

SECTION 7

Public Coordination and Project Timeline

7.1 Overview

As part of GOAA's efforts to ensure adequate opportunity for public involvement, the FAA's Community Involvement Policy was referenced as stated in FAA Order 5050.4B NEPA Implementing Instructions for Airports section 401:

401. FAA'S COMMUNITY INVOLVEMENT POLICY. FAA has a community involvement policy (FAA-EE-90-03, August 1990). That policy recognizes community involvement as an essential part of FAA programs and decisions. ARP [Office of Airports], like each FAA office, must incorporate open, effective community involvement to achieve the following goals and tasks.

- a. Provide active, early, and continuous public involvement and reasonable public access to information that accurately describes a proposed project and its environmental effects.
- b. Ask for and consider public input on plans, proposals, alternatives, impacts, and mitigation.
- c. Use public involvement techniques designed to meet the needs of different interest groups and individuals.
- d. Promote an active public role to lessen potentially adverse community reaction to agency actions needed for safe, efficient aviation.

This Section (and associated Appendices) provides a description of the efforts that were taken to coordinate with the local, state, federal agencies and the public during the Draft EA preparation.

7.2 Agency, Local Government, and Public Coordination

7.2.1 Early Notification Package

For the EA document, the initial coordination with agencies and local governments occurred through the Early Notification Package (ENP). The ENP provided agencies and local governments with the location of the project, a description of the proposed project, potential environmental impacts identified by the sponsor, and references to associated ongoing permitting efforts through resource agencies. The ENP provided a comment period and a contact person for which reviewers could

inquire with questions and have a point of contact for written comment submittal. A copy of the ENP is provided in **Appendix O**. Table 7.2-1 provides a list of the entities that were sent the ENP for review and comment.

**TABLE 7.2-1
ENP DISTRIBUTION LIST**

Local
Mr. Jeffrey Fuqua, Chairman - GOAA Board
Ms. Jacqueline Bradley, Vice Chairperson - GOAA Board
Mr. Cesar Calvet, Treasurer - GOAA Board
Mr. Jose Colon - GOAA Board
The Honorable Richard T. Crotty - GOAA Board
The Honorable Buddy Dyer - GOAA Board
Mr. James Palmer - GOAA Board
Mr. Steve Gardner - Executive Director GOAA
Commissioner Phil Diamond - City of Orlando District 1
Commissioner Tony Ortiz - City of Orlando District 2
Commissioner Linda Stewart - Orange County District 4
Senator Mel Martinez - US Senate
Senator Bill Nelson - US Senate
Congressman Alan Grayson - US Congress
Congresswoman Suzanne Kosmas - US Congress
Congressman John Mica - US Congress
Congresswoman Corrine Brown - US Congress
Mr. Marcos Marchena - Machean & Graham, P.A
Mr. Dean Grandin, Jr., Planning Division Manager - City of Orlando
Mr. Paul Lewis, Chief Planner - City of Orlando
Ms. Deborah Girard, Deputy Chief of Administration - City of Orlando
Ms. Karen Consalo, Assistant City Attorney - City of Orlando
Mr. Byron Brooks, Chief Administrative Officer - City of Orlando
Mr. George Rodon, Chief of Staff - Orange County Mayor's Office
Mr. David Heath, Deputy County Administrator - Orange County
Mr. Malcolm McLouth - East Central FL Regional Planning Council
Mr. Phil Laurien, Executive Director - East Central FL Regional Planning Council
Mr. James Zboril, President - Lake Nona Property Holdings
Mr. Richard Levey, Vice President - Lake Nona Property Holdings
Ms. Deborah L. Moskowitz, Attorney at Law - Quinteiros, Prieto, Wood & Boyer
Mr. Jim Roycroft, LCAM, On-Site Manager - NorthLake Park at Lake Nona
Mirabella at La Vina (c/o Marianne Smith) - Community Association Manager - Boyle Management Services Inc.
State Clearing House
Ms. Lauren Milligan, FDEP State Clearinghouse
Federal
Mrs. Irene Sadowski - ACOE
Mr. Bill Brooks - USFWS
Mr. Chris Hoberg - EPA - Region 4
Tribal
Mr. Pare Bowlegs - Seminole Nation of Oklahoma
Mr. Willard Steele - Seminole Tribe of Florida
Mr. Steve Terry - Miccosukee Tribe of Indians of Florida

Appendix P provides a copy of the comments received in response to the ENP from agencies, and local governments. Appendix P also provides a summary of how those comments were addressed. **Appendix Q** provides a copy of the comments received in response to the ENP from citizens, a matrix of general comment categories and responses to those categories.

