

February 8, 2007

Ms. Lauren P. Milligan, Environmental Consultant
Florida State Clearinghouse
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS-47
Tallahassee, FL 32399-3000

Subject: Advance Notification
Minneola Interchange at Florida's Turnpike, (Mile Post 279)
Lake County, Florida

Dear Ms. Milligan:

The attached Advance Notification package is forwarded to your office for processing through appropriate State agencies in accordance with Executive Order 95-359. This information is being provided for a Project Development and Environment (PD&E) Study for the above project. Distribution to local and Federal agencies is being made as noted on the attached mailing list.

Although more specific comments will be solicited during the permit coordination process, we request that permitting and permit reviewing agencies review the attached information and furnish us with any general comments they consider pertinent at this time.

This is a non-Federal aid action and the Florida Department of Transportation (Florida's Turnpike Enterprise) will determine what degree of environmental documentation will be necessary. The determination will be based upon in-house environmental evaluations and comments received through coordination with other agencies. A consistency review for this project in accordance with **15 CFR 930** is not required, because no Federal funds are involved.

In addition, please review this improvement's consistency, to the maximum extent feasible, with the approved Comprehensive Plan of the local government jurisdiction(s) pursuant to **Chapter 163, Florida Statutes**.

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We are looking forward to receiving your comments on the project within 60 days. Please notify us within the initial 60 day time period should additional review time be required. Your comments should be addressed to:

Ms. Catherine Bradley, P.E., Project Development Engineer
FDOT, Florida's Turnpike Enterprise
PO Box 613069
Ocoee, FL 34761

Your expeditious handling of this notice is appreciated.

Sincerely,

Raymond A. Ashe, Jr., Manager
Environmental Management Office

Attachments:

- A - Mailing List
- B - Advance Notification Fact Sheet
- C - Location Map
- D - Application for Federal Assistance

**Advanced Notification
Mailing List**

Federal Highway Administration, Division Administrator
 Federal Transit Administration – Region IV, Regional Director
 Federal Emergency Management Agency, Mitigation Division Chief
 Federal Railroad Administration – Intermodal Planning and Economics, Director
 Federal Aviation Administration – Airports District Office, Manager
 U.S. Department of Interior – Bureau of Land Management, Eastern States Office, Director
 U.S. Department of Housing and Urban Development, Environmental Protection Specialist
 U.S. Department of Interior – U.S. Geological Survey, Director
 U.S. Environmental Protection Agency – Region IV, NEPA Program
 U.S. Department of Interior – U.S. Fish and Wildlife Service, Field Supervisor
 U.S. Army Corps of Engineers – Regulatory Branch, District Engineer
 U.S. Army Corps of Engineers – Permits Branch, Branch Chief
 U.S. Department of Commerce – National Marine Fisheries Service, Habitat Conservation Division
 U.S. Department of Commerce – National Marine Fisheries, Director
 U.S. Department of Agriculture – Forest Service, Southern Region, Regional Forester
 U.S. Department of Interior – National Park Service, Southeast Regional Office, Regional Director
 U.S. Department of Commerce – National Oceanic and Atmospheric Administration
 U.S. Department of Interior – Bureau of Indian Affairs, Office of Trust Services, Director
 U.S. Coast Guard – Seventh District, Commander (dpb)
 Florida Fish and Wildlife Conservation Commission, Office of Policy and Stakeholder, Director
 Florida Department of Transportation, Federal Aid Programs Manager (MS 7)
 Florida Department of Transportation – District 5, Planning & Environment Management Administrator
 Florida Department of Transportation – District 5, EMO Engineer
 Florida Department of Transportation – District 5, Public Information Officer
 Florida Department of Transportation – Central Environmental Management Office, Manager
 Florida Department of Transportation – District 5, Secretary
 Florida Department of Transportation – District 5, Director of Transportation Development
 Florida Department of Transportation – Florida’s Turnpike Enterprise, Regional Planning Administrator
 Florida Department of Transportation – Florida’s Turnpike Enterprise, Planning Manager
 Florida Department of Transportation – Florida’s Turnpike Enterprise, Project Manager
 Florida Department of Transportation – Florida’s Turnpike Enterprise, Public Information Manager
 Florida Highway Patrol, Troop K Chief
 Florida Highway Patrol, Troop D, Troop Commander
 Poarch Band of Creek Indians of Alabama – Chairperson and Tribal Historic Preservation Officer
 Muscogee (Creek) Nation of Oklahoma – Principal Chief and Historic Preservation Officer
 Seminole Tribe of Florida – Chairperson and Museum Representative
 Miccosukee Tribe of Indians of Florida – Chairperson and Land Resource Manager
 Seminole Nation of Oklahoma – Principal Chief and Historic Preservation Officer
 U.S. Senator Mel Martinez *c/o Nilda Pedrosa*
 U.S. Senator Bill Nelson
 U.S. Representative Ginny Brown-Waite, District 5
 State Senator Carey Baker, District 20
 State Representative Steven L. Precourt, District 41
 East Central Florida Regional Planning Council
 St. Johns River Water Management District
 Lake County Chamber of Commerce
 Lake-Sumter MPO
 Lake County Officials
 City of Minneola Officials
 City of Clermont Officials
 Town of Montverde Officials

