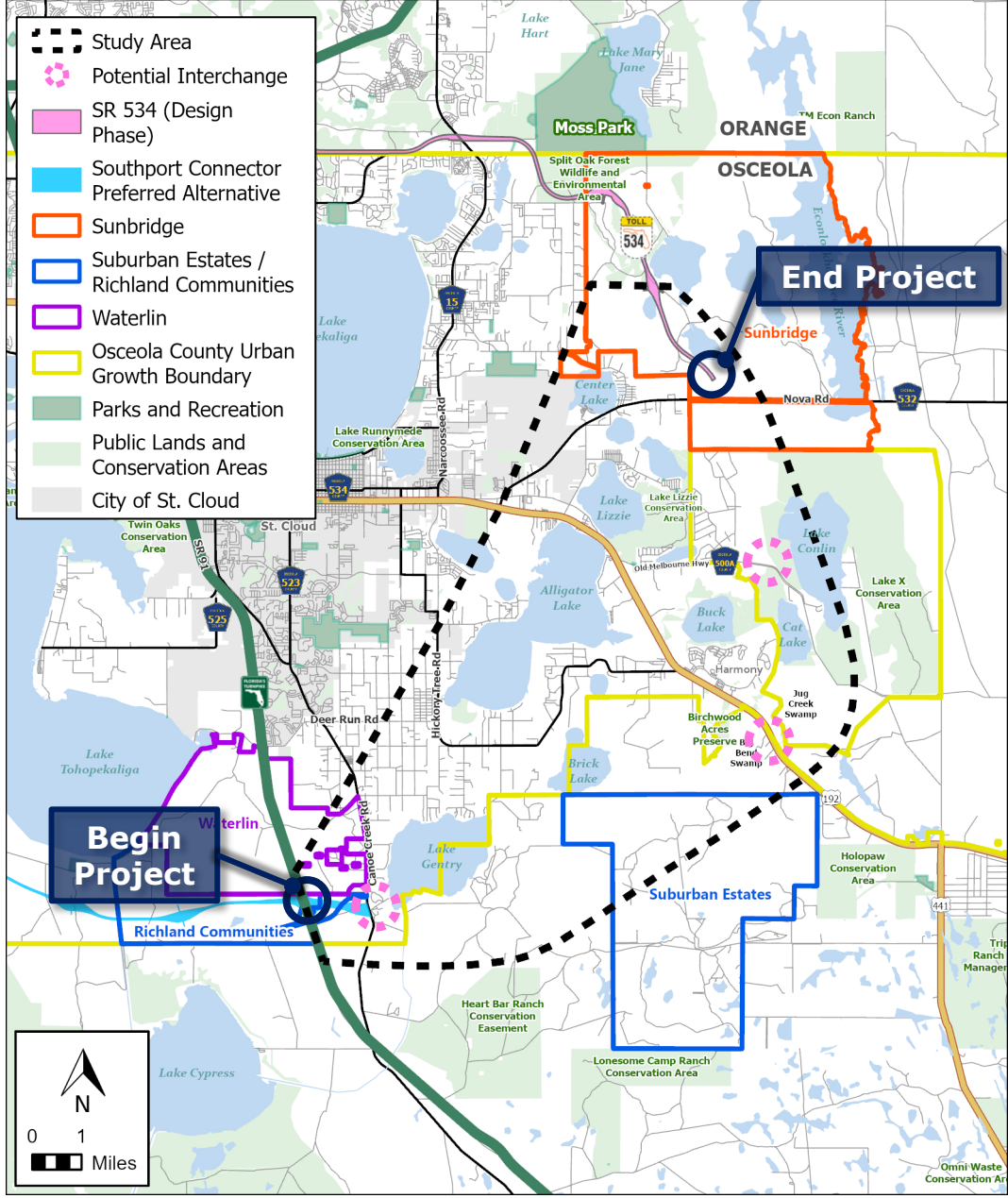
Sunserea Gates, PE | VHB

November 19, 2026


SOUTHERN BELTWAY
SR 534 Phase II
SR 534 Phase I
SR 534 Phase III
SR 538 - Poinciana Connector
SR 538 - Poinciana Parkway Extension
SR 538 - Southport Connector Expressway
SR 515 - Northeast Connector Expressway Phase II
JOHN YOUNG MAINLINE TOLL PLAZA
BOGGY CREEK MAINLINE TOLL PLAZA
MARIGOLD MAINLINE TOLL GANTRY
KOA MAINLINE TOLL GANTRY
Orlando International Airport
Kissimmee
St. Cloud
Lake Tohopekaliga
East Lake Tohopekaliga
Econlockhatchee River Swamp
Lake Myrtle
Lake Conlin
Alligator Lake
Buck Lake
Lake Gentry
ORANGE CO.
OSCEOLA CO.
OSCEOLA
Brightline
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Existing CFX System
CFX Project Limits
County Line
PD&E Study Underway
PD&E Study Approved
Design & Construction
FDOT Expansion Project
2026

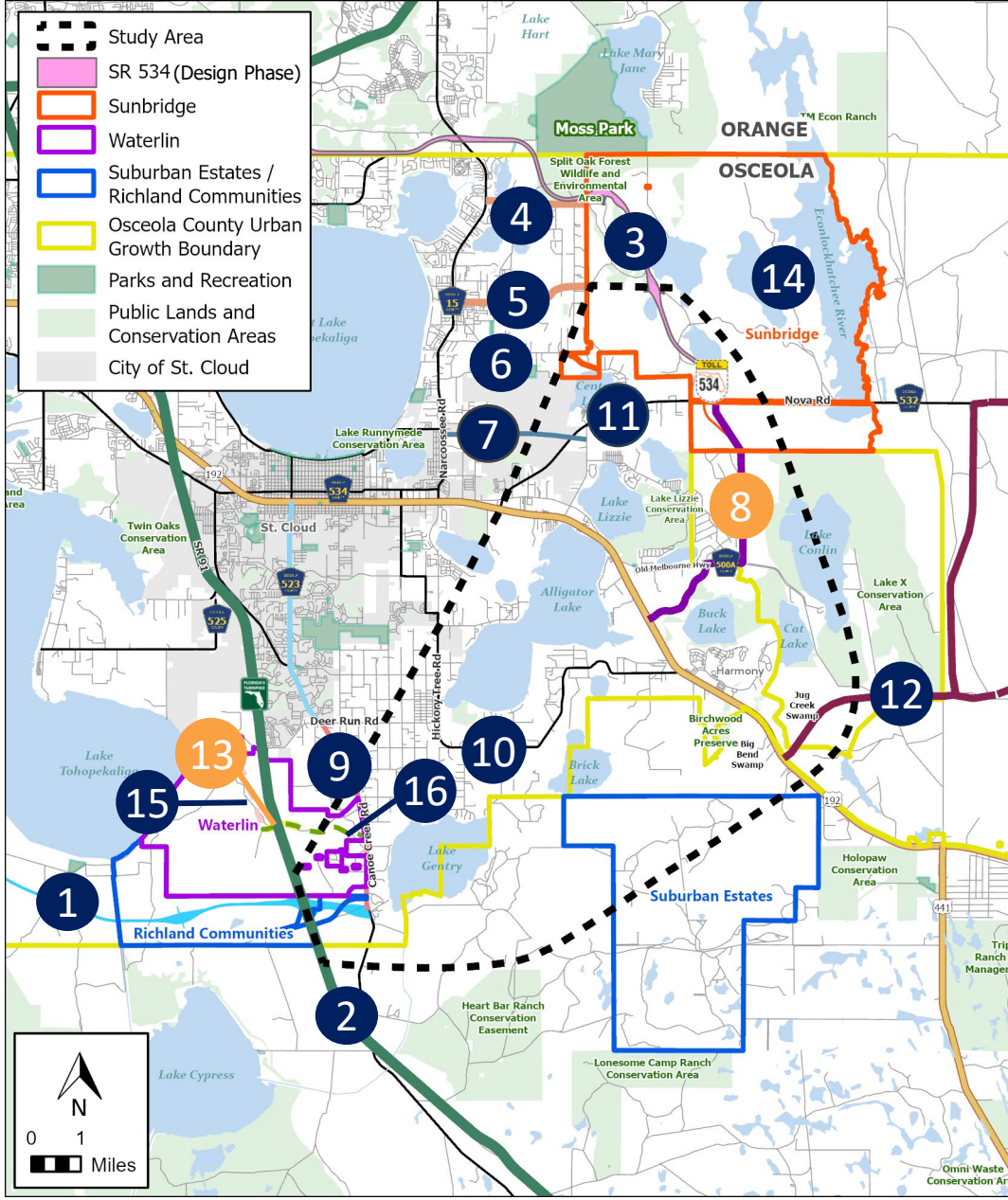
Study Area

- 20-mile expressway
- **Southwest terminus:** proposed Southport Connector Expressway/Florida's Turnpike systems interchange
- **Northern terminus:** SR 534/Nova Road interchange
- Other interchange locations:
  - Canoe Creek Road
  - US 192
  - Old Melbourne Highway – east of the planned Sunbridge Parkway Extension

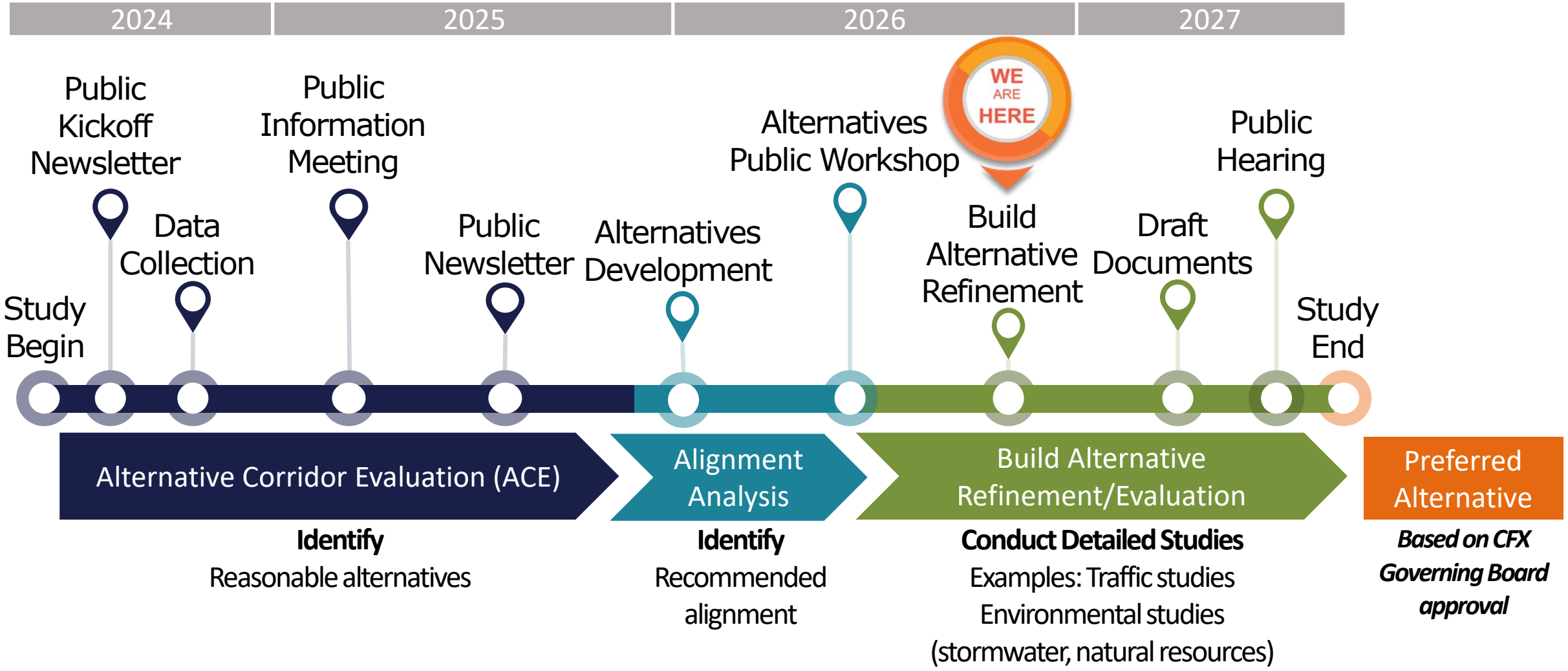


Other Area Projects

1. Southport Connector Expressway new roadway
2. Florida's Turnpike Widening
3. SR 534 extension
4. Cyrils Drive improvements
5. Jack Brack Road improvements
6. Jones Road widening
7. Bass Highway/Nova Connector new roadway
8. Sunbridge Parkway Extension
9. Canoe Creek Road PD&E
10. Hickory Tree Road PD&E
11. Nova Road PD&E
12. Northeast Connector Expressway Extension (NECEE) CF&M
13. Florida's Turnpike / Waterlin interchange
14. Lake to Lake Regional Trail
15. Cross Prairie Parkway extension
16. Waterlin Boulevard new roadway



PD&E Study Timeline



Advisory Group and Stakeholder Feedback

Environmental Stewardship Committee (ESC) & Environmental Advisory Group (EAG)

- Minimize impacts to environmentally-sensitive lands
- Preserve natural resources
- Avoid impacts to Florida Wildlife Corridor
- Florida Forever priority areas
- Connectivity to existing conservation
- Minimize effects on drainage, floodplains, and wetland systems
- Maintain SFWMD interests
- Investigate opportunities to maintain wildlife habitat connectivity
- Desire to avoid growth outside Urban Growth Boundary
- Considerations for environmental mitigation (additional bridging and conservation land opportunities)

