

# EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

## Council Meeting Minutes

March 16, 2005

Chairman Rawlson  
Presiding

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### IN ATTENDANCE:

#### County Representatives

Commissioner Ron Pritchard  
Commissioner Helen Voltz  
Commissioner Homer Hartage  
Commissioner Randy Morris, Seminole County  
Councilwoman Joie Alexander, Volusia County  
Councilman Arthur Giles, Volusia County

#### Municipal Representatives

Mr. Ed Booth, Space Coast League of Cities  
Mayor John Land, Tri-County League of Cities

#### Gubernatorial Appointees

Mr. Malcolm McLouth, Brevard County  
Ms. Janice Kershaw, Brevard County  
Mayor Evelyn Smith, Lake County  
Mr. Jon Rawlson, Orange County

#### Ex-Officio and Other Municipal Representatives

Ms. Vivian Garfein, FDEP  
Mr. Thomas Genovese, SFWMD  
Ms. Lennon Moore, FDOT  
Mr. Russell Gibson, Sanford

#### Staff

Mr. Jeff Jones  
Ms. Susan Caswell  
Mr. Fred Milch  
Mr. Mark Sievers  
Ms. Claudia Paskauskas  
Ms. Tara McCue  
Ms. Jenifer Domerchie  
Ms. Andrea Fant

#### Other Attendees

Ms. Becky Furman, LDDKR  
Mr. Hal H. Kantor, LDDKR  
Mr. Dan Waguespack, Sembler  
Mr. Tom Hareas, Sembler  
Mr. Dave Davis, Sembler  
Ms. Theresa Madison, DAB  
Mr. Chris Testerman, OCPD  
Ms. Susan McCune, OCPW  
Mr. Mark Cechman, Winter Garden  
Mr. John Rinehart, Gladding Jackson  
Mr. Hank Fishkind, Fishkind & Associates  
Mr. Terry James, City of Ocoee  
Mr. Clif Tate, FDOT  
Mr. Mike Harding, Lochrane Engineering  
Mr. Gerald Livingston, ECFRPC Counsel

#### Members not in Attendance

Commissioner Welton Cadwell  
Commissioner Robert Pool  
Commissioner Teresa Jacobs  
Commissioner Bill Lane  
Clerk of Courts Larry Whaley  
Commissioner Bob Dallari  
Commissioner Patty Sheehan  
Vice Mayor Wendell McKinnon  
Commissioner Michael Blake  
Councilman William Harvey  
Mr. Daniel O'Keefe  
Ms. Maria Grulich  
Ms. Nancy Acevedo  
Ms. Maryam Ghyabi  
Ms. Nancy Christman

### I. CALL TO ORDER AND GENERAL BUSINESS

Chairman Rawlson called the meeting to order at 10:07 am. Ms. Fant called the roll and announced that a quorum was present.

### II. APPROVAL OF MINUTES

Chairman Rawlson offered the February 2005 minutes for consideration.

**MOTION:** Commissioner Ron Pritchard moved approval of the February 2005 minutes.  
Commissioner Randy Morris seconded the motion. The motion passed unanimously.

## Attachment 1

### FINANCIAL REPORTS

Chairman Rawlson offered for consideration the February 2005 financial reports.

**MOTION:** Mayor Land moved to approve the financial reports. Mr. Gerald Livingston seconded the motion. The motion passed unanimously.

### III. WELCOME TO NEW MEMBERS – *Chairman Rawlson*

Chairman Rawlson recognized Commissioner Mary Martin as a new Council member and asked her to introduce herself to the Council. He welcomed her to the Council.

### IV. APPOINTMENT OF TREASURER AND SECRETARY – *Chairman Rawlson*

Chairman Rawlson moved to have Commissioner Teresa Jacobs serve as the Treasurer, as opposed to the Secretary, and Mr. Malcolm McLouth serve as the Secretary.

**MOTION:** Mayor Land moved to have the aforementioned passed. Commissioner Voltz seconded the motion. The motion was passed unanimously.

### V. DEVELOPMENT OF REGIONAL IMPACT (DRI) UPDATE – *Fred Milch*

Mr. Milch presented the Council with the *Winter Garden Mall at Fowler Groves* DRI. He stated that the plan includes major improvements to SR50. He made reference to an Amendment handout, which outlined three changes: 1. Routes shall be initiated within 1 year of the opening of Phase I. 2. Plant materials shall be selected and maintained using the SJRWMD Waterwise Florida Landscape design guide. 3. The developer and the City of Winter Garden will converse with Orange County to address impacts of the DRI on surrounding neighborhoods. The developer shall meet the buffer requirements of both Orange County and the City of Winter Garden.

