



**Wekiva River Basin
Commission**

**Wekiva River Basin Commission Meeting Minutes
June 03, 2015
1:30 PM**

East Central Florida Regional Planning Council
309 Cranes Roost Blvd. Suite 2000 Mayor John H. Land Board Room
Altamonte Springs, FL 32701

1. Call to Order and General Business

The meeting was held at Wekiva Island. It was called to order by Chairman Constantine at 1:35 p.m. Ms. Pegge Parker called roll and announced there was a quorum. The following members were in attendance:

Chairman Lee Constantine – Chairman
Mr. William P. Battaglia – President and CEO, Battaglia Group Management LLC
Commissioner Brenda Carey – Seminole County
Mr. Charles Lee – Senior Vice President, Florida Audubon Society
Commissioner Leslie Campione – Lake County
Ms. Michelle Maikisch – Central Florida Expressway Authority
Mr. Jody Lee – Florida Department of Agriculture & Consumer Services
Mr. Bart Harriss for Mr. Gerald Briggs (retired) – Chief Bureau, Onsite Sewage Programs, Florida Department of Health
Ms. Noranne Downs – District Secretary, Florida Department of Transportation
Ms. Shannon Wright - Regional Director, Florida Fish and Wildlife Conservation Commission
Mr. Jeff Prather – District Director, Florida Department of Environmental Protection
Mr. Casey Fitzgerald for Mr. Hans Tanzler – Executive Director, St. John’s River Water Management District
Mr. Harold W. Barley – Executive Director, MetroPlan Orlando

Chairman Constantine congratulated Wekiva Island for achieving the first LEED Platinum building in Seminole County. He then called for a motion to approve the meeting minutes from February 20, 2015. A motion was made by Mr. Charles Lee and seconded by the Honorable Brenda Carey. The motion was passed unanimously.

2. Agency Activities and Legislative Report

Florida Department of Environmental Protection, Establishment of Total Maximum Daily Loads Pursuant to Recommendation 6 of the Final Report – *Mr. Jeff Prather*

Mr. Jeff Prather stated there was not much new to report regarding the TMDL but there is a new Secretary starting in June.

Florida Department of Health, Rulemaking Activities on On-Site Disposal Systems Treatment Standards Pursuant to Recommendation 9 of the Final Report – *Mr. Bart Harriss*

Mr. Bart Harriss stated that Mr. Gerald Briggs has retired but wanted to express his gratitude for recognizing him and will plan to be at the October meeting. Mr. Harriss then gave a brief update on the progress of the Nitrogen Study which commenced January 2009 and runs through June 2015. Completion is expected by June 30th. A Final Report which addresses all the components including the field monitoring, the transport models, the User Guides and tools and all the summary reports, will be completed by December 31st and will be directed to the Legislature. In addition, the Research and Advisory Committee will be scheduling a meeting in October to review and provide final comments on the project reports.

Mr. Harriss also reported that the Bold and Gold onsite sewage treatment systems are not approved as of this time. UCF performed several research experiments on their campus on pilot systems that have since been dismantled. They provided a final report to the DEP in April of 2011. In late 2012, Watermark Engineering Group applied for an innovative permit for a subsurface up flow wetland configuration. They have not responded as of yet to a request for additional information which is a concern. A particular issue is the requirement for a certain type of third party evaluation of a system before an application as innovative system is made. The office staff met with Dr. Wanielista, Mr. Thomson from PTI, and Mr. Repasky to discuss how to proceed with an innovative system application for a different configuration on May 11, 2015. Among the points of discussion were scenarios for gathering data to base such an application.

Florida Department of Agriculture and Consumer Services – *Mr. Jody Lee*

Mr. Jody Lee reported that 3,000 acres have been enrolled in the nursery program and 2,500 acres in the cow/calf program. Mr. Lee also reported that the entire \$250,000 from the Department of Environmental Protection for a cost-share program for SJRWMD, which was administered through the Volusia County Conservation District, has been spent. The \$325,000 for Marion County Conservation District to primarily address the Silver Springs and Rainbow Springs areas to enhance their equine cost-share program has also been spent. There is a waiting list of additional projects. Mr. Lee also stated that a new Director will be joining their department.