Project Advisory Group (PAG)

- Avoidance of existing residential areas and planned residential developments
- Suggestion to consider future expansion and multimodal transportation options
- Expressed importance of continued coordination with related projects and ongoing development in the areas
- Minimize impacts to agricultural operations and maintain farm access through underpasses or similar accommodations

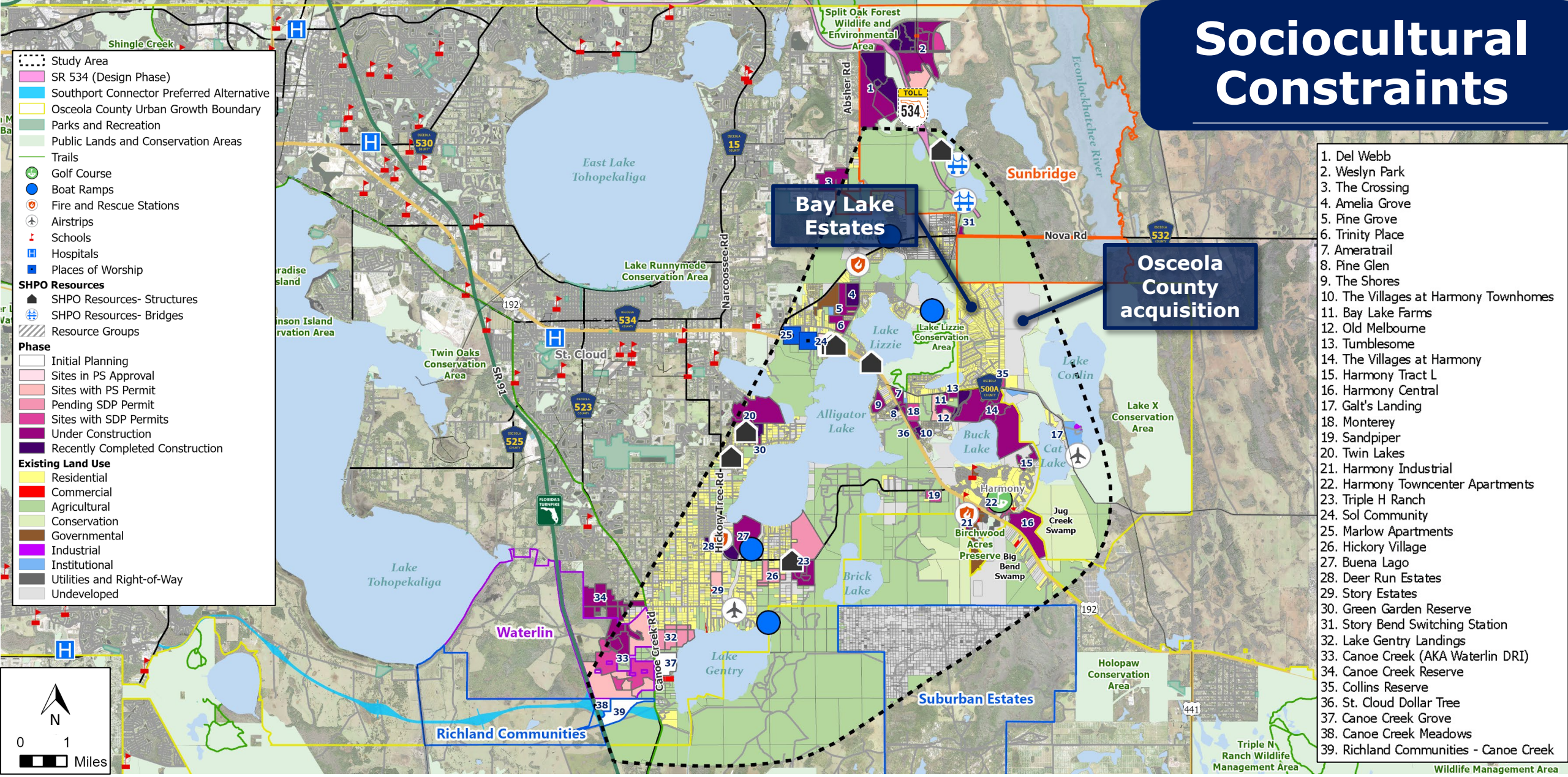
Community Engagement Group (CEG)

- Concerns for effects to existing and planned residential areas and neighborhoods
- Avoid and minimize impacts to natural and social impacts

Public Workshop

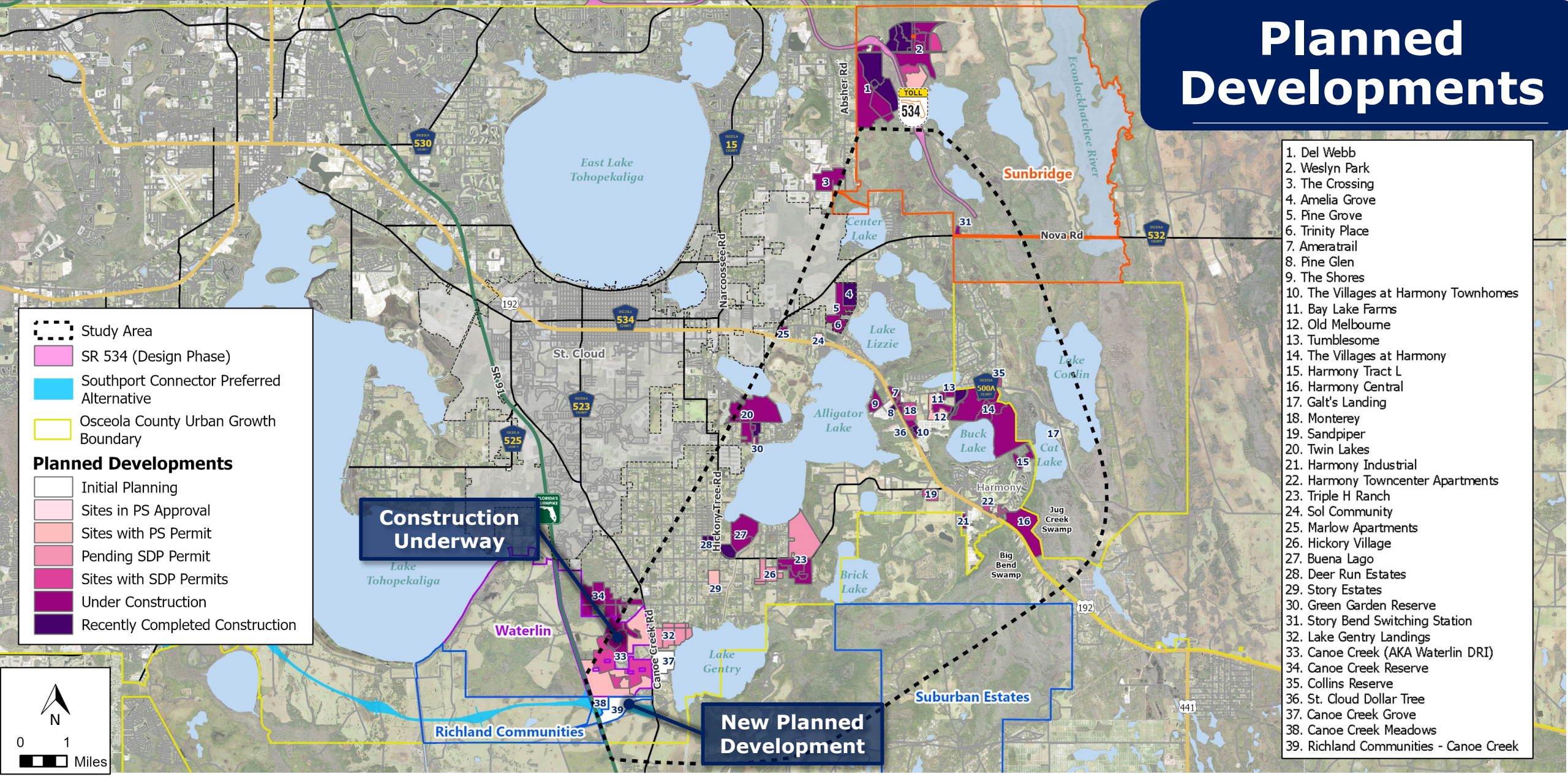
- Prefer options with least impacts to residential communities
- Concerns over impacts to Suburban Estates and natural environment
- Comments received from the public were largely in support of Alignment G
- Public in support of the project

Sociocultural Constraints



1. Del Webb
2. Weslyn Park
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. Old Melbourne
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
36. St. Cloud Dollar Tree
37. Canoe Creek Grove
38. Canoe Creek Meadows
39. Richland Communities - Canoe Creek

Planned Developments



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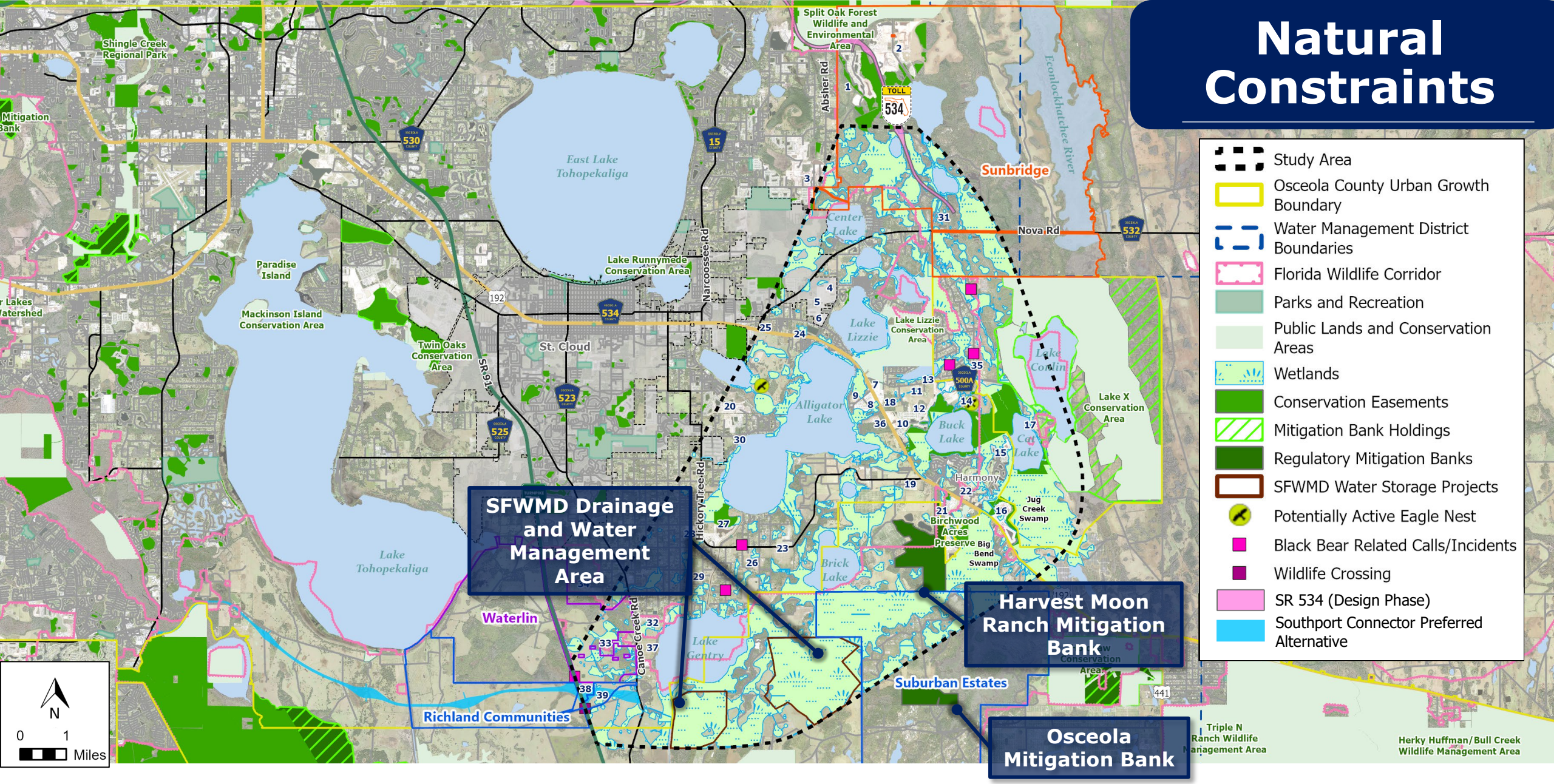
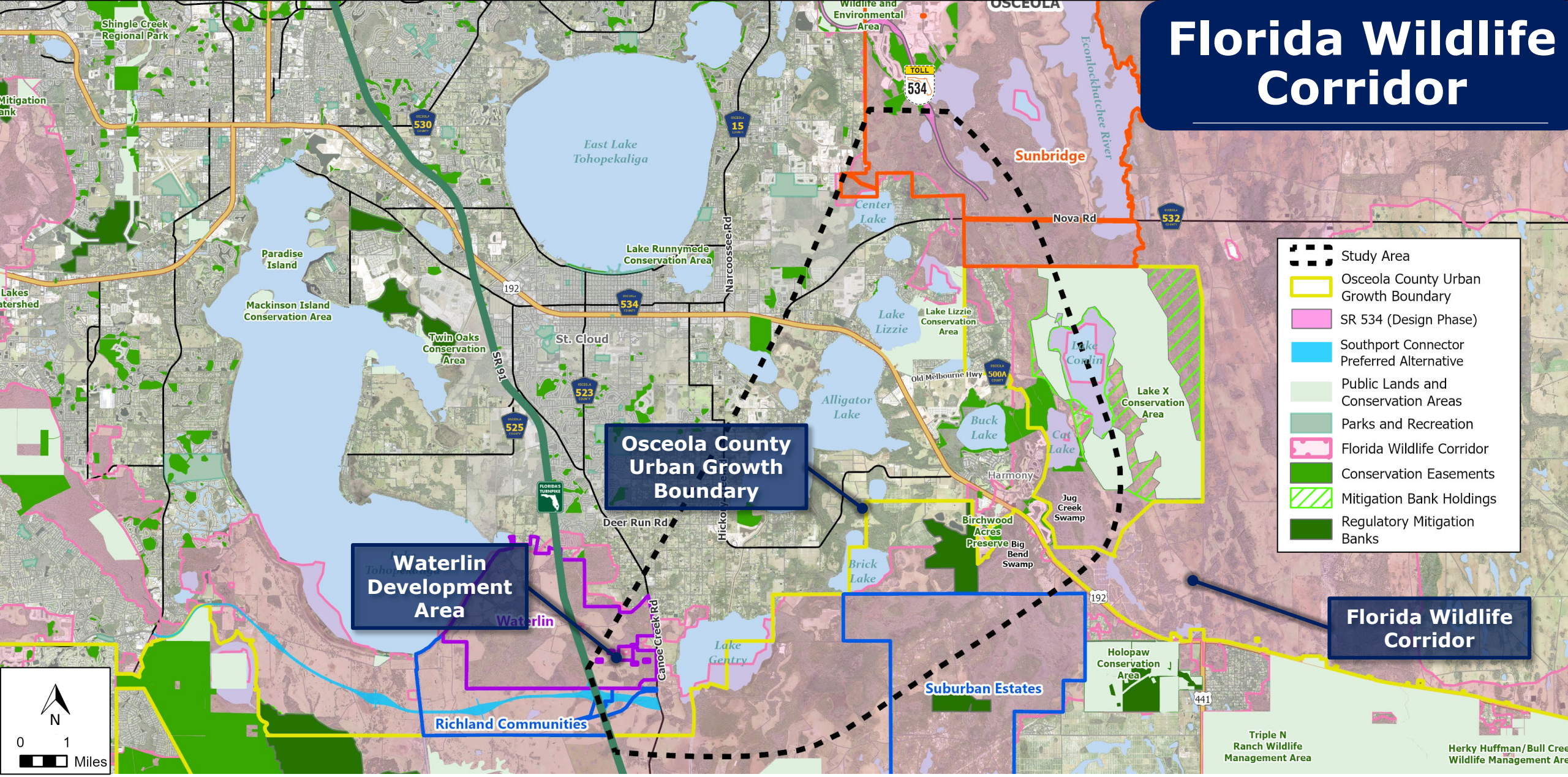
Natural Constraints