*Hal Kantor* – Mr. Kantor mentioned three components of the *Winter Garden Mall at Fowler Groves* project: 1. lifestyle center, 2. big box area, 3. typical neighborhood retail stores, grocery, etc. Additionally, the project will feature parking structures with parking fields wrapped in condominiums.

Mr. Kantor stated Orange County's permission would be necessary to start on the roads. Two agreements will be made regarding the transportation impact, one with the County and another with the Department of Transportation and the City of Winter Garden. Mr. Kantor stated there will be an estimated 30 million dollars in road improvements. Two economic advisors, David Marks and Dr. Fishkind, have been hired to help manage expenses.

Mr. Kantor concluded that at the present time, there is an insufficient supply of goods to serve the demands of the population. He stated even with the presence of the Winter Garden mall, the demand of the population still would not be met. Additionally, he is in agreement with the staff recommendations and will comply with the development order.

- Commissioner Homer Hartage mentioned Orange County's intentions to focus on increasing pedestrian safety. He asked if Mr. Kantor had devoted some attention to this particular subject matter, and if so, could he include it in his next presentation to the board.

Mr. Kantor stated he didn't know if that was something that had been focused on. He added that the zoning ordinance would have more details on the matter.

- Commissioner Pritchard asked if Commissioner Teresa Jacobs' conditions were met.

Mr. Kantor stated that the buffer requirements had been exceeded. However, an agreement has not been made regarding transportation.

- Commissioner Morris asked was 30 million dollars needed towards the on site in order to move the project forward.

Mr. Kantor stated only 5 million was needed toward the on site.

## *Attachment 1*

- Commissioner Morris elaborated on Commissioner Homer Hartage's issue with pedestrian safety by stating that 50 % of accidents involving pedestrians results from the pedestrian's error. Commissioner Morris asked if the mall's landscape had been structured to reduce accidents involving pedestrians.

Mr. Kantor stated he would find out.

- Commissioner Morris asked what was the total for the economic impact.

Mr. Kantor stated 3 years for Orange County and more than 4 million dollars, which was more than enough to pay for roads.

- Mr. Rawlson asked if there were bicycle lanes implemented into the plans for the Winter Garden mall.

It was stated that there would be 10 ft. bicycle lanes along the East side of Daniels Road. Also, there would be bicycle lanes situated along Stoneybrook Parkway, and bicycle racks within 50 ft. of every store.

- Ms. Kershaw asked what was involved in phase 1 and 2.

Mr. Kantor stated that within phase 2, there would be parking fields wrapped around residential areas and residential areas on top of some of the buildings.

- Ms. Kershaw wanted to know the distance of the mall from schools in mileage.

Mr. Kantor stated the Orange County Public School system would have to be satisfied before he could address mileage.

- Commissioner Pritchard wanted to know if the RPC supported the program, what would the next step be in the process.

Mr. Kantor stated that within Phase 2, there would be monitoring and modeling, and there would have to be an agreement as to incorporating adequate schools.

Winter Garden: 1. P and Z on April 4, 2005; 2. upon approval, there is a 2-step process (April 14<sup>th</sup> and 28<sup>th</sup>)

DOT: there needs to be an agreement to get them to pay (only an issue to make sure they did not double count)

Mitigate Impact – Orange County: there has to be a Road Agreement and Proportion Agreement, which would take about 6 weeks. Then, it would take about 6 weeks of communicating with Orange County Communications to get on agenda. If Orange County approves, then the project can move forward. If Orange County disapproves, then there is a problem because the impact would not have been mitigated. Mr. Kantor stated that the closing date was scheduled for September 2006.

- Chairman Rawlson asked if there was a Lynx route incorporated in the plan.

Mr. Kantor stated there was at least one Lynx route.

- Teresa Madison asked if the sidewalks would be wheelchair accessible to allow space for two passing wheelchairs.

Mr. Kantor stated that the sidewalks would be 10 -15 ft. wide.

- Ms. Madison followed up with asking whether the residential facilities would be wheelchair accessible.