Florida Fish and Wildlife Conservation Commission – *Ms. Shannon Wright*

Ms. Wright updated the Commission regarding the Bat Plan and that it was submitted and approved by Federal Highway and that the Sand Skink survey occurred in section 5A only, not 3B. Ms. Wright discussed the bear status and hunting program, as well as a bear feeding rule which would create a penalty structure.

Mr. Charles Lee stated that it was an unfortunate exercise by FWC to deal with the nuisance issue and there is no relationship between where bears are being hunted and nuisance bears except in Paisley.

Ms. Wright responded that bear hunting is not a solution to nuisance bears but a tool in the tool chest to manage the bear population.

Discussion continued concerning the bear hunting and relocation efforts.

St. Johns River Water Management District – Mr. Casey Fitzgerald

Mr. Fitzgerald announced that Dr. Ann Shortelle is the new Executive Director for SJRWMD. Mr. Fitzgerald also stated that the CFWI solutions document for the three water management districts is out for review and comments will be accepted through July 31st. Mr. Fitzgerald also discussed the SJRWMD's robust cost-share effort.

Florida Department of Transportation – Ms. Noranne Downs

Ms. Downs provided an update on the status of the parkway sections. Discussions occurred concerning the bridge by Wekiva Island.

Central Florida Expressway Authority – Ms. Michelle Maikisch

Ms. Maikisch announced Ms. Laura Kelley as the new Executive Director of the CFX and provided an update on the Expressway segments.

Florida Department of Economic Opportunity – Mr. James Stansbury

Commissioner Constantine stated the Commission would like an update on the City of Eustis from DEO at the next meeting. Discussions also occurred regarding Mt. Plymouth Greens (PUD).

Please see attached handout (Amendments processed between 2/12/15 and 5/26/15) provided by Mr. Stansbury regarding Comprehensive Plan Amendments pertaining to the Wekiva River Protection Area and Study Area.

3. Other Business

Legislative Report – Mr. Charles Lee

Mr. Charles Lee stated that there will be a Legislative Update at the next meeting and that nothing has occurred at this time that would have impacts on the Wekiva. Mr. Lee continued that the water bill died when the legislature adjourned and there will be a special session for Florida Forever Amendment 1 next week.

4. Public Comments and Announcements

- Mr. Scott Taylor discussed lighting on Sections 4A/4B, fencing on section 6, and the Mt. Plymouth Golf Course.

5. Future Meeting Dates – *Chairman Constantine*

The next meeting will be scheduled for October 2015 at East Central Florida Regional Planning Council offices.

6. Adjournment

Chairman Constantine adjourned the Wekiva River Basin Commission Meeting at 3:40 p.m.

Wekiva River Protection Area / Study Area
Amendments processed between 2/12/15 and 5/26/15

1. Lake County

14-17ESR (adopted) – The amendment pertains to the Regional Office and Regional Commercial FLUM categories, which are in the Wekiva Study Area. It includes two parts. First, it revises Future Land Use (FLU) policies to allow Economic Development Overlay District (EDOD) uses as a typical use in each of the FLU categories. Second, the amendment updates the EDOD Map to include the Regional Office and Regional Commercial Future Land Use Map (FLUM) categories. The amendment was necessary to correct an oversight with the recent adoption of the EDOD which did not include the Regional Office and Regional Commercial FLUM categories.