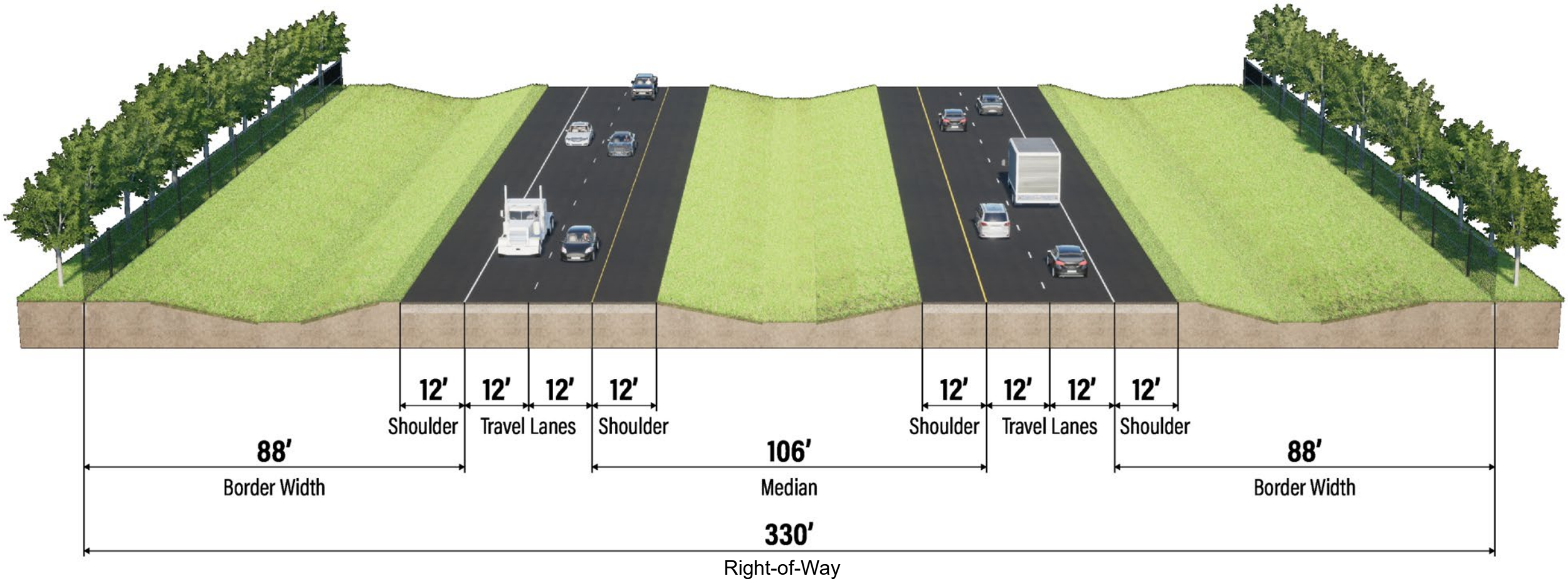
Florida Forever Priority Projects



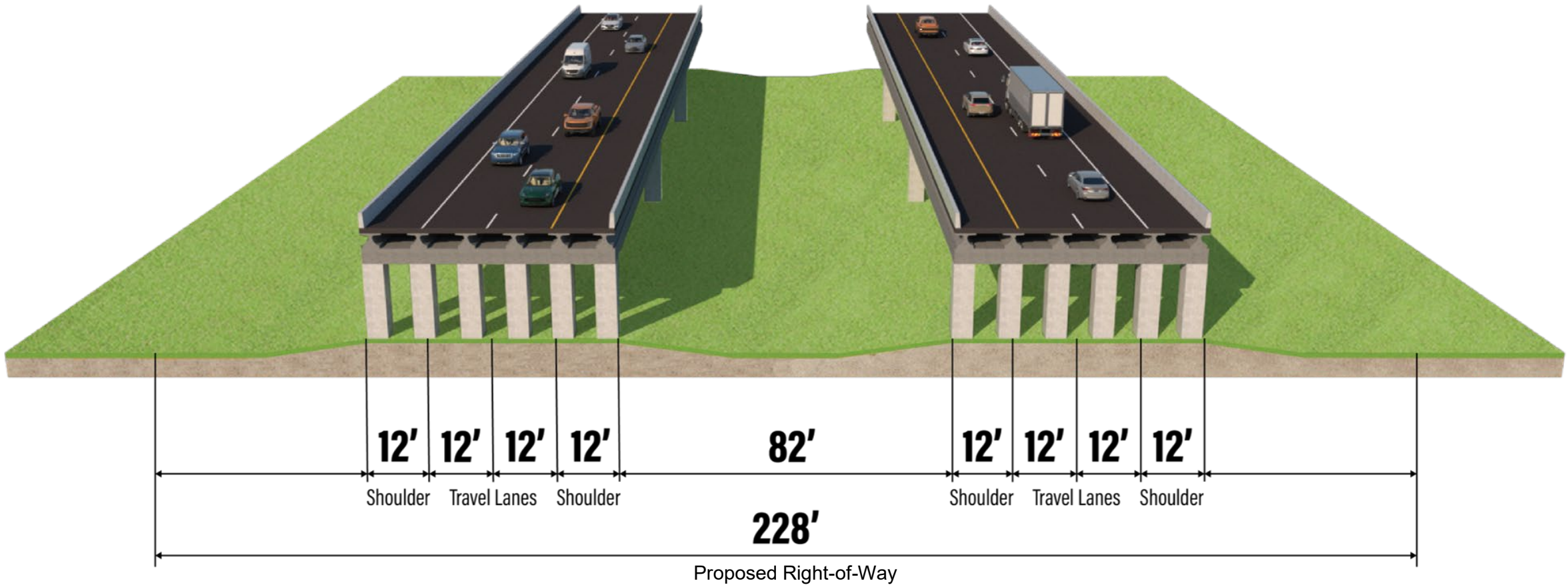
Florida Wildlife Corridor



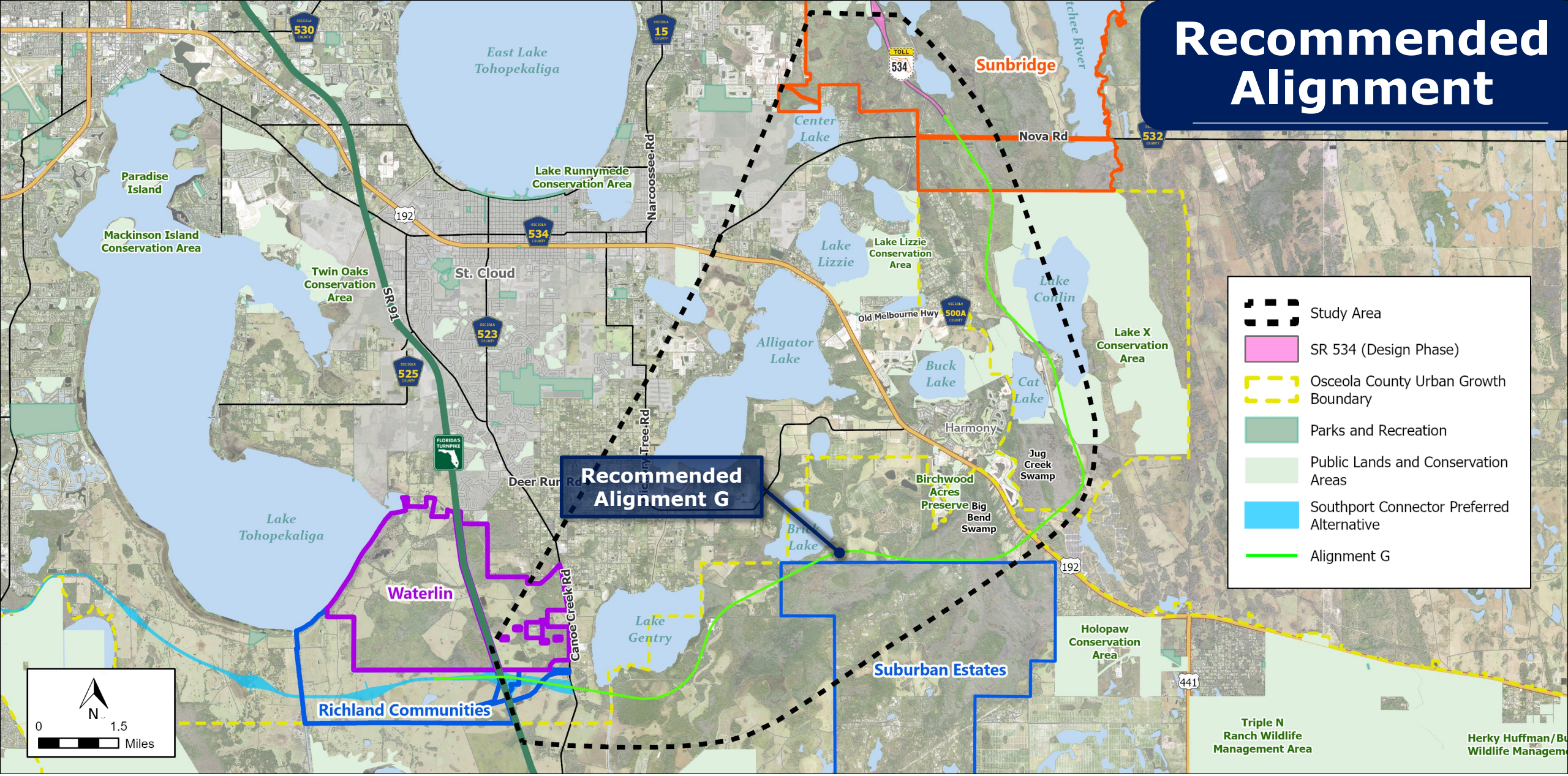
Mainline Typical Section



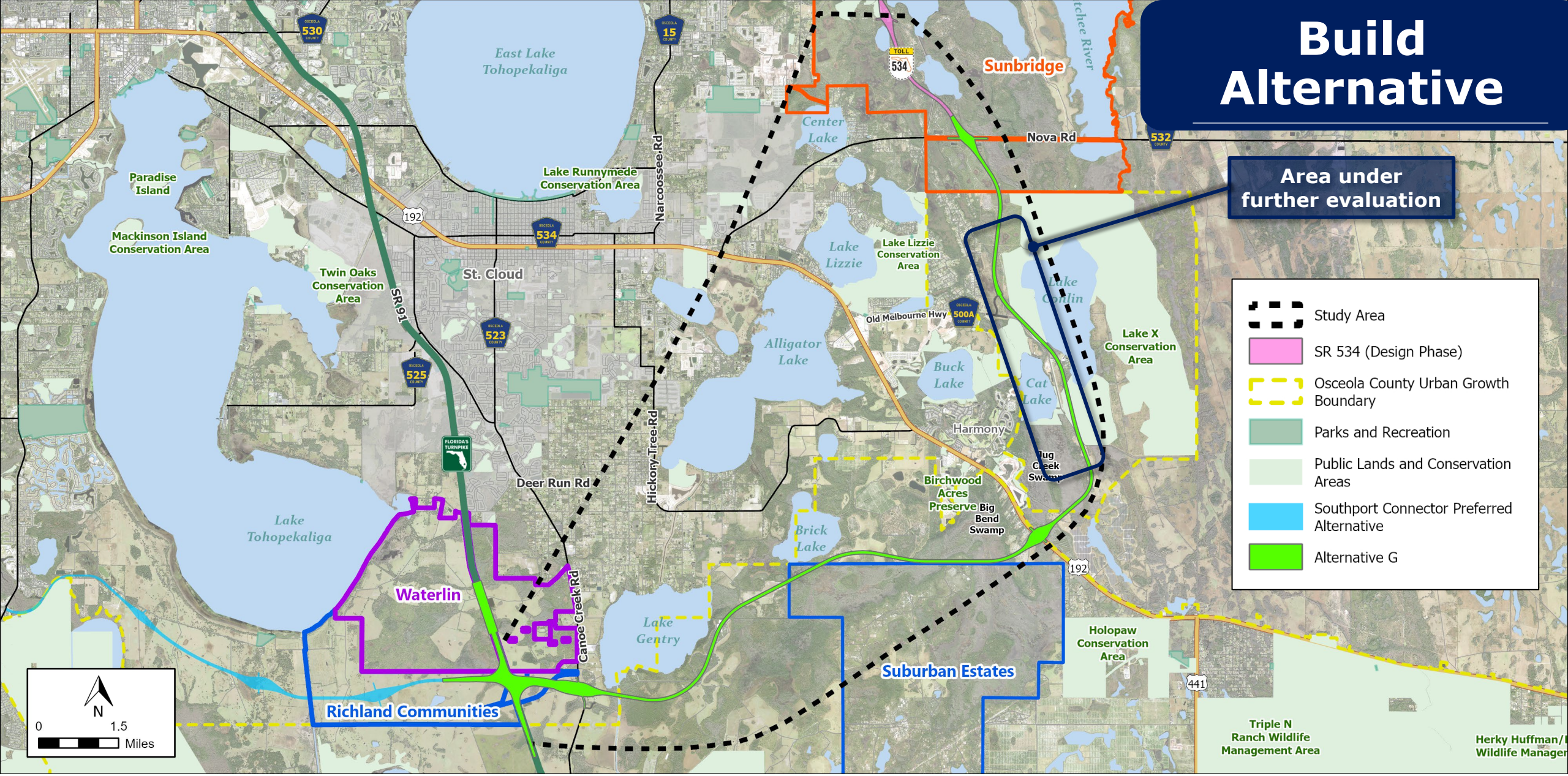
Bridge Typical Section



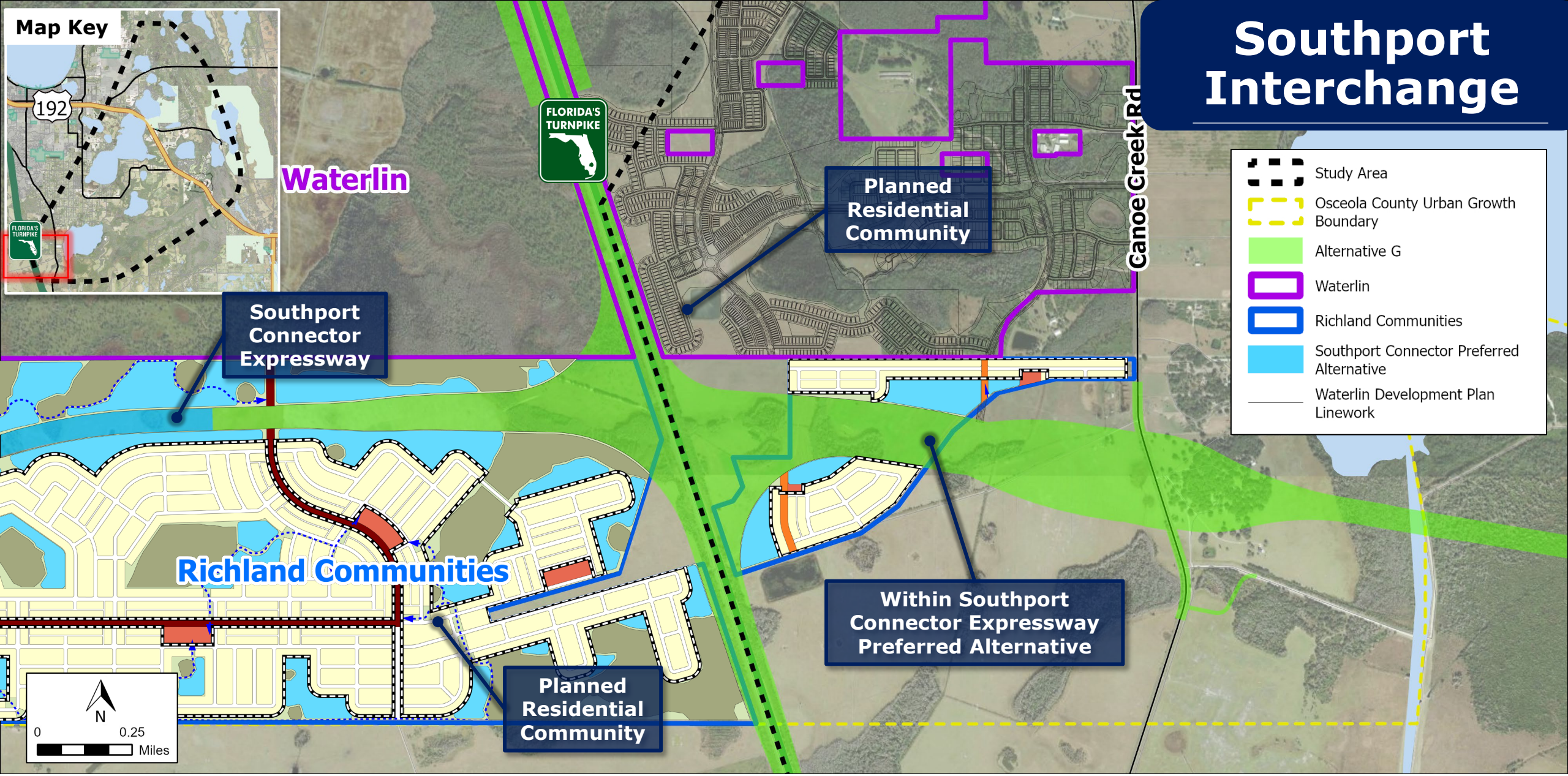
Recommended Alignment



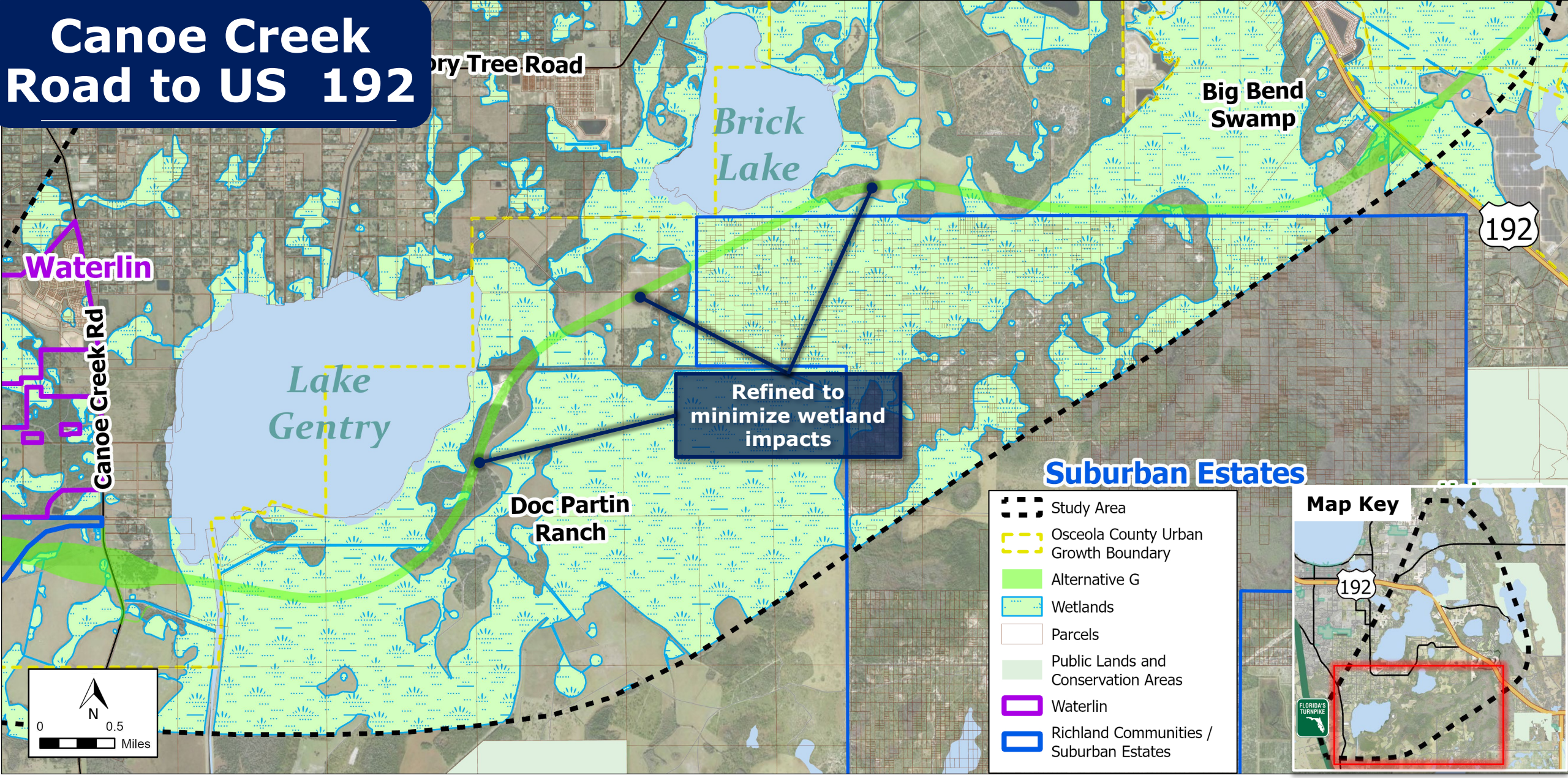
Build Alternative