7.2.2 Public Coordination

The following describes the initial meetings held between GOAA management and NorthLake Park community representatives; the general public information sessions held during the preparation of the Draft EA; and, a timeline of events that occurred over recent years involving the Proposed Project site and the NorthLake Park community.

7.2.3 Initial Meetings - GOAA and Community Representatives

Following the Public Notice issued by the ACOE in 2006, associated with the ACOE Individual Permit Application No. SAJ-2006-2640 (IP-JSC), a meeting with GOAA management was requested by representatives of the NorthLake Park community to discuss GOAA's preliminary conceptual site plan. Two key concerns expressed by the community in that meeting included:

- the location of the proposed fuel farm in close proximity to residential areas (located on the south side of the project site, just north of Dowden Road) and
- the request for a buffer area between the homes and the high intensity aviation activity proposed.

Following the meeting, GOAA revised the initial plan to address the two key concerns listed above. The revision included:

- relocating the proposed fuel farm from the south side of the project to the north side of the project, adjacent to the Beach Line Expressway and
- creating a land use buffer area between the residential areas and the high intensity aviation uses by modifying the proposed land use along the north side of Dowden Road from high intensity aviation use to a medium intensity use for the development of aviation-related office facilities. This office-related development would provide a transition from residential to the south with aviation-industrial to the north.

A second meeting was held with representatives of the NorthLake Park community and GOAA management to discuss the revisions made to the original conceptual plan. It was noted at that time that the revised plan would be pursued as the proposed GOAA conceptual plan for the site.

7.2.4 General Public Meeting Sessions

Public Information Session # 1

On September 18, 2008, the first general public information session was held to share information with the community about the Environmental Assessment (EA) process, the conceptual plan for the site, and to collect input from the community. A mailing list was developed by GOAA to invite property owners/ neighboring communities of the project area to the general meeting. The public information session notice was also posted on the GOAA website.

The first information session was held at a GOAA's administration building located on Airport property. The meeting consisted of a walk through poster board session with GOAA staff and consultant staff on hand to discuss questions or comments by those who attended. The poster board graphics used at the meeting are found in **Appendix R** and the comment form provided to the public at the meeting is found in **Appendix S**. Both the poster boards and the comment forms were posted on GOAA's website and were available for download by the public following the meeting. Approximately 110 attendees signed in at the meeting and comments from 34 individuals were received.

The comments received were taken into consideration as part of the EA preparation. The comments received from the public meeting were consolidated into a matrix table and were addressed/responded to by topical categories. **Appendix T** provides the following information for the first public information session:

- Comment matrix,
- Comment forms received, and
- Response to comments by topical category.

Public Information Session # 2

Subsequent to the initial public information session, the NorthLake Park community requested that the session be presented again at the YMCA building located within the NorthLake Park Community to afford the opportunity of more community involvement.

On October 16, 2008 a second public information session was held within the NorthLake Park Community. GOAA listed the meeting notice on their website and Lake Nona community representatives posted notices of the meeting around the community.

GOAA presented essentially the same information as shown at the first public meeting and used the same informal format. One change to the information presented at session #1 consisted of providing the years in which various portions of the land for the project site was acquired. Public comment forms were provided at the meeting and copies of the poster boards shown at the meeting and the comment forms were posted on GOAA's website and were available for download by the public. The poster board graphics used at the meeting are found in **Appendix U** and the comment form provided to the public at the meeting is found in **Appendix V**. Approximately 80 attendees signed in at the meeting and comments from 32 individuals were received.

The comments received were taken into consideration as part of the EA preparation. The comments received from the public meeting were consolidated into a matrix table and were addressed/responded to by topical categories. **Appendix W** provides the following information for the second public information session:

- Comment matrix,
- Comment forms received, and
- Response to comments by topical category.

Following the second information session, representatives of the NorthLake Park community provided GOAA with a copy of the “GOAA Project Concerned Citizens Committee Plan” (See **Appendix X**). Subsequently, a meeting was conducted with NorthLake Park community representatives on February 12, 2009 to discuss the plan that was submitted to GOAA. The presentation from the February 12, 2009 meeting is found in **Appendix Y**.