**State of Florida Department of Transportation
Florida's Turnpike Enterprise
Advance Notification Fact Sheet
Minneola Interchange at Florida's Turnpike**

1. Need for Project:

The purpose of this Project Development and Environment (PD&E) Study is to evaluate alternatives for a new interchange at a future unnamed road and Florida's Turnpike within proximity of Florida's Turnpike Mile Post 279, Lake County, Florida. The new interchange would be located within the right-of-way provided by The Hills of Minneola, a proposed mixed-use community located just north of State Road 50 and east of U.S. 27. The PD&E Study is being conducted by the Family Dynamics Land Company, LLC in consultation with the Florida's Turnpike Enterprise.

Around the 1990s, the Cities of Minneola and Clermont began to experience significant population growth which continues at a steady rate. For example, in addition to the Hills of Minneola, there are several additional mixed-use developments located within a one-mile radius of the proposed new interchange. Overall estimates for new residential units in the immediate area are expected to exceed 10,000 single and multi-family units. With this steady increase in housing developments, office/retail uses and other public realm amenities, escalating travel demands are being placed on the existing transportation network at an alarming rate.

The existing transportation network, which consists primarily of rural two lane collectors and two major arterials, U.S. 27 (north-south) and State Road 50 (east-west), is unable to adequately address future transportation needs. With limited funds available for roadway network expansion, improvements, such as road widening(s) and/or the construction of new arterials, collectors and frontage roads are slow to materialize due to limited construction resources.

Lake County Government and Florida's Turnpike Enterprise conducted the following studies that concluded that a new interchange within the proximity to Mile Post 279 is needed to improve regional and local mobility and accommodate future travel demands.

- Lake County Minneola Ridge Area-Wide Traffic Study – Lake County Department of Public Works
- Lake County Area Access Plan – Florida's Turnpike Enterprise
- Lake-Sumter MPO – 2025 Long Range Transportation Plan

2. Description of Project:

The new interchange would be located approximately halfway between the existing interchanges at U.S. 27 and State Road 50, with each being about six miles away. New on-site roads as well as off-site road extensions will be constructed by others, not a part of this PD&E, in order to integrate the new interchange into the area's road system. The surrounding municipalities and Lake County are currently working

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with area land owners and developers to finalize joint partnerships and identify potential funding sources for roadway improvement projects. The project limits for the proposed interchange is along a section of the existing Florida's Turnpike near Mile Post 279.

This PD&E study is being conducted to evaluate alternatives for the Minneola Interchange with Florida's Turnpike at Mile Post 279 in Lake County. The "no-build" alternative will be considered throughout the PD&E process.

3. Environmental Information:

- a. **Land Uses:** The new interchange site is located within a proposed Development of Regional Impact (DRI) called The Hills of Minneola. The interchange site is located along the existing Florida's Turnpike and is primarily comprised of undeveloped upland communities consisting of pine plantations.
- b. **Wetlands:** The potential for impacts to jurisdictional wetlands associated with the development of the proposed interchange is minimal. Based on current information, no connected wetlands would be impacted by the proposed interchange. Wetland areas within the project corridor will be identified by evaluating existing information such as aerial photography, United States Department of Agriculture/Soil Conservation Service mapped soils, appropriate water management district and/or National Wetland Inventory land use mapping and United States Geologic Survey topographic contours coupled with selective groundtruthing. Any potential wetland impacts will be coordinated with the appropriate regulatory agencies and compensatory mitigation will be provided.
- c. **Floodplains:** According to the Flood Insurance Rate Maps, the proposed project may involve work in areas of the 100-year floodplain. Therefore, impacts to floodplains and regulatory floodways will be assessed as part of this study.
- d. **Wildlife and Habitat:** Impacts to Threatened and Endangered species due to the development of the probable interchange configuration is also anticipated to be minimal as the footprint of development appears to lie wholly in planted pine plantation. A wildlife and habitat assessment will be conducted to evaluate the potential for any impacts to listed species during the study. The assessment will include collecting information from the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and the Florida Natural Areas Inventory database. Any known listed species populations within or adjacent to the right-of-way will be groundtruthed and recorded for formal coordination with the appropriate regulatory agencies and compensatory mitigation will be provided, as required.