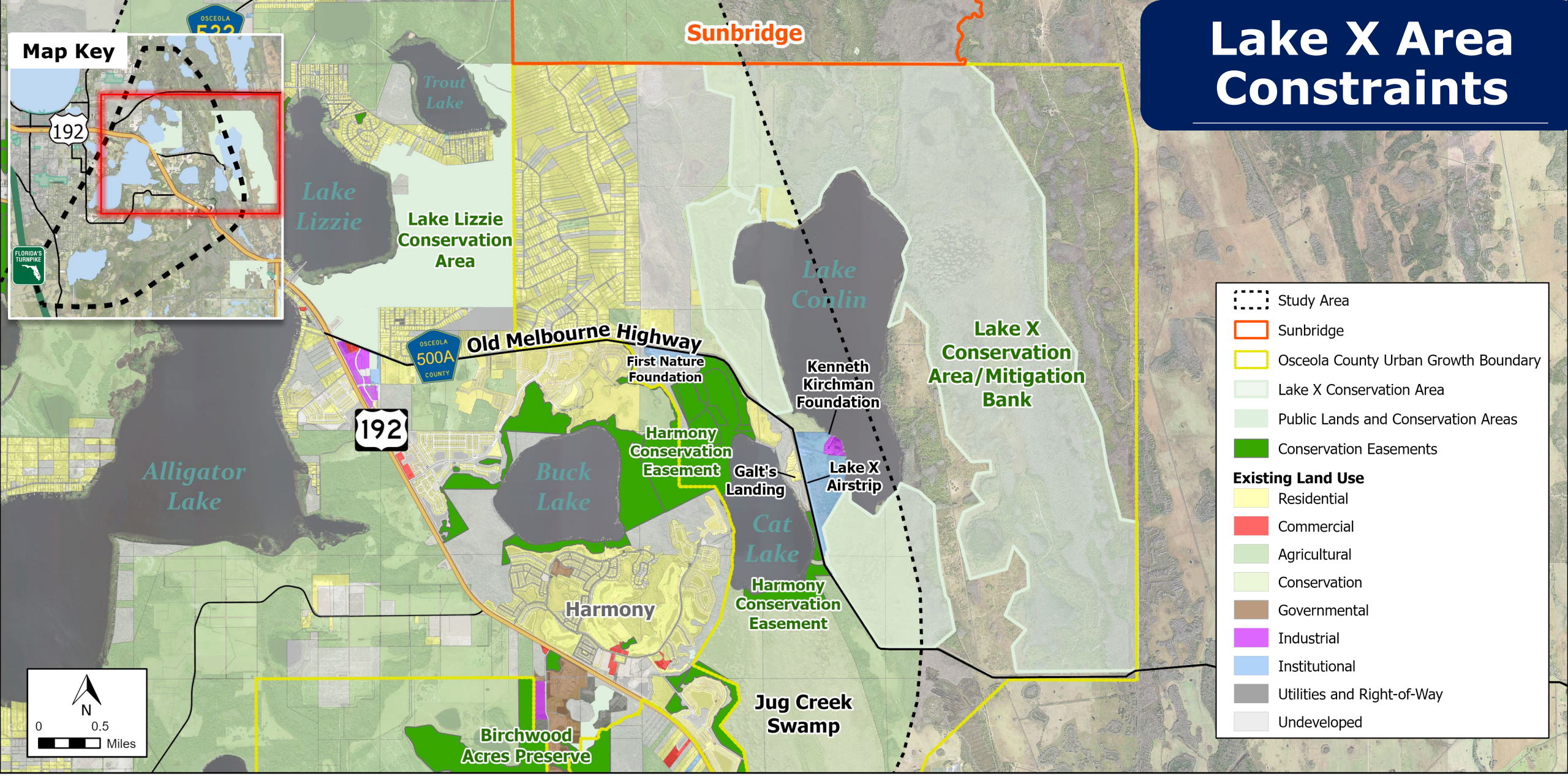
Southport Interchange



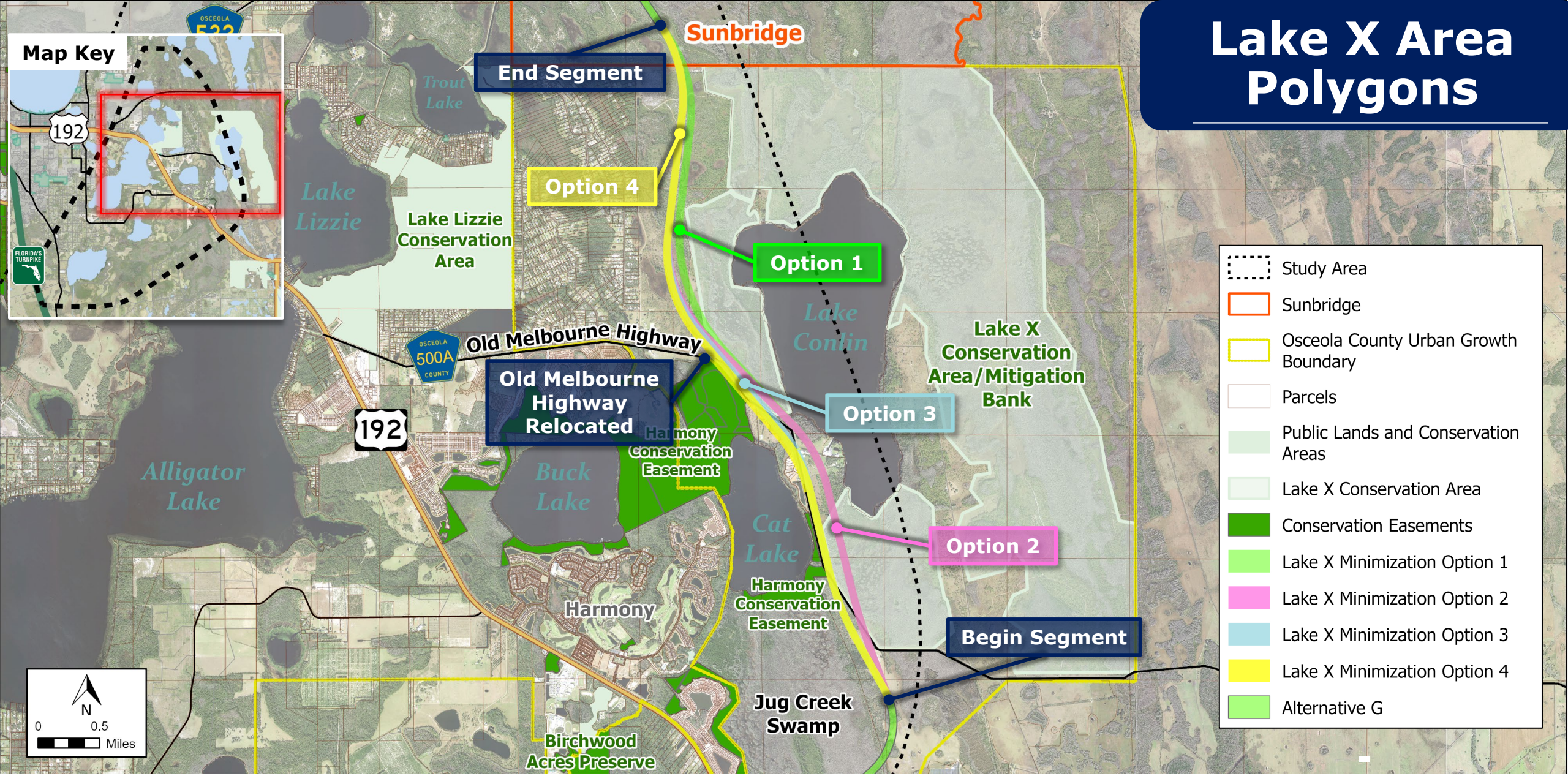
Canoe Creek Road to US 192



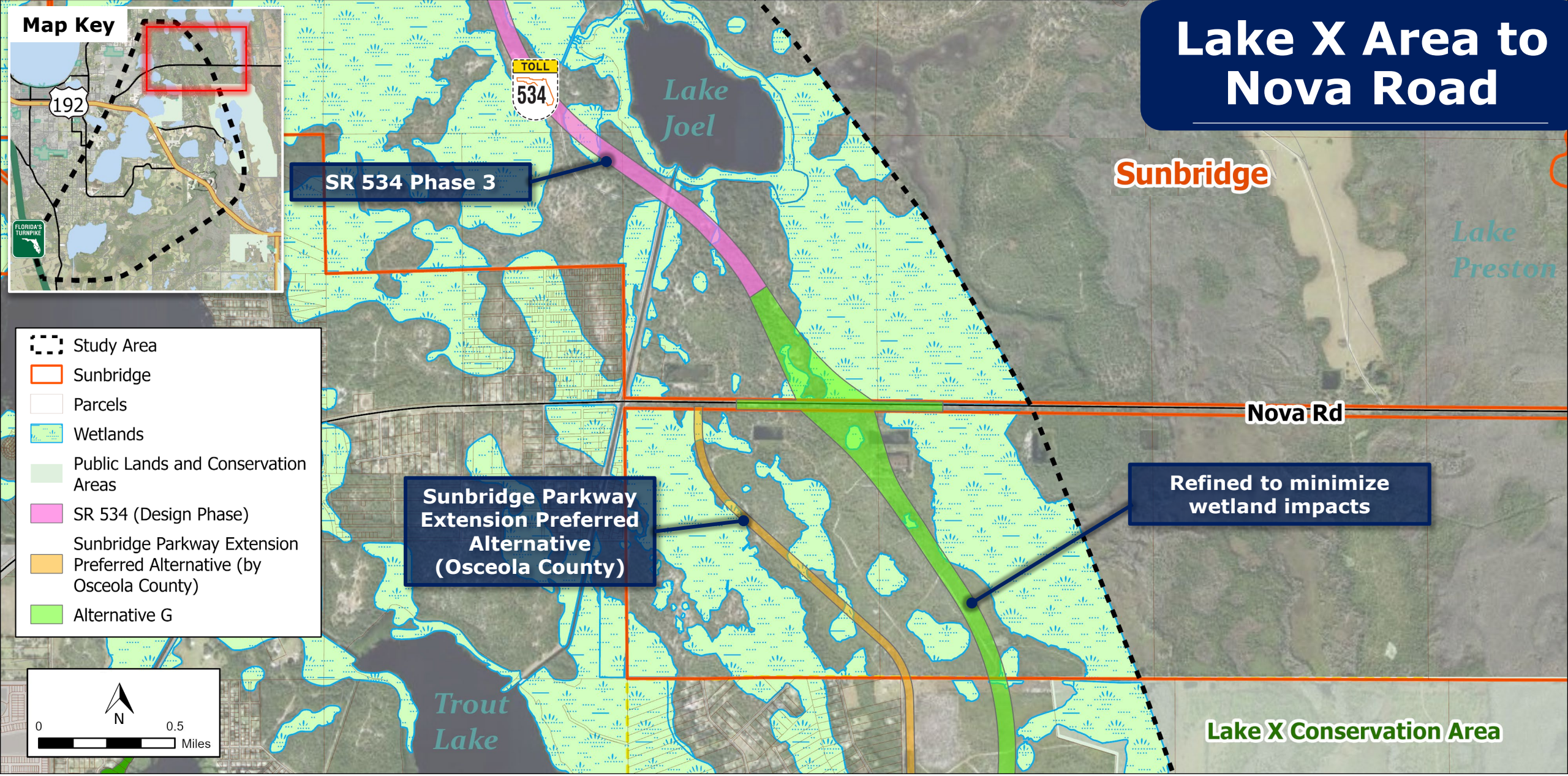
Lake X Area Constraints



Lake X Area Polygons



Lake X Area to Nova Road

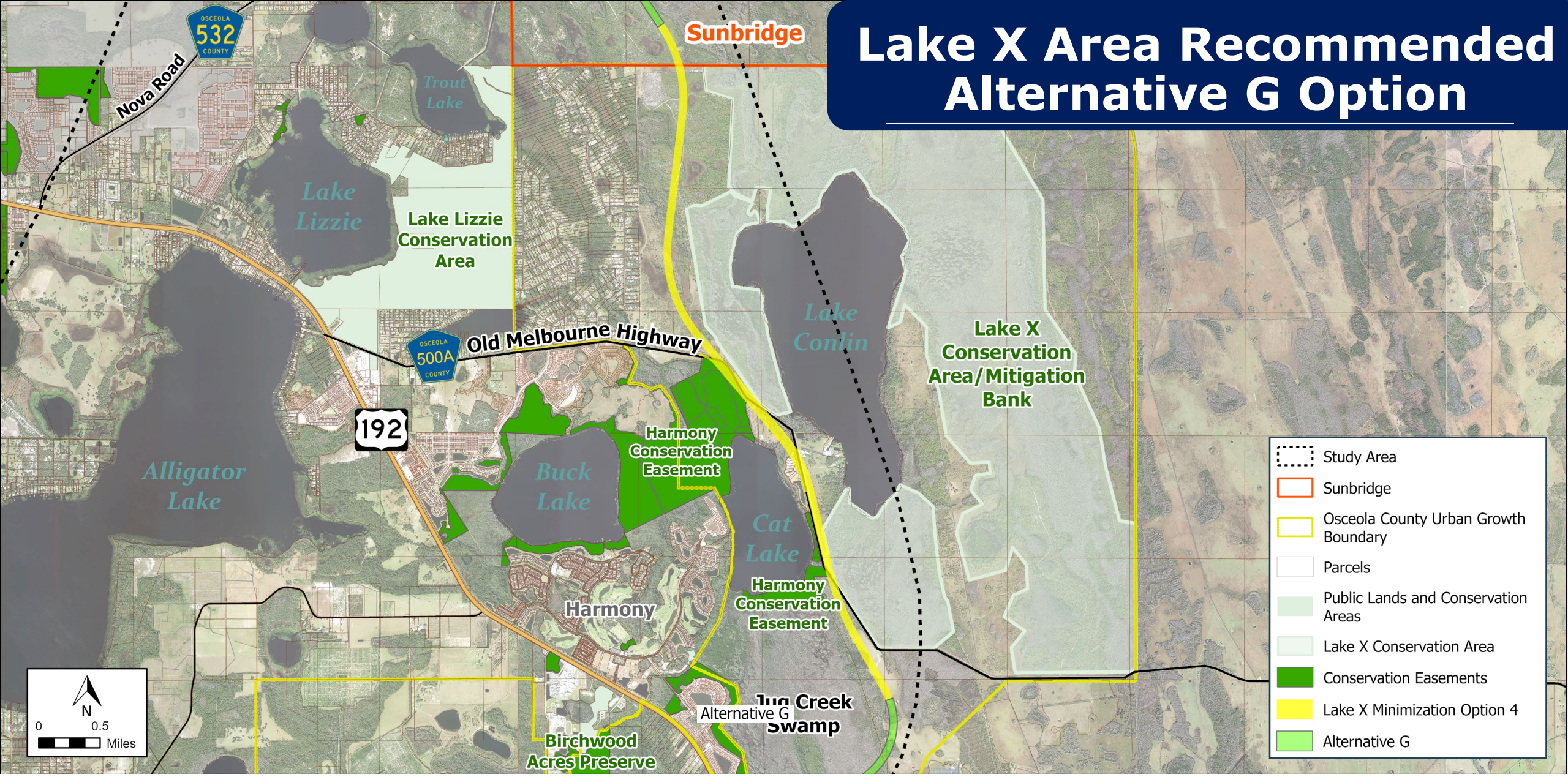


Lake X Options Evaluation Matrix

- **Design Characteristics:** Options 1 and 2 require more bridges; Options 3 and 4 involve reconstructing part of Old Melbourne Highway
- **Physical:** Similar for all options
- **Cultural:** Options 1 and 2 impact the Kenneth Kirchman Foundation's recreational facilities
- **Natural:** Options 3 and 4 greatly reduce Lake X Mitigation Bank impacts and increase impacts to Harmony conservation easements
- **Social:** Options 3 and 4 have higher residential, agricultural, and airstrip impacts
- **Total Costs:** Lower for Options 3 and 4

