

# EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

## Council Meeting Minutes

August 17, 2005

Commissioner Michael Blake  
Presiding

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### IN ATTENDANCE:

#### County Representatives

Commissioner Helen Voltz, Brevard County  
Commissioner Robert Pool, Lake County  
Commissioner Teresa Jacobs, Orange County  
Councilwoman Joie Alexander, Volusia County  
Councilman Arthur Giles, Volusia County

#### Municipal Representatives

Mayor John Land, Tri-County League of Cities, Apopka  
Commissioner Michael Blake, Tri-County League of Cities, Winter Springs  
Vice Mayor Mary Martin, Volusia County League of Cities, Port Orange

#### Gubernatorial Appointees

Mr. Malcolm McLouth, Brevard County  
Commissioner Evelyn Smith, City of Eustis  
Mr. Daniel O'Keefe, Orange County

#### Ex-Officio and Other Municipal Representatives

Ms. Nancy Christman, SJRWMD  
Ms. Vivian Garfein, FDEP  
Ms. Lennon Moore, FDOT

#### Staff

Mr. Jeff Jones  
Ms. Susan Caswell  
Mr. Fred Milch  
Mr. Mark Sievers  
Ms. Claudia Paskauskas  
Ms. Lelia Hars  
Ms. Andrea Fant  
Mr. Gerald Livingston, ECFRPC Counsel

#### Other Attendees

Ms. Carole Goldsmith, Coalition of UCF Area HOA  
Ms. Laura Klee, Coalition of UCF Area HOA  
Mr. Frank Martz, City of Altamonte Springs  
Mr. Borron Owen, Jr. Esq., Gray Robinson, P.A.

#### Members not in Attendance

Commissioner Ron Pritchard, Brevard County  
Commissioner Welton Cadwell, Lake County  
Commissioner Homer Hartage, Orange County  
Commissioner Bill Lane, Osceola County  
Clerk of the Courts Larry Whaley, Osceola County  
Commissioner Bob Dallari, Seminole County  
Commissioner Randy Morris, Seminole County  
Commissioner Patty Sheehan, City of Orlando  
Mr. Ed Booth, Space Coast League of Cities, Malabar  
Vice Mayor Wendell McKinnon, Tri-County League of Cities, Kissimmee  
Councilman William Harvey, City of Deltona  
Ms. Janice Kershaw, Brevard County  
Mr. Jon Rawlson, Orange County  
Ms. Maria Grulich, Osceola County  
Ms. Nancy Acevedo, Seminole County  
Ms. Maryam Ghyabi, Volusia County  
Mr. Thomas Genovese, SFWMD  
Mr. Gibson, City of Sanford

### I. CALL TO ORDER AND GENERAL BUSINESS

Commissioner Blake called the meeting to order at 10:05 a.m. Ms. Fant called the roll and announced that a quorum was not present. Commissioner Blake stated the order of events on the agenda would be amended so as to allow time for additional Council members to arrive.

### II. PENNDESIGN PRESENTATION – Ms. Linda Chapin, Director, UCF Metropolitan Center

Ms. Chapin stated students of University of Pennsylvania conducted a year long study entitled *PennDesign, Central Florida: Alternative Futures for our Seven County Orlando Region*. She stated the students believe the development patterns and designs of Central Florida are not particularly sensitive to its

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landscape. She noted according to the University of Florida, Bureau of Economic and Business Research, the Central Florida region will have a population of 7.2 million by the year 2050. She stated while the United States is growing at 47%, Central Florida is growing at 136%. Ms. Chapin stated PennDesign addressed issues regarding population and developmental growth. She noted the study acknowledges Central Florida as a highly auto dependent region with an imbalanced transportation system. The study reads there is more land used and developed within Central Florida than warranted, and if Central Florida continues as such, its development would exceed that of Los Angeles. The students believe in 2050, most of Central Florida's land will be paved if alternatives are not considered. Ms. Chapin stated it is her hope to encourage a conservation agenda. She noted she would like to move forward with a systematic approach to environmental land purchases (managing investments of Central Florida) and transportation alternatives. She noted the study suggests an Alternative Development Strategy, which focuses on investing in development land, alternative means of transportation, and increasing density and opportunities for development; the strategy outlines the need to increase density in all the right places under the right circumstances. The PennDesign model results in urbanizing 420,000 new acres, but elicits 66 billion dollars in savings due to lower infrastructure costs. Ms. Chapin noted the PennDesign is not a plan for the future, but an illustration of an alternative planning process. She noted copies of the report were sent to all Council members, and additional information could be found on the myregion and UCF Metropolitan Center websites.

Commissioner Blake announced there was a quorum as more Council members were now present.

### III. **FLORIDA HOSPITAL/ALTAMONTE SPRINGS DRI** – *Mr. Fred Milch*

Mr. Milch stated the Florida Hospital DRI development program includes two phases with 155 additional beds, a medical office, a second parking garage, and new hospital tower.