Mr. Kantor stated that the plan would meet ADA requirements.

## *Attachment 1*

- Mr. Terry James was concerned about the traffic and the service level. He stated the level should be 760, as opposed to 1,192.
- Chairman Rawlson stated the Council needed to decide on the Plan and its amendments.

**MOTION:** Mayor Land moved to pass the motion. Commissioner Voltz seconded the motion.

Chairman Rawlson stated that he wished Commissioner Hartage would have made the motion since he is aware of Teresa Jacobs' concerns. Commissioner Hartage stated that if Mayor Land's motion included the amendments of Recommendations 18 and 26, along with the various city recommendations, then he is in agreement with the motion.

The motion passed unanimously.

Mayor Land excused himself from the meeting as he had to take care of other business matters.

### **VI. PENNDESIGN PRESENTATION: TREND ANALYSIS 2050 – *Mr. Jeff Jones, Acting Executive Director***

Mr. Jeff Jones stated the RPC had been working with students for the past 8 or 9 months, and that the study covered 7 county areas, the 6 counties of East Central Florida region and Polk County. He stated that the study offered two things: 1. the trend if we continue to grow as we have, and 2. an alternative to the future trend. Mr. Jones stated that in the year 2000, the population of the 7 counties was at 3,050,000. The students predict that within the next 20 years, the population will grow to that of 7,218,000. Mr. Jones pointed out that in the year 2000, the residential density was 1.96 units/acre. The students predict that in the year 2050, the residential density will decrease to that of 1.44 units/acre. Mr. Jones stated that the figures were based on the growth the counties experience now. Additionally, he stated that the model and study will address the issue of how much growth the counties can sustain.

Commissioner Morris stated that the Regional Planning Council has no authority unless there are changes in the Growth Management laws.

Mr. Jeff Jones stated that the cost of the trend development will increase to 309 billion dollars.

### **VII. BUDGET AMENDMENT – *Mr. Jeff Jones, Acting Executive Director***

Mr. Jeff Jones asked if there could be a budget change to allow the RPC building to be painted.

Commissioner Voltz asked Mr. Jones if there were still plans to tear down the building in 3 years. Mr. Jones responded in the affirmative. However, Commissioner Morris added that it may be longer than 3 years before the building is torn down.

**MOTION:** Chairman Rawlson stated the amount was very reasonable and motioned that the budget be changed to allow for painting of the RPC building. Commissioner Morris seconded the motion. The motion was passed. Commissioner Voltz and Councilman Arthur Giles opposed the motion.

### **VIII. LEGISLATIVE UPDATE – *Commissioner Randy Morris***

Commissioner Morris stated that the League of Cities and RPC needed to step up and take action. Additionally, he stated that growth management and the local government did not look good, and that a reform may be worst.

Mr. McLouth stated that the RPC needs to focus on regional issues, as opposed to negotiations with different organizations.

Commissioner Pritchard agreed with Mr. McLouth. He stated that East Central Florida did not need heavily dense residential areas, and he believes the RPC needs to focus on the population of East Central Florida.

*Attachment 1*

Mr. McLouth stated that the RPC needed to start making more recommendations and take on a more leadership role.

**IX. CHAIRMAN'S REPORT**

Chairman Rawlson asked the Council if they wanted to move the Council meetings to every other month so that the agendas would be more substantive.

Mr. McLouth stated he liked the way the meetings were scheduled at its current state. He added that it is important for the Council to schedule the meetings as potentially gathering every month because the Council never knows who wants to come before the board.

Commissioner Blake stated it would be easier to cancel a meeting if it were on the schedule than to add additional meetings once the schedule had been made.

Mr. Jeff Jones stated the idea behind scheduling the meetings every other month for half a day or full day was so there would be more substantive discussions.

Commissioner Morris stated if the meetings were longer, the attendance rate might decline. He suggested that the Council rely on Mr. Jeff Jones' judgment as to the substance of each meeting's agenda.

**X. EXECUTIVE DIRECTOR'S REPORT**

Mr. Jones announced there would be a Staff Activities Report included in the agenda packet every month. The report serves as an overview of the Regional Planning Council's happenings each month.

**XI. ADJOURNMENT**

The meeting adjourned at 12:00 p.m.

Approved by the East Central Florida Regional Planning Council this 18<sup>th</sup> day of May 2005.

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Mr. Jon Rawlson, Chairman