Evaluation Measure	Unit of Measure	Option 1 (as presented at Alternatives Public Workshop)	Option 2 (east)	Option 3 (center)	Option 4 (west)
Design					
Corridor Length	Miles	6.0	6.1	6.0	6.1
Proposed ROW width	Feet	330	330	330	330
Proposed ROW total (approximate)	Acres	241	243	265	266
Proposed hydro crossings (roadway/canal/environmental crossings)[1]	Number of Crossings	7	7	5	5
Total length of all crossings (roadway/canal/environmental crossings)[1]	Feet	3,662	3,662	1,549	1,566
Roadway/Canal Crossings	Feet	1,120	1,120	1,035	1,052
Environmental Crossings (Planned)	Feet	2,542	2,542	514	514
Accommodates existing Old Melbourne Highway connection to Old Brick Road	Yes/No	Yes	Yes	Yes	Yes
Accommodates proposed Old Melbourne Highway Interchange	Yes/No	Yes	Yes	Yes	Yes
Requires reconstruction of segments of Old Melbourne Highway	Yes/No	No	No	Yes	Yes
Physical					
Major Utility Conflicts - Existing	Number of Conflicts	1	1	2	3
Contamination Sites (Medium and High Risk Sites)	Number of Conflicts	1	1	0	0
Cultural Environment					
Public Recreation Lands	Acres	0	0	0	0
Kenneth Kirchman Foundation Recreational Site	Yes/No	Yes, direct impacts to private recreational facilities	Yes, direct impacts to private recreational facilities	Yes, but avoids direct impacts to private recreational facilities.	Yes, but avoids direct impacts to private recreational facilities.
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
Natural Environment					
Floodplain Involvement - 100 Year Floodplain[2]	Acres	145	151	157	156
Canals / Regulated Floodways[3]	Number of Conflicts	0	0	0	0
Wetlands (non-forested and forested)[4]	Acres	88	91	83	84
Surface Waters	Acres	0	0	0	0
Potential Species Habitat[5]	Acres	223	229	217	208
Lake X Ranch (Total)	Acres	126	119	71	55
Mitigation Bank/Conservation Easement	Acres	*55*	*47*	*8*	*3*
Existing Land Use (Conservation)	Acres	*28*	*29*	*28*	*20*
Non-Conservation Acreage (Institutional)	Acres	*43*	*43*	*35*	*32*
Other Regulatory Conservation Easements (Harmony)	Acres	0	0	6	13
Other Conservation Areas (designated by Existing Land Use)	Acres	0	0	0	0
Florida Wildlife Corridor[6]	Acres	228	230	236	240
Florida Forever Priority Projects (Planned)[6]	Acres	73	83	87	89
Social					
Residential Parcels					
Potential Residential Parcels Affected[7,8,10]	Number of Parcels	1	0	12	15
Residential Parcels	Number of Parcels	*1*	*0*	*3*	*4*
Residential Stormwater and Common Areas	Number of Parcels	*0*	*0*	*9*	*11*
Potential Residential Parcels Affected[7,8,10]	Acres	4	0	13	24
Residential Parcels	Acres	*4*	*0*	*4*	*13*
Residential Stormwater and Common Areas	Acres	*0*	*0*	*9*	*11*
Non-Residential Parcels					
Other Potential Non-Residential Parcels Affected[7,9]	Number of Parcels	0	0	0	0
Community Cohesion Effects - Existing/Planned Neighborhoods Affected	Low/Medium/High	Low	Low	Medium	Medium
Private Facilities - Airstrip	Number of Conflicts	0	0	1	1
Agricultural Lands	Acres	40	40	58	58
Preliminary Estimated Cost					
Total Construction Cost	Currency (in millions)	$558	$560	$450	$453
Preliminary Right-of-Way Cost	Currency (in millions)	$25	$15	$40	$45
Estimated Total Project Cost	Currency (in millions)	$583	$575	$490	$498

Lake X Area Recommended Alternative G Option



Advisory Group and Stakeholder Input

Environmental Advisory Group (EAG)

Environmental/government agencies and community/advocacy groups

Project Advisory Group (PAG)

Government/transportation planning agencies, large-scale developers and other key stakeholders

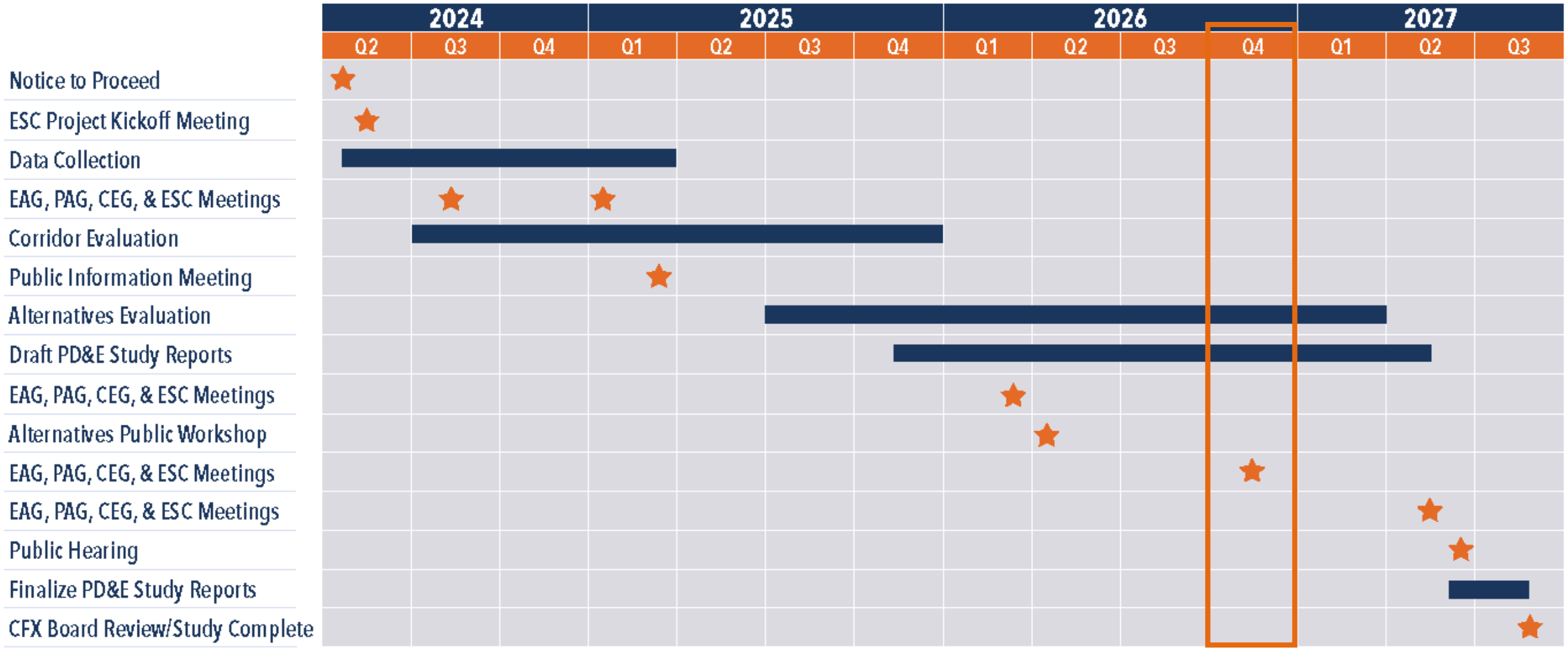
Community Engagement Group (CEG)

Community leaders and HOAs, planned development organizations, school officials, emergency services, and civic organizations



PD&E Schedule

(Subject to Change)



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Thank You

D.2.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY



Landscape Program Update

Environmental Stewardship Committee

Sheeba West & Christina Hite | Dix.Hite + Partners

November 19, 2026



Landscape Management Program
Strategic Plan

THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY

A WORLD-CLASS LEADER IN ECOLOGICALLY RESPONSIVE LANDSCAPE DESIGN AND MANAGEMENT

July 2025

CENTRAL FLORIDA EXPRESSWAY AUTHORITY



DRAFT
Landscape Program Master Plan

PREPARED FOR
THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY

A WORLD-CLASS LEADER IN ECOLOGICAL LANDSCAPE DESIGN AND MANAGEMENT

July 2026

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Master Plan Elements

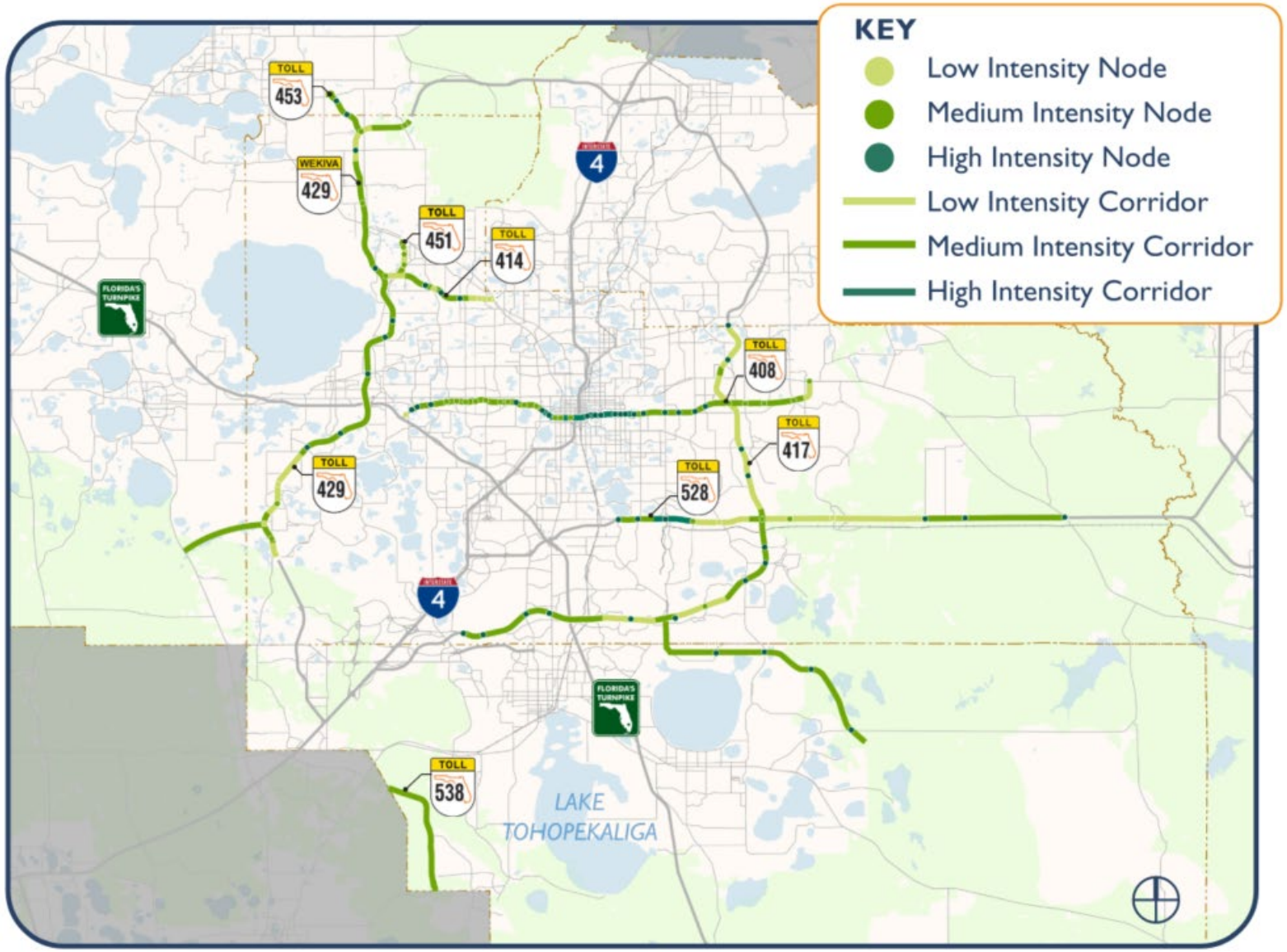
- Planning & Prioritization
- Landscape Design Standards
- Project Delivery
- Performance Based Maintenance
- Pilot Projects & Adaptive Management
- Public Education & Storytelling



