



**ALTERNATIVE ROAD IMPACT FEE COMMITTEE**  
(Meeting Minutes)

**Meeting Date:** October 9, 2008

**Time:** 10:00 a.m. to 12:00 Noon

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

**ARIF Committee**

Mark Massaro, **(Chairman) Director, Public Works Department**  
Anganie Durbal, **Transportation Planning Division, Public Works Department**  
Christine Lofye, **Traffic Engineering Division, Public Works Department**  
Jay Sargent, **Planning Division, Growth Management Department**  
Ivelisse Torres, **Growth Management Department**

**County Staff**

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

**Attendees**

Mohammed Abdallah, TPD

Mr. Massaro called the meeting to order at 10:17 am.

**Review of Minutes**

The Committee reviewed the minutes from the September 11, 2008 meeting of the Alternative Road Impact Fee Committee (ARIFC).

**A motion was made by Jay Sargent to approve the meeting minutes, as amended. Seconded by Ivelisse Torres. Motion carried.**

The Committee reviewed the minutes from the September 25, 2008 meeting of the Alternative Road Impact Fee Committee (ARIFC).

**A motion was made by Ivelisse Torres to approve the meeting minutes, as amended. Seconded by Jay Sargent. Motion Carried.**

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### Miller's Ale House

Mohammed Abdallah

Mr. Abdallah came before the committee to request approval to transfer the results of the monitoring study for TGIF Restaurant (case #02-02) to the proposed Miller's Ale House Restaurant on international Drive. Both restaurants are similar and are in walking distance of each other. The proposed site used to have a retail business, but it has since been demolished. Mr. Abdallah also stated that the land use schedule doesn't have tourist rates for restaurants in the tourist district. Mr. Abdallah indicated that the trip length resulting from the TGIF Restaurant study would have to be modified because it was performed under the old ordinance. The old ordinance did not include the freeway travel. Under the new ordinance the freeway travel will be added. The new average total trip length that would be applied for this study is 6.83 miles, not 3.0 miles.

Ms. Lofye mentioned that the TGIF study was complicated because people were walking to the restaurant from hotels, people used trolleys, and this required that two types of surveys be used. Ms. Lofye also mentioned that the TGIF Restaurant monitoring study was completed recently. Mr. Abdallah was able to take the data from the study and calculate the total average trip length. Mr. Massaro inquired if the TGIF Restaurant had to pay additional impact fees and Ms. Lofye replied that they did not.

**A motion was made by Christine Lofye to transfer the monitoring results from TGIF Restaurant (case #02-02) with the modified total average trip length to Miller's Ale House on International Drive. Seconded by Jay Sargent. Motion carried.**

### Family Dollar

Mohammed Abdallah

Mr. Abdallah stated that Family Dollar is proposing to build a store on East Colonial Drive near Chuluota Road. A Sherwin Williams Paint Store will also be attached to the building. Mr. Abdallah would like to conduct an impact fee study at another Family Dollar store located approximately six miles west of the proposed site on Colonial Drive. The proposed site will be approximately 14,500 s.f. compared to the Family Dollar store study site at 10,000 s.f. Mr. Abdallah noted that the Sherwin Williams Paint Store is classified as a specialty retail store, which means it would only produce one-quarter of the traffic of the Family Dollar, but the paint store agreed to accept the Family Dollar rate to be applied to the whole site. Ms. Lofye stated that ITE Trip Generation has categories for free standing discount stores and paint/hardware stores and the trip generation rate for free standing discount stores is higher. Ms. Durbal inquired if Sherwin Williams was comfortable with the arrangement and Mr. Abdallah replied that they were.

Ms. Torres asked if they have started construction and Mr. Abdallah replied that they are still in the design stages, but hope to start acquiring the permits in a couple of months. Mr. Abdallah also added that if they apply for any permits they will write "pay under protest" on any checks.

Ms. Durbal suggested that the surveys be revised for clarification and Mr. Abdallah stated that they will make modifications and an instructional sheet will be given to the surveyors. He will email Mr. Johnson a copy.

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**A motion was made by Ivelisse Torres to approve the alternative road impact fee methodology to study the Family Dollar store on Highway 50 (East Colonial Drive) for a Family Dollar store further east on Highway 50 (East Colonial Drive) that will incorporate the Sherwin Williams Paint store into one building. Seconded by Jay Sargent. Motion carried.**

**A motion was made by Jay Sargent to adjourn the meeting. Seconded by Ivelisse Torres. Motion carried. The meeting was adjourned at 10:36 am.**

**Next Scheduled Meeting:**

**Thursday, October 23, 2008 @ 10:00a.m.**