Mr. Milch stated line 26 on the blue sheet, titled *Draft Staff Recommendations*, should read February 2005, as opposed to 2004. He stated it is the staff's request that the Council adopt the changes and recommendations outlined in the blue sheet and the green sheet, titled *Draft Staff recommendations with Changes*.

Commissioner Jacobs stated in reading the traffic section of the DRI staff report, she noticed the Applicant would not agree to the standard methodology used for trip generation. She asked if a separate analysis would be conducted.

Mr. Milch stated he included the Applicant's lower trip generation in the analysis and recommendation. He stated he included a line that states the Applicant must conduct traffic counts; thus, if the Applicant exceeds the trip count, they would have to cease development and moderate the model before beginning phase 2. Mr. Milch noted before beginning phase 2, the actual phase 1 impacts would be disclosed. Conclusively, if the trip generation exceeds that anticipated in the analysis, the Applicant would not be able to finish phase 1 or begin phase 2 without modifying the model. Mr. Milch continued to state that if the Applicant finds the trip generation to be higher than noted in the analysis, the Applicant would have to conduct an NOPC to readjust the impacts and proportionate share.

Commissioner Blake asked if phase one's traffic impacts were expected to come in phases or if the impacts would be revealed only upon completion. Mr. Milch stated there are several components within each phase of a DRI, and each component will bring about traffic. He noted the city will be able to determine if the traffic is as reported in the Applicant's analysis.

Mr. O'Keefe stated he has identified several problems within the Florida Hospital DRI: 1. the Applicant refuses to update the old data, 2. the Applicant is unwilling to use the methodology recommended by the Council, 3. the DRI will be monitored on an annual basis, but the Council has instructions for monitoring on a phase by phase basis.

Commissioner Jacobs inquired as to where in the staff recommendations one could find the annual monitoring provision and the language that ensures the Applicant will be required to modify the model

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if certain stipulations aren't met. Mr. Milch stated the provision is included on the blue sheet, beginning at line 55.

Frank Martz stated development is controlled by matching the traffic counts against the capacity of trips. He stated the task is to prove a number of trips; the number of trip counts come out of the available capacity. He noted the city has been working on Flex Bus since 1999. He stated over the last couple of months, the Department of Transportation has taken the lead on Flex Bus as part of its comprehensive manner of approaching traffic. The city will approach mitigation on transportation systems by roadway improvements they're contributing to now in conjunction with DOT and Seminole County.

Mr. Borrón Owen, Esq., representing the Applicant, stated Florida Hospital responds to growth and the needs of the community. He noted in 2008, the Florida Hospital will celebrate its 100<sup>th</sup> year anniversary. He stated phase 1 of the DRI will include an additional parking garage, which has already been built, a hospital tower, and a medical office building. Attorney Owen stated the Florida Hospital representatives accept the recommendations of the Regional Planning Council and the City of Altamonte Springs. He asked the Council to approve the ECFRPC staff recommendations.

Commissioner Jacobs stated she would like the Council to start thinking of the DRI process with respect to phases. Ms. Moore stated she acknowledged the Florida Hospital DRI adjustments as a look into the future. Mr. O'Keefe noted he opposes the adjustments because the data used by Florida Hospital is outdated and does not comply with the Council's recommended methodology.

**MOTION:** Mr. McLouth moved to approve the changes. Commissioner Jacobs seconded. The motion passed with Mr. O'Keefe opposing.

### IV. APPROVAL OF MINUTES

Commissioner Blake offered the July 2005 minutes for consideration.

**MOTION:** Mr. McLouth moved to approve the July 2005 minutes. Commissioner Martin seconded the motion. The motion passed unanimously.

### FINANCIAL REPORTS

Commissioner Blake offered for consideration the July 2005 financial reports.

**MOTION:** Commissioner Jacobs moved for approval of the July 2005 financial reports. Mayor Land seconded the motion. The motion passed unanimously.

### V. APPOINTMENT OF FINANCE COMMITTEE MEMBERS – *Commissioner Michael Blake, Vice-Chair*

Commissioner Blake announced the members of the Finance Committee appointed by Mr. Rawlson. The members include Commissioner Jacobs (Chair), Commissioner Blake, Commissioner Cadwell, Commissioner Lane, Commissioner Pritchard, Vice Mayor Martin, and Councilman Giles.

**MOTION:** Councilwoman Alexander made a motion to approve the appointment of the Finance Committee members. Commissioner Smith seconded the motion. The motion passed unanimously.