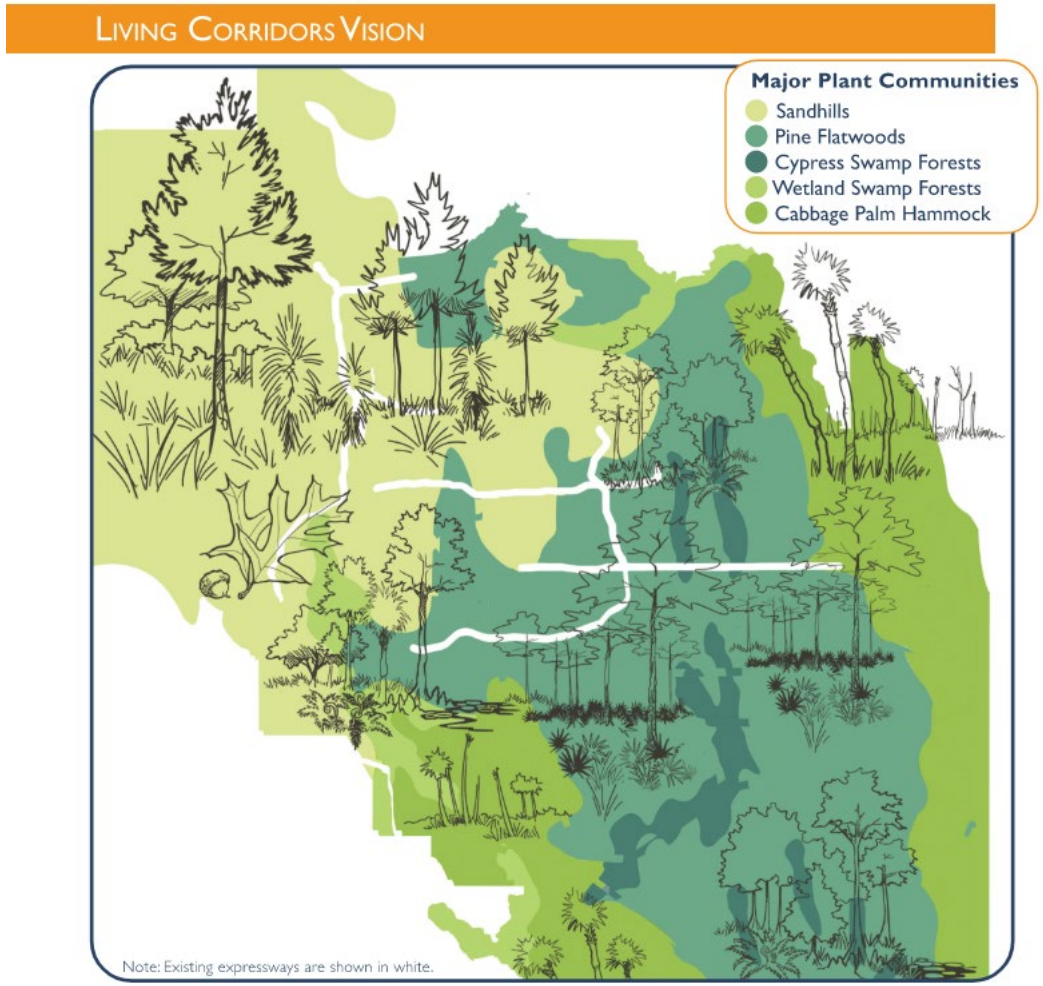
Planning and Prioritization

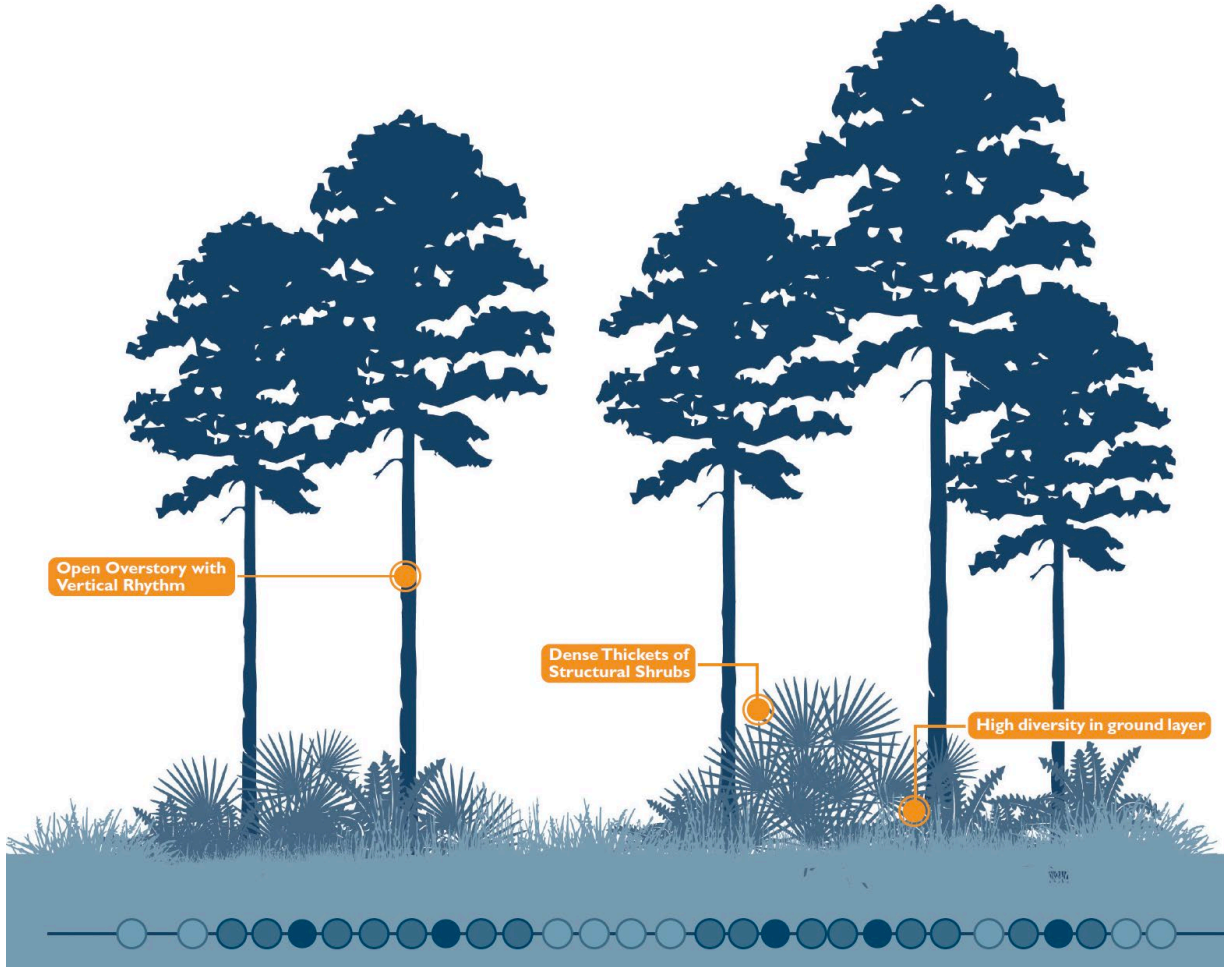


Future Landscape Character & Intensity



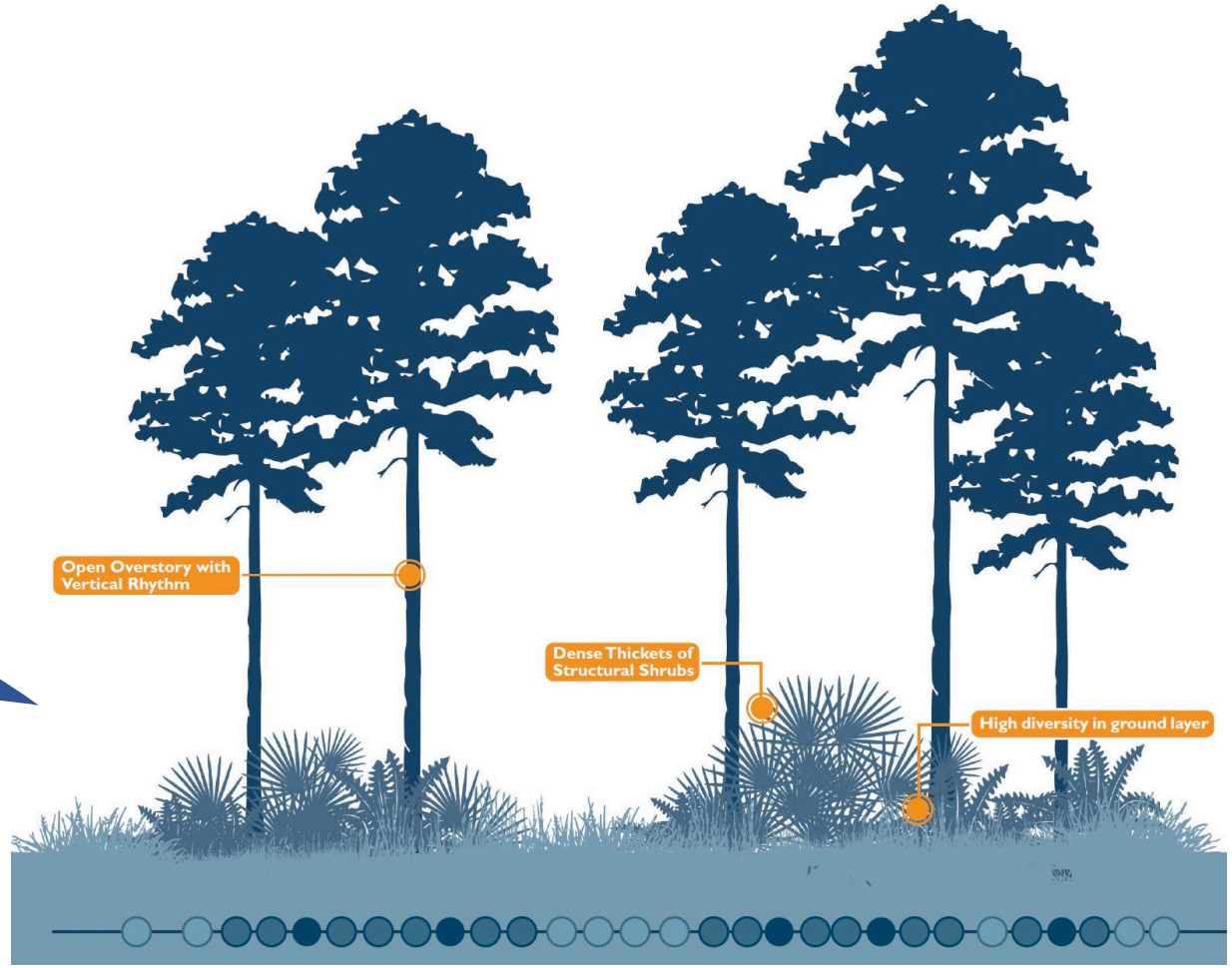
Landscape Design Standards





Landscape Design Standards





EXPRESSION

STRUCTURED

High + Medium Intensity
Legible
Articulated
Texture And Color
Clean Edges
Openness + Compression
Focused Maintenance





NATURALIZED

Low To Medium Intensity
Ecological Process
Reforestation
Massing And Mature Size
Stabilization
Density And Biodiversity
Reduced Maintenance

INTENSITY

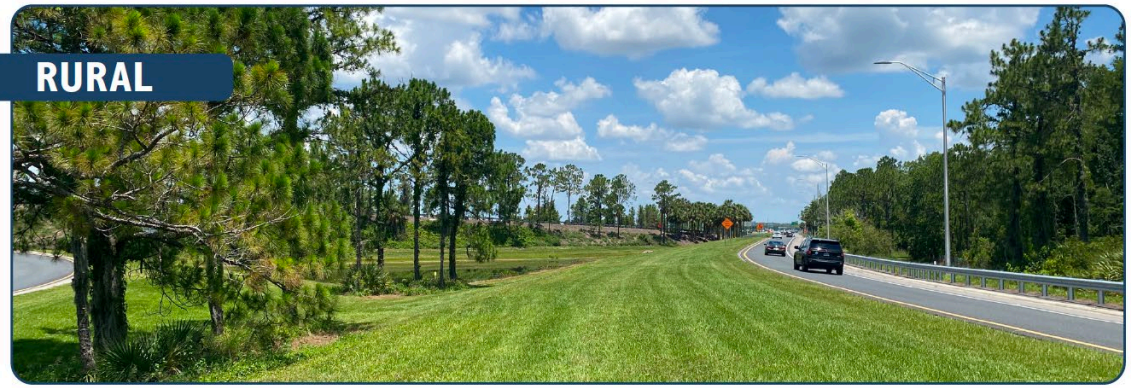
URBAN

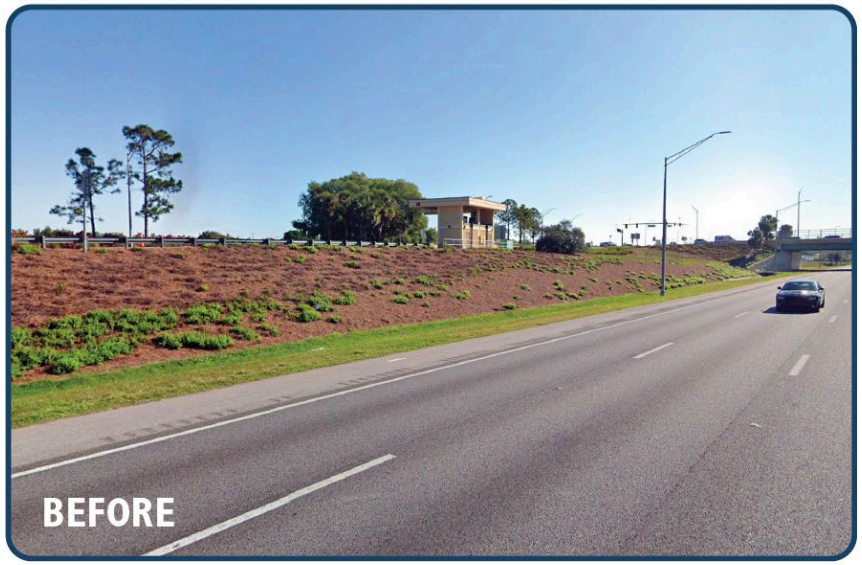


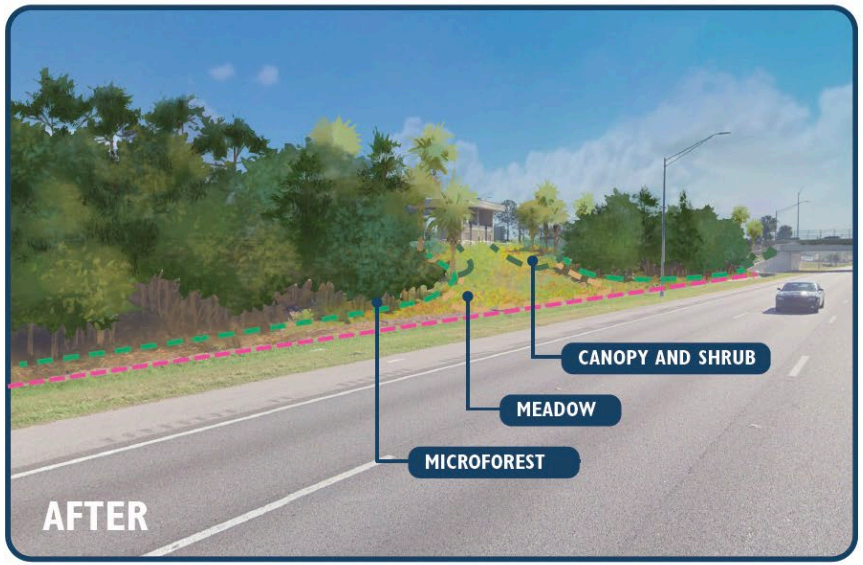
SUBURBAN



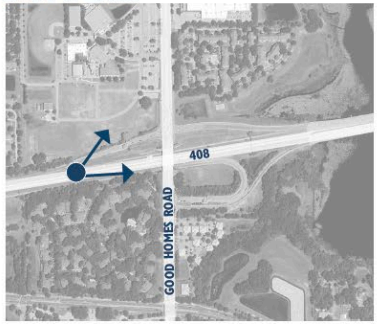
RURAL







KEY PLAN



View is looking east on W 408 towards Good Homes Road exit. This site serves as a system gateway and toll plaza contributing to system character. Ground plane material is mass planted with a single species type and has been impacted by climate, weather events, and age.