7.2.5 Timeline of Events - NorthLake Park Community

The following provides a timeline of key events that occurred over the past 20 years related to the proposed project site and the NorthLake Park community. It indicates the timeframe in which the property was acquired by GOAA and various notifications, zoning changes, land use buffer agreements, and access agreements that occurred over the 20 year timeframe.

1987-1994	GOAA acquires approximately 1,125 acres of land known as the Gee Bee property.
1995	GOAA identifies, on the Airport Layout Plan, that the Gee Bee property is proposed for future aviation use.
1998	Notice of Proximity placed over portions of Lake Nona Land Development Company property including the property now known as NorthLake Park subdivision. This notice was intended to make future home buyers aware of the proximity of the airport and potential airport-related impacts
1999	The Southeast Orlando Sector Plan is published in May, 1999. A portion of the plan that relates to the GOAA property states: “The City of Orlando has identified the Southeast Orlando Sector Plan area as a Future Growth Center with the Orlando International Airport as the primary economic and employment generator. In the near future, the Greater Orlando Aviation Authority plans to construct a fourth runway, expand terminal facilities, build new on-site roadways, pursue regional transit linkages, and actively market airport-related office and industrial development on the airport property” (emphasis added). The May, 1999 document includes a graphic showing the airport property (former Gee Bee property) to be Airport Support District (High Intensity Use).
1999	The 1999 Southeast Orlando Sector Plan also shows the Busch Property as Airport Support District (High Intensity Use).

- 1999** Construction of residential units begins on what is now known as NorthLake Park subdivision
- 2000** Bufferyard Agreement between the City of Orlando, Lake Nona Land Development Company and Busch Properties of Florida Inc., is approved by the City. The agreement identifies location of buffer areas and berm areas and includes sketches of the types of landscaping and berm sizes to be provided.
- 2000** Associated with the above agreement, the Busch Properties of Florida, Inc. agree to provide a Right-of-Way conveyance to the City of Orlando to be used for the extension of roads within the Lake Nona property to Dowden Road.
- 2004** The 2004 GOAA master plan identifies a site layout plan of the Gee Bee property.
- 2004** FAA updates Advisory Circular 150/5200-33 (1997) Hazardous Wildlife Attractant on or Near Airports to the revised AC 150/5200-33A. Substantial changes to the updated AC include the definition of separation criteria between airport operations areas and potential wildlife hazard attractants. The applicability of the AC was also updated to state that Title 14 code of Federal Register Part 139 certificated airports may use this AC as guidance and airports who received federal grant-in-aid assistance must use these standards.
- 2005** GOAA acquires approximately 176 acres of land (Busch Property)
- 2006** Property located directly adjacent to the NorthLake Park subdivision is rezoned. Land generally located between Dowden Road and NorthLake Park subdivision is rezoned from ADS-2 (Airport Support District High Intensity) and ADS-2/AN (Airport Support District High Intensity with Aircraft Noise Overlay) to ASD-1/AN (Airport Support District Medium Intensity with Aircraft Noise Overlay). The intent of this re-zoning was to reduce the allowable development intensity to provide for a transition between the NorthLake Park subdivision and higher-intensity development proposed north of Dowden Road.
- 2006** GOAA prepares a conceptual site layout plan for the East Airfield area and submits an Army Corps of Engineers Individual Permit (404) and South Florida Water Management District Environmental Resource Permit.
- 2007** ACOE publishes a Notice of Intent for the proposed project (providing notice to the community and affording the opportunity for public and agency comment).
- 2008** GOAA management meets with NorthLake Park representatives. Following the publication of the conceptual layout plan prepared by GOAA, a meeting was requested by representatives of the community to discuss the plan. Two key concerns expressed by the community included the location of the proposed fuel farm (on the north side of Dowden Road) and the request for a buffer area between the homes and the aviation activity.
- 2008** GOAA initiates NEPA review of the proposed project.

- 2008** GOAA revises the East Airfield conceptual layout plan. Following the meeting with community representatives, GOAA revised the conceptual layout plan by relocating the proposed fuel farm from near Dowden Road to the north side of the site adjacent to the Beach Line Expressway. It also modified the proposed land use along the north side of Dowden Road from “airport support district high intensity” to “airport support area.”
- 2008** GOAA holds two general public information sessions
- 2008** NorthLake Park community prepares their own plan for the East Airfield development and provides it to GOAA.
- 2009** GOAA management attends a third meeting with the NorthLake Park community representatives on February 12, 2009 to discuss the community’s plan and other issues associated with the proposed project (see Appendix Y for presentation).
- 2009** Draft EA document published