### VI. CENTRAL FLORIDA SMART GROWTH ALLIANCE UPDATE – *Commissioner Teresa Jacobs*

Commissioner Jacobs, Chair of the Smart Growth Alliance, stated a Smart Growth Alliance meeting is scheduled today after the Council meeting. She noted at some point, she would like the group to discuss the role of the Regional Planning Council, particularly regarding leadership and the DRI process. Commissioner Jacobs made mention of the last meeting, where Alliance members discussed short and long term goals for the program. The long term goals include creating a plan for managing growth within Central Florida. The short term goals include discussing new growth management legislation and ways to best implement the new requirements on a regional basis. She stated the goal of the Smart Growth Alliance is to decipher what is best for the region and convey that particular plan to every county and city for their support. She stated the planning councils need to work on a common vision.

Vice Mayor Martin stated the Alliance is a great way for the Regional Planning Council to work on a regional basis. She noted planning councils need to work together because the impacts of one city or

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county affect surrounding cities and counties. Commissioner Blake noted planning councils need to put theories and ideas into practice. Commissioner Jacobs stated the planning councils would have an opportunity to speak together in the future.

### **VII. ECFRPC REGIONAL MAPPING PROGRAM UPDATE – *Ms. Susan Caswell***

Ms. Caswell stated the regional mapping program served as a means to obtain data for the counties. She noted the program offers information regarding demographics, the Wekiva River study area, and future land use for multiple jurisdictions. She made note that the 1990 Census data will be added to the program so viewers may look at past trends.

Ms. Paskauskas used the Wekiva River study map to demonstrate the program. She also demonstrated a population map. She noted the ranges and colors can be customized on the maps. She stated by using the map, one is able to calculate variables that could be useful for various organizations. She noted the program would be on the ECFRPC website in the future.

### **VIII. DRI UPDATE – *Mr. Fred Milch***

Mr. Milch stated the Plaza Collina DRI is scheduled to come before the Council in September. He noted the issues surrounding the DRI include impacts to State Road 50 and to the City of Oakland. He also noted the DRI includes 1.2 million square feet. He stated the Council is scheduled to rehear the International Corporate Park (ICP) DRI in October. The ICP DRI includes a research park, retail buildings, homes, and roadway impacts. Mr. Milch noted the Bronson Property DRI is also scheduled for October; it includes residential and commercial structures.

Mr. Milch stated there are at least four DRIs in Osceola County. He suggested the Council look at all four DRIs collectively as it will have a tremendous impact on the environment. Mr. Jones noted the Southeast part of the county will have the most impact. Ms. Moore suggested the Council use mapping mechanisms to look at the DRIs more collectively. Mr. McLouth noted the Council should look to the Department of Environmental Protection for direction. Additionally, he noted it would be helpful to have a letter identifying the areas.

### **IX. CHAIRMAN'S REPORT – *Commissioner Michael Blake, Vice-Chair***

Commissioner Blake stated the Executive Committee met to consider the Search Committee's recommendations. He stated the Search Committee chose The Par Group to conduct the Executive Director position search. He noted Ms. Jenifer Domerchie would work with the Search Committee, Executive Committee, stakeholders, and The Par Group to facilitate meetings.

### **X. EXECUTIVE DIRECTOR'S REPORT – *Mr. Jeff Jones***

Mr. Jones announced that the 2005 NADO innovation award was received. Additionally, he made mention of the monthly staff report and the annual work program that begins next month. Mr. Jones stated there would be a Brownfields Workshop on August 31, 2005. Ms. Caswell named the speakers scheduled for the event and noted the agenda was available.

### **XI. ANNOUNCEMENTS/COMMENTS**

Commissioner Blake recognized Ms. Klee of the Coalition of Homeowners Association. Ms. Klee stated in June 2005, Governor Bush announced that UCF would have to adhere to major amendments. Ms. Klee believes UCF has not. She noted a public hearing was held on July 25, 2005. She stated she does not oppose the UCF Stadium, only its location. Ms. Klee mentioned the 45-65,000 seat stadium is not compatible with the neighboring homes. She stated it is her request that the Council recommend the UCF Stadium be relocated. She also stated she would like to be updated on the Council's review process regarding this particular event.

Commissioner Blake stated the Council is not sure where its responsibility lies in this situation, but that the Council would review her recommendations. Mr. Jones stated the 90 day review plan for the campus master plan ends on November 3, 2005. Attorney Livingston stated he would investigate the

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jurisdictional issues regarding this situation. Commissioner Blake noted Ms. Klee would be added to the October agenda, provided Attorney Livingston finds the Council has jurisdiction regarding this matter.

**MOTION:** Vice Mayor Martin moved to have Ms. Klee added to the October agenda for a public review, provided the Council has jurisdiction. Councilwoman Alexander seconded the motion. The motion passed unanimously.

**XII. ADJOURNMENT**

The meeting adjourned at 12:10 p.m.

Approved by the East Central Florida Regional Planning Council this 21<sup>st</sup> day of September 2005.

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Mr. Jon Rawlson, Chairman