15-3ESR (proposed) – The amendment pertains to the Rural Transition FLUM category, which is within the Wekiva Study Area. It includes one text change to FLU Policy I-1.4.5. Currently, that policy provides that residential development may occur in the Rural Transition FLU category as follows: 1.) 1 unit per 5 acres; or 2.) 1 unit per 3 acres, with 35% open space; or 3.) 1 unit per 1 acre, with 50% open space. The amendment adds a fourth alternative for residential development at 2 units per 1 acre, provided specific criteria are met, including a minimum size of 100 acres, a location within 1 mile of a utility service boundary, central potable water, central waste water, 50% open space, and other criteria.

2. Eustis

15-3ESR (proposed) – The proposed amendment includes the following changes related to the Wekiva River Study Area: 1.) Adds more flexible language to a policy protecting environmental features (FLU 1.3.2.c.1); 2.) Shifts development from “existing urban” to areas with “support services” (FLU 1.3.2.c.3); 3.) Provides that natural resources and open space must be “significant” to be protected (FLU 5 and 5.1); 4.) Changes requirement for analysis from “shall” to “may” if karst features are on site (FLU 5.1.3.b); 5.) Deletes requirement for minimum open space requirements (FLU 5.1.4); 6.) Changes requirement for enhancements to wetlands from “shall” to “may” (FLU 5.1.5); 7.) Deletes text concerning open space management plan (FLU 5.1.7); 8.) Deletes standards for siting non-residential uses in conservation area (FLU 5.2.1); 9.) Deletes pervious pavement standards for parking lots greater than 100 spaces (FLU 5.2.5); 10.) Adds more flexible language to policy guiding stormwater drainage (FLU 5.2.8); 11.) Adds more flexible language to policy protecting sensitive natural habitats (FLU 5.2.12); 12.) Deletes alternatives to on-site conservation (FLU 5.2.12.b); 13.) Adds more flexible language to a policy concerning management of sensitive natural habitats (FLU 5.2.13); 14.) Deletes minimum open space requirement in Wekiva Study Area (FLU appendix, Table A-3.1); 15.) Creates standard open space requirement at 35% of the net buildable area (FLU appendix, text); 16.) Shifts applicability of criteria from comprehensive plan amendment to development plan (FLU appendix, text); 17.) Deletes requirement for data and analysis showing that proposed FLU is least intensive to meet need (FLU appendix, text); 18.) Deletes text on best management practices for nitrate/nitrogen loading analysis (FLU appendix, text); 19.) Deletes requirement linking density increases to approval of water supply facilities work plan (FLU appendix, text); 20.) Indicates that the Wekiva Recharge map provides only a “general” description of high recharge areas and is subject to site specific evaluation

(CON 1.3.1); and 21.) Replaces a requirement to establish open space standards with a requirement for “certain open space standards” in the Wekiva Study Area (REC 1.4.1).

3. Apopka

15-1ESR (adopted) – The amendment site is in the Wekiva River Study Area. The amendment includes a FLUM change from Residential Low (0-5 du/acre) on 89.47 acres, and from Agriculture (1 du/5 acres) on 5.29 acres, to Residential Medium (0-10 du/acre). The amendment results in an increase of 494 dwelling units.

4. Eatonville

14-1ESR (adopted) – The amendment site is in the Wekiva Study Area. The amendment pertains to a 49.6 acre site (referred to as the Lake Weston Subarea) that is presently designated Commercial on the FLUM and Industrial on the Zoning Map. In order to resolve the inconsistency between the FLUM and zoning designations, the Town adopted the following: 1.) A new FLU Policy 1.6.10 which establishes a Lake Weston Subarea, which provides that light industrial uses may be allowed in addition to commercial uses, and which requires that specific permitted uses and development standards will be established in the Land Development Code; and 2.) An amended FLUM to establish an overlay for the Lake Weston Subarea. This results in a maximum potential development associated with the amendment of 5,617,497 square feet of commercial or industrial uses.

5. Oakland

15-1ESR (proposed) – The amendment includes 39 text changes to the Transportation Element. The entire amendment pertains to transportation resources and facilities, and it applies to the entire Town. The Town is in the Wekiva Study Area.