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- e. **Outstanding Florida Waters:** There are no Outstanding Florida Waters located in the project area; therefore, no Outstanding Florida Waters would be impacted.
- f. **Aquatic Preserves:** There are no Aquatic Preserves located in the project area; therefore, no Aquatic Preserves would be impacted.
- g. **Coastal Zone Consistency Determination is Required?** ___Yes X No
- h. **Cultural Resources:** The Department of Historical Resources does not list or identify any known sites within the development site or area, but indicates that because the area has never been subjected to a systematic, professional survey, such a survey should be conducted prior to any project-related land clearing or ground clearing activities. This survey will be conducted as part of the PD&E Study.
- i. **Coastal Barrier Resources:** None.
- j. **Contamination:** A database search will be conducted to identify registered sites that have the potential for petroleum or hazardous material contamination due to the nature of historical activities at the sites. Databases compiled and maintained by both the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency (EPA) will be used during this study.
- k. **Sole Source Aquifer:** There are no Sole Source Aquifer located in the project area; therefore, no Sole Source Aquifers would be impacted.
- l. **Noise:** A traffic noise study for the proposed project will be conducted as part of this study.
- m. **Other Comments:** An air quality analysis will be conducted to assess impacts relating to transportation activities associated with the proposed project.
4. **Navigable Waterway Crossing?** ___Yes X No
5. **List Permits Required:** The need for permits will be identified as part of this study. An Environmental Resource Permit (ERP) from the St. Johns River Water Management District (SJRWMD) will be required. Since there are no waters of the United States, an Army Corps of Engineers (ACOE) permit is not anticipated. Listed species impacts, if required, will be coordinated with the Florida Fish and Wildlife Conservation Commission (FFWCC) and the United States Fish and Wildlife Service (USFWS) through the Section 10 Habitat Conservation Plan (HCP) process.

APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION Application X Construction Non-Construction		Preapplication Construction Non-Construction		2. DATE SUBMITTED February 8, 2007	Applicant Identifier
5. APPLICANT INFORMATION				3. DATE RECEIVED BY STATE	State Application Identifier
Legal Name: Florida Department of Transportation				Organizational Unit: Florida's Turnpike Enterprise	
Address (give city, county, state, and zip code): Florida's Turnpike Enterprise PO BOX 613069 Ocoee, Florida 34761				Name and telephone number of the person to be contacted on matters involving this application (give area code) Catherine Bradley, P.E. (407) 264-3802	
6. EMPLOYER IDENTIFICATION (EIN): 59-6001874				7. TYPE OF APPLICANT: (enter appropriate letter here) <u>N</u> A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify): <u>Developer</u>	
8. TYPE OF APPLICATION: X New Continuation Revision If Revision, enter appropriate letter(s) in box(es): A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other Specify:				9. NAME OF FEDERAL AGENCY: Federal Highway Administration -	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER <u>20-205</u> TITLE: Highway Planning and Construction				11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Minneola Interchange at Florida's Turnpike Mile Post 279	
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.) City of Minneola, Lake County Florida.					
13. PROPOSED PROJECT:		14. CONGRESSIONAL DISTRICT OF: 3, 15			
Start Date 11/2006	End Date 11/2011	a. Applicant:		b. Project State Wide	
15. Estimated Funding:				16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESSES FOR REVIEW ON: DATE: February 8, 2007 b. NO. PROGRAM IS NOT COVERED BY E.O. 12372 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
a. Federal		\$			
b. Applicant		\$			
c. State		\$			
d. Local		\$			
e. Other		\$ 30,000,000.00			
f. Program Income		\$			
g. TOTAL		\$ 30,000,000.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? Yes If "Yes" attach an explanation. X No		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Typed Name of Authorized Representative: Raymond A. Ashe, Jr.			b. Title: Manager, Environmental Management Office		c. Telephone Number: (407) 264-3013
d. Signature of Authorized Representative				e. Date Signed	