



ALTERNATIVE ROAD IMPACT FEE COMMITTEE
(Meeting Minutes)

Meeting Date: May 22, 2008

Time: 11:00 a.m. to 12:00 Noon

Location: **PUBLIC WORKS BUILDING**
Main Conference Room – 1st Floor
4200 South John Young Parkway
Orlando, Florida 32839

ARIF Committee

Mark Massaro, **(Chairman) Director, Public Works Department**
Mirna Barq, **(Co-Chair) Transportation Planning Division, Public Works Department**
Christine Lofye, **Traffic Engineering Division, Public Works Department**
Jay Sargent, **Planning Division, Growth Management Department**
Dina Becraft, **Growth Management Department**

County Staff

Roberta Alfonso, **County Attorney's Office**
Darryl Johnson, **Traffic Engineering Division, Public Works Department**

Attendees

Felix Labban, Mel Lurn Properties, Inc.

Mr. Massaro called the meeting to order at 11:06 am.

Review of Minutes

The Committee reviewed the minutes from the April 24, 2008 meeting of the Alternative Road Impact Fee Committee (ARIFC).

Camp Joy

Ms. Alfonso stated that Ray Winn from Camp Joy submitted a non profit impact fee grant application for waiving the impact fees for an outdoor stage. It was approved and should be placed on the Board of County Commissioners Agenda soon.

ALTERNATIVE ROAD IMPACT FEE COMMITTEE

May 22, 2008 - Meeting Minutes

Page 2

Dr. Phillips Hospital

Mr. Massaro asked if Dr. Phillips Hospital has to pay a new alternative road impact fee application because of the revised methodology. Ms. Lofye stated that since they revised the application, she doesn't believe they would be charged for making modifications from a per bed rate to a square footage rate. Ms. Becraft mentioned a decision hasn't been made, only discussed within their staff.

Mr. Sargent inquired if the square footage for the hospital has been determined and Ms. Lofye replied that they are working on the total calculations of the square footage. Ms. Lofye also mentioned that Cindy Nielsen, Chief Plans Examiner, is assisting staff to verify the square footage of the hospital. However, Ms. Nielson stated she could not validate the Homestead Hospital square footage because it is not located in Orange County. Ms. Lofye also said that Ms. Nielson typed a detailed memo on the process to calculate the square footage to make sure that the same process is being used for both hospitals.

Plaza Venezia Phase II

Mr. Massaro asked if there has been a response from Plaza Venezia over the money they owe from the results of the monitoring study and Ms. Lofye replied that the package was sent to the property owner, but it was sent back to the post office because the property owner moved. It will be re-sent.

National Impact Fee Roundtable Discussion

Ms. Lofye stated she contacted the agency through email and informed them that we have willing participants who would speak at their forum if they would waive the registration fees and no one has responded to the email.

A motion was made by Christine Lofye to approve the meeting minutes, as amended. Seconded by Jay Sargent. Motion carried.

Mel Larn Properties

Felix Labban

Mr. Labban came before the committee to request a transfer agreement for a property he is trying to develop on N. Pine Hills Road in Orange County. He stated that the impact fees are too high and was notified that there is an alternative road impact fee study that can be transferred to his property.

Ms. Lofye stated that the proposed strip mall is 20,040 square feet. She has reviewed different plazas that conducted an alternative road impact fee study and felt that Project #02-05, the East Colonial Retail Center located on Colonial Road at Rouse Lake Road would be a good study to transfer. Ms. Lofye also said she spoke to Mr. Labban regarding the transfer and Mr. Labban was satisfied. Ms. Barq stated that the study is more than five years old. Ms. Lofye replied that the plaza was monitored in 2007 and that the results of the monitoring study would be used and adjusted to total trip length.

ALTERNATIVE ROAD IMPACT FEE COMMITTEE

May 22, 2008 - Meeting Minutes

Page 3

Ms. Becraft stated that she reviewed Mr. Labban's property and informed the committee that he has received demolition credits as well as road impact fees credits of \$14,420. In addition, Mr. Labban received \$811.12 in law impact fee credits and \$860.72 in fire impact fee credits. The impact fees for this project are \$234,973.01, but with the credits he has been given, the impact fees are reduced to \$220,553.01 and they have been deferred at this time. Ms. Lofye said she has gone through the variables and the alternative impact fee rate will be \$3,066 per KSF. The alternative road impact fees are approximately \$61,000. He will also receive a 10% discount because it is a retail establishment.

Ms. Barq stated that Mr. Labban must first fill out the application and have the transfer agreement approved by the committee. Mr. Johnson will email Mr. Labban an alternative road impact fee application and a transfer agreement so that he can fill out the required information before the next meeting.

Deerfield Plaza Monitoring Update

Ms. Lofye updated the committee regarding Deerfield Plaza. She stated that GMB sent a letter to Tom Delahanty who owns the property that they have been contracted to monitor. Mr. Delahanty, who isn't the original owner of the property, replied that he doesn't want the surveys conducted because he has an agreement with the tenants that will not allow surveys to take place. Ms. Lofye stated that the agreement with the county is prior to his agreement he has with his tenants.

Ms. Lofye also mentioned that Ms. Alfonso and herself has had several email dialogues with Mr. Delahanty and he isn't conceding to the requirements of the agreement. Therefore, Ms. Lofye has written another letter informing him what the impact fees would have been if an alternative impact fee study wasn't performed on the property. Ms. Lofye went on to say that he could pay the original impact fee rate if he doesn't want us to have the site monitored. Lastly, Mr. Delahanty will be at our next committee meeting to get a better understanding of the monitoring process and to explain his case.

A motion was made by Jay Sargent to adjourn the meeting. Seconded by Dina Becraft. Motion carried. The meeting was adjourned at 11:34 am.

Next Scheduled Meeting:

Thursday, June 12, 2008 @ 10 a.m.