



ALTERNATIVE ROAD IMPACT FEE COMMITTEE
(Meeting Minutes)

Meeting Date: October 25, 2007

Time: 10:00 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

Mirna Barq, **(Vice-Chair) 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

Bryon Smith, Westgate Resorts
Patricia Tice, Glatting Jackson

Ms. Barq called the meeting to order at 10:03am

Review of Minutes

The Committee reviewed the minutes from the October 11, 2007 meeting of the Alternative Road Impact Fee Committee.

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

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Alternative Road Impact Fee Discussion, Westgate Resorts, LTD

Bryon Smith, Westgate Resorts

Mr. Smith, representing the Westgate Resorts, came before the committee to discuss impact fees for timeshare buildings with lockout units. Mr. Smith said he understands how the County can assess impact fees after reading the ordinance; but has some concerns on timeshare rates versus tourist rates for dwellings. It was verified that his development is not in the tourism area. Ms. Alfonso cited Chapter 721 of the Florida Statute and Mr. Smith was able to get a better understanding, but disagreed with the statute and asked how he can contest it.

Ms. Barq suggested Mr. Smith do a traffic study, but Mr. Smith asked why should he if the rate amount would double because each unit is being counted as two rooms, not one. Ms. Barq reiterated that we don't double the rate per unit; the study will be based on trip generation of the actual number of units. Mr. Smith was satisfied with Ms. Barq's explanation. Mr. Sargent asked how many units DRC approved. Mr. Smith said DRC approved 132 units. Mr. Sargent then said DRC understood what the intentions of what the complex was designed for and if there were any objections Westgate Resorts should have stated it. Going back now is after the fact and he doesn't believe DRC would reverse their ruling. Mr. Sargent will investigate further with Mr. Smogor and inform the committee at the next meeting.

No action

Discussion on Westside Plaza

Ms. Torres said she received an application from Westside Plaza but it wasn't completed. Some changes were requested but Ms. Torres would like for them to reapply. Ms. Lofye mentioned they are doing traffic counts at the approved site this week.

No action

Discussion on Dr. Phillips (Sand Lake) Hospital

Ms. Lofye said that Ms. Tice called a day after the ARIFC meeting two weeks ago and said the methodology study is not going to work, due to the construction that is on-going at the site. Ms. Tice presented a revised methodology, but there are some concerns that need to be addressed. Ms. Tice requested to return to the ARIFC to discuss the issues and present her case. Ms. Lofye also mentioned that Mr. Massaro said Dr. Phillips Hospital cannot pay for county staff to visit the Homestead Hospital in Homestead, Florida because it could be interpreted as a conflict of interest. Ms. Barq suggested that Dr. Phillips Hospital pay Orange County for an independent consultant. Ms. Alfonso replied that is the same as paying our staff; and we should have the fees included into the monitoring amount because the consultant is acting on behalf of the County. Mr. Sargent asked if that could be put into the contract and Ms. Alfonso said that it could as long as we can figure out how much it costs and include it into the contract. Ms. Lofye said she has spoken to GMB and they are willing to perform the task, but will need a little time to put an estimate together. Lastly, the Dr. Phillips group expressed regret that they cannot begin the methodology study in Homestead until we notify them. Ms. Torres said she was concerned to have them move forward with their study of the Homestead Hospital if we aren't able to go back and

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monitor the Dr. Phillips site. Ms. Lofye said that she had this conversation with Ms. Rozier and was told that difficulty with monitoring a site after development does not preclude the County and a developer from entering into an AIF agreement. Ms. Barq asked Ms. Lofye if she felt comfortable with the methodology and Ms. Lofye replied she was satisfied with the Homestead site but not with Dr. Phillips.

Alternative Road Impact Fee Methodology Discussion, Dr. Phillips (Sandlake) Hospital

Ms. Patricia Tice, Glatting-Jackson

Ms. Barq told Ms. Tice that they are able to proceed with the Homestead Hospital study, but will need to wait until the purchase order is completed. The monitoring of the Dr. Phillips site will have to get approval from Traffic Engineering first. Ms. Tice suggested that maybe monitoring the site once construction is completed might be an idea; but understood the predicament and emphasized there is a problem with deliveries and on-going construction at the site that makes it difficult to monitor at this time. Mr. Johnson asked if there is there a sign posted out front for deliveries and construction and Ms. Tice replied that there was and they considered video taping the site, but aren't sure if it is plausible. Ms. Lofye suggested manual counting, and again Ms. Tice wasn't sure if that would work either due to all the construction vehicles entering and leaving the site. Ms. Tice said as soon as she is able, she will contact Ms. Lofye with a new proposal.

No action

Play-it-Again Sports Discussion

Ms. Lofye wanted to discuss sending a letter to Play-it-Again Sports for monies they owe for monitoring fees. Ms. Lofye's concern was the accrual period for charging the interest on the fees. Ms. Torres asked if it is the same owner who signed the original agreement and Ms. Lofye replied that it is. Ms. Alfonso reviewed the letter and was satisfied with the letter for Mr. Massaro to sign.

Administration Regulations Discussion

The ARIFC has been reviewing and making recommended revisions to the Administration Regulations. Once the suggested revisions are complete, they will be presented to the BCC for approval. More discussion is reserved for the next scheduled meeting.

The meeting was adjourned at 11:31 am.

Next Scheduled Meeting:

Thursday, November 8, 2007 @ 10 a.m.