LANDSCAPE SCHEMES

- REFRESH

STRUCTURED

- CANOPY AND SHRUB
- SHRUB
- TURF

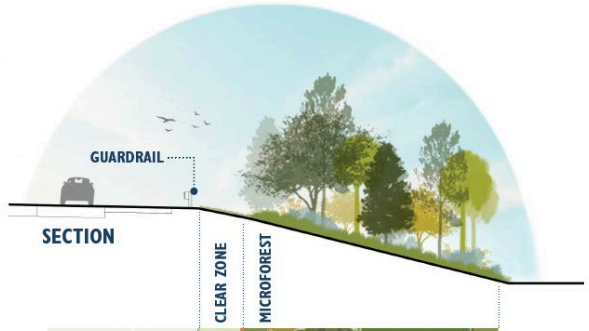
NATURALIZED

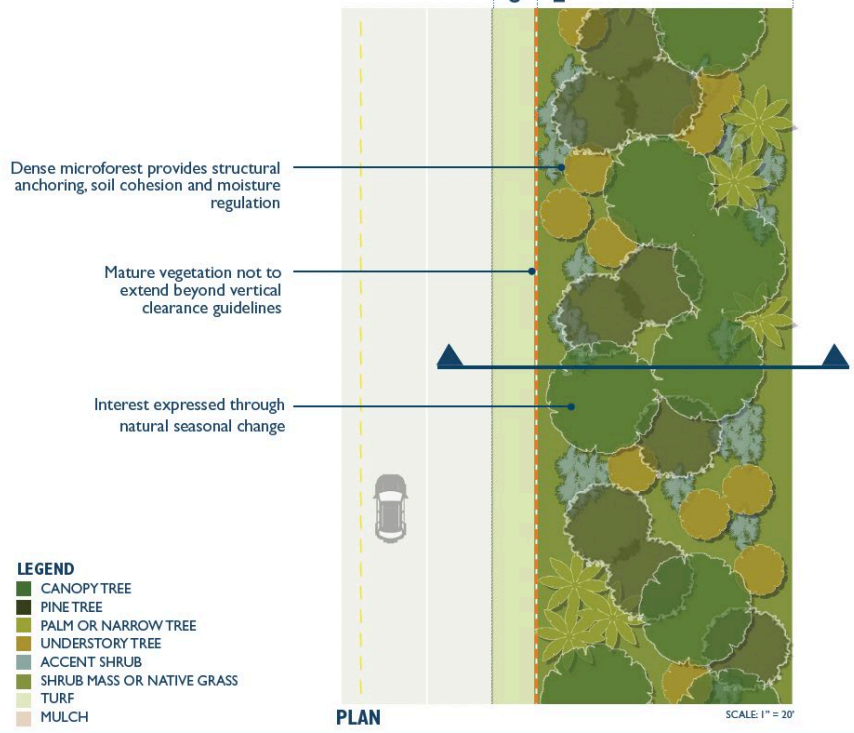
- MICROFOREST
- MEADOW
- POND EDGE

NATURALIZED

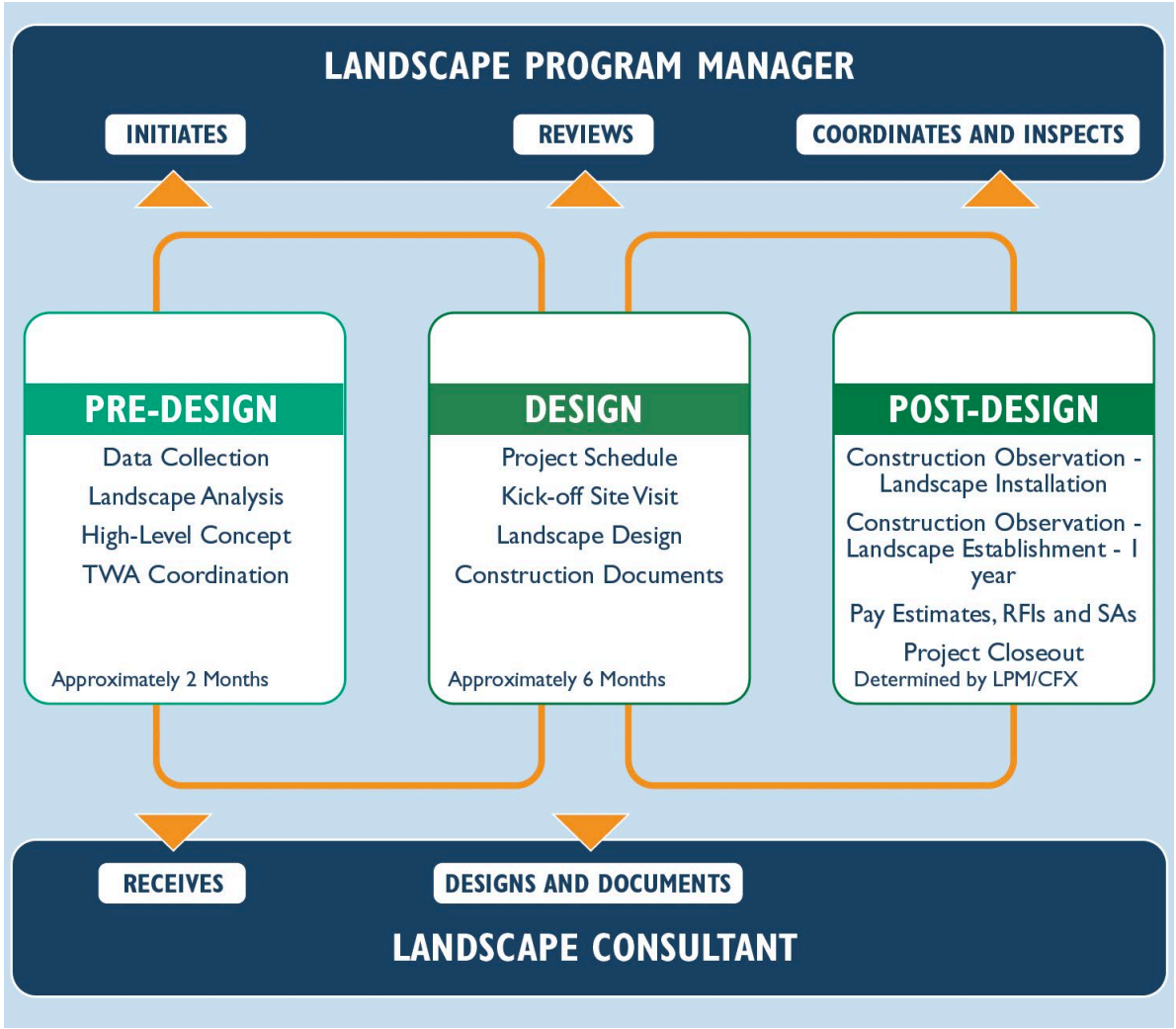
Condition | Slope

DESIGN APPROACH
Stabilize slope and minimize mowing.





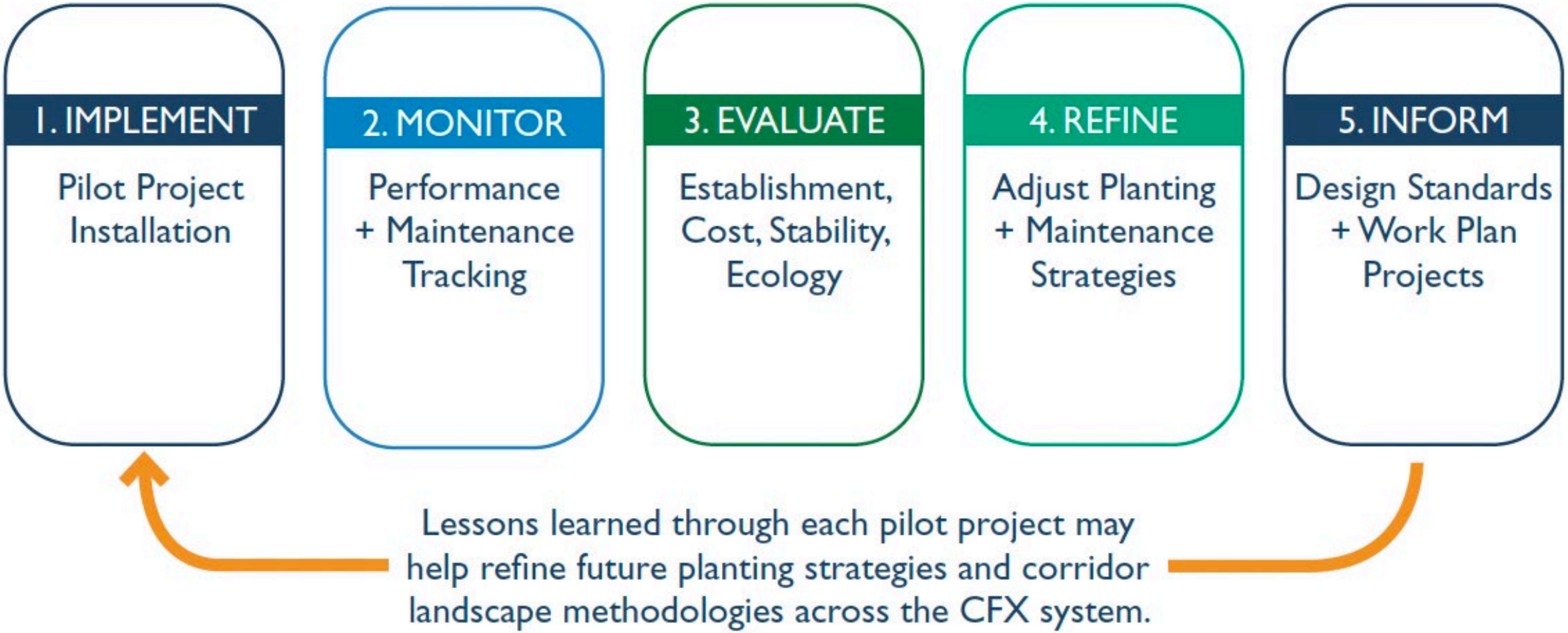
Project Delivery



Performance-Based Maintenance



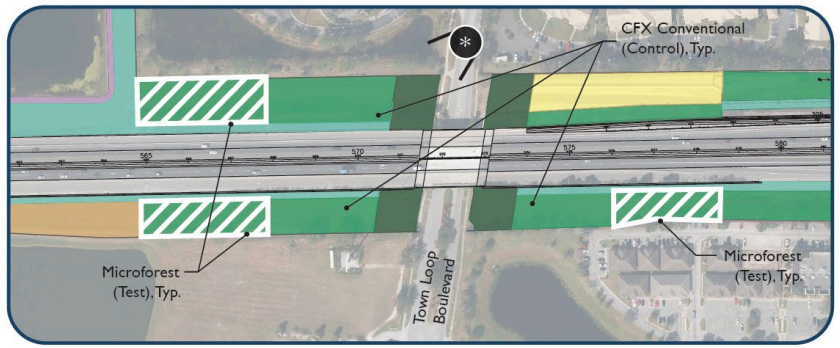
Pilot Projects



Initial Pilot Project on SR 417

Master Palette Microforest

The selected slopes within the Town Loop Boulevard bridge embankment will serve as a pilot area for testing a Microforest planting strategy against conventional CFX planting practices.







Microforest Buffer Treatment

The proposed pilot project will evaluate a Microforest landscape strategy as an enhanced roadway buffer treatment. Two planting installation methods will be tested using both conventional installation-sized material and smaller plant material installed at tighter spacing intervals.



Proposed planting areas are intended to strengthen the existing buffer condition while maintaining mowed turf within roadway clear zones and swales to support visibility, drainage, and maintenance access. Testing is limited to the south side of the corridor, as preserve lands north of SR 417 already provide a substantial natural buffer.



Planned Pilot Projects

- **SR 516:** Sandhill Microforest
- **SR 516:** Pollinator Meadow Mix
- **SR 516:** Slope Meadow Mix
- **SR 429 Tilden Rd to Florida's Turnpike:** Slope Shrub Mix and Microforest
- **SR 417 John Young Pkwy to Landstar Rd:** Planted Pond Edge & Targeted Mowing
- **SR 417 John Young Pkwy to Landstar Rd:** Pine Flatwoods Microforest
- **SR 528 Innovation Blvd to SR 520:** Targeted Mowing

Storytelling

- On-Site Education
- Social Media
- CFX Website
- Community Outreach



CENTRAL FLORIDA EXPRESSWAY AUTHORITY



Thank you