

Intercession City Community Update Meeting Summary



Elected Officials Present: Commissioner Harford & Representative Cortez

County Staff Present: Kerry Godwin, Chief Sorenson, Mary Moskowitz, Joshua DeVries, Brenda Ryan, Erin Sterk, Jane Adams, & Crissy Simmons.

Outside Agency Representatives Present: Steve Olson (FDOT/SunRail), Doug Robinson (LYNX), and Quyen Newell (Toho Water Authority).

Applicant Representatives Present: Richard Wohlfarth (IBI Group) and Rick Harcrow (Green Pointe Communities).

Approximately fifty-eight (58) residents were in attendance at the Intercession City Civic Association Community Center on September 29, 2015, to discuss the community as a whole, as well as **CPA15-0007 & ZMA15-0027 (BK Ranch)** and **CPA15-0010 & ZMA15-0037 (Brown Estate South Parcel)**. The residents were generally receptive to the planned improvements and the application. The discussion was as follows:

Agenda Notes:

Welcome and introduction of staff members: Commissioner Harford & Joshua DeVries, Osceola County

Planned & Completed Roadway Improvements: Mary Moskowitz, Osceola County

SunRail Improvements: Steve Olson, FDOT/SunRail

LYNX Improvements: Doug Robinson, LYNX

TWA Utility Improvements: Quyen Newell, Toho Water Authority

Development Process & Time Tables: Joshua DeVries, Osceola County

Development Applications: Joshua DeVries, Osceola County; Richard Wohlfarth, IBI Group; & Rick Harcrow, Green Pointe Communities

Community Meeting Information Website:

<http://www.osceola.org/agencies-departments/community-development/offices/planning-office/announcements.shtml>

- Meeting Notice
- Presentation PowerPoint
- Meeting Summary

Permit Center Website:

<http://permits.osceola.org/>

- Application Materials
- Staff Reports
- Other Background Information

Agency Questions/Answers:

- Why is there such a long gap of time to wait for the Neighborhood Link?
 - Existing ridership is low, and due to current technology. An improved interactive mobile device App should reduce these times. (Doug Robinson, LYNX)
- When might the sewer lines be extended into Intercession City and be available for residents to hook up to?
 - Per County staff, this may be able to be addressed as part of a master planning process.
- Design of Pleasant Hill and Old Tampa Hwy roadway improvements.
 - Per staff, Pleasant Hill Fly-over and 17-92 improvement north are scheduled for right-of-way acquisition for FY2017-2020. Old Tampa Highway improvements may be something that is addressed in a Traffic Impact Analysis the applicant will be required to complete as part of the process.
- Possible Rail connections to OIA/Tampa Airport.
 - Addressed as possible future projects. (Steve Olson, FDOT/SunRail)
- LYNX Sunday Services.
 - Sunday Service to begin on the Links 26 and 10 in April 2016. LYNX stated that this is likely to be addressed through the Neighborlink (Link 604) service in the near future.
- Survey results shared regarding the following question: “If an easy to access LYNX bus was available to bring you to the future Poinciana SunRail Station, would you be more likely to use SunRail?”
 - Of the 40 attendees who completed the survey, 65% answered “yes”.
- SunRail local system (expansion opportunities) and regional transit needs were discussed by attendees and FDOT representative.
- Poinciana Station number of parking spaces was brought up as a concern.
 - FDOT representative explained that they determined parking need based on existing development patterns and Federal Transit Authority (FTA) requirements, but that if additional parking demand is required it could potentially be addressed in the future, similar to how other Phase 1 Stations have expanded their parking.

Staff and/or Applicant Questions/Answers:

- Ownership status of properties?
 - Applicant stated that the properties are under contract.
- Concern about the wetlands.
 - Applicant stated that Conservation Easements would be placed over wetlands.
- Applicant stated that although staff's projected construction start date was mid-2017, they are aiming for the 1st or 2nd quarter of 2016.
- Fire station shown north of the Commercial site, just west of Poinciana Boulevard
 - Further discussions with the Fire Chief may be needed to further discuss with applicant the specific desired location.
- What will the selling price of the homes be?
 - Per applicant, starter homes around \$200k 50' x 120' to 75' x 140' lot size at a higher price.
- Concern about increased traffic on sub-standard roads such as Old Tampa and roads that currently back-up such as 17-92.
 - Traffic Impact Analysis being done to determine needs.
- Existing drainage in area very bad.
 - Per regulations, BK/Brown any additional stormwater runoff from development will be required to be mitigated on site. Development cannot increase the amount of runoff from site.
 - Staff noted potential CDBG for stormwater management of existing was mentioned. Would need to be discussed with Human Services, and possibly as part of a community needs assessment process.
- Concern about existing wetlands for roadway extensions
 - Per applicant, this will be addressed through the proper agencies if wetlands are impacted.
- What does this mean for the older homes existing in Intercession City
 - Per applicant, it may revitalize area as an economic impetus.
- A large majority of attendees expressed concern regarding existing connectivity, and the desire for both a connection north to U.S. 192, expanding existing grid system, as well as expanding on the east and east connections. In addition to the proposed connection

north through Tallahassee, another northern extension was desired.

- Applicant stated that they would be working on a Traffic Impact Analysis to determine how best to move people and automobiles through and within the development. This would then be addressed at the Conceptual Master Plan and later stages.
- Question if Eminent Domain would be used for these roadway expansions/extensions.
 - Eminent domain is not being discussed with these applications.
- Concern about providing access to those on Wooten if that RR Crossing is closed, especially for property owners who have large cats
 - Per applicant, if Wooten was closed, an improved access would be provided at another location.
- Existing residents don't want gates because they want enhanced connectivity.
 - Per applicant, per county regulations only those neighborhoods that are surrounded by environmentally sensitive lands would potentially be gated. The majority of land would not be gated.
- Desire from residents for more than a PO Box at Post Office.
 - Per applicant, this would need to be addressed with the Post Master General.
- What will the speed limit be for the new roads?
 - Per applicant, road design speed will follow Land Development Code and be posted accordingly.
- Closing Comments:
 - Greenpoint (Applicant)
 - They “want to work with communities and are committed to doing quality projects.”
 - Block grant opportunities may be a good resource to explore in the future
 - Staff:
 - A master plan for community may be explored in 2017 work plan.
- A desire for a more direct connection to 17-92 and Old Tampa was expressed by a resident on Montzen Rd.
- Sheriff substation is desired due to concern of drug and criminal activity in the area.
- Concern from 3 residents about connecting through to Tallahassee due to increased

traffic that would be generated by the future development.

- Desire from residents to speed up the 17/92 widening projects.

Comment Cards provided by attendees:

There were 3 comment cards received after the meeting containing the following comments:

- Traffic now is backed up from Poinciana Blvd to Intercession, what and when to correct that?
 - This could be addressed with the US 17/92 4-lane widening PD&E slated for 2020.
- We have three properties in Intercession City and I think this is going to help the community and will bring improvement and better quality of life around here. Please send me more information and keep in touch with us.
- Beside the little park used to be a house that Sheriff Deputies lived in. It was torn down and not replaced. Now the park is a major drug place and vandalism to the post office.

Comments by email (Received a number of emails as of the date of this summary):

- Concern regarding Victory Baptist Church filling their site, and the potential creation of related flooding issues on adjacent properties.
- General interest and request for meeting minutes/summary to be forwarded.
- Concern regarding where the development will “punch through” to 17-92, and how it might affect existing homes between 17/92 and Old Tampa Highway.