INDIGO COMMUNITY DEVELOPMENT DISTRICT WORKSHOP

The Board of Supervisors of the Indigo Community Development District held a workshop on the proposed I-95 interchange on Monday, February 26, 2018 at 1:00 p.m. in the Large Community Room at the Daytona Beach Police Station on Valor Drive, Daytona Beach, Florida.

Present and constituting a quorum were:

Thomas G. Leek
Robert E. Welsh
John McCarthy
Mark McCommon

Chairman
Vice Chairman
Assistant Secretary
Assistant secretary

Also Present were:

James Perry District Manager

Kurt von der Osten Field Operations Manager

Jayne Rountree Team Rountree

Representatives of FDOT and their consultants

40 residents

FIRST ORDER OF BUSINESS Introduction

Mr. Leek called the workshop to order and Mr. Perry called the roll.

SECOND ORDER OF BUSINESS LPGA Presentation

Representatives of FDOT and their consultants gave an overview and discussed the I-95 interchange project. They are currently in the planning phase with such phase running thru January 2019. After words in the second phase design will commence (will take 18 months to two years) and the third phase is construction. Phases 1 and 2 are funded but no funding has been designated for construction.

Attached are slides from the FDOT presentation. During the presentation FDOT and consultants took questions from members of the public and provided answers to the questions.

The workshop adjourned at 1:45 p.m.

Interchange Improvements

I-95 at LPGA Boulevard



Project Kickoff Meeting

November 3, 2017







Welcome

- Florida Department of Transportation (FDOT) is initiating improvements at the I-95 interchange with LPGA Blvd
- Introductions
- Purpose of Meeting

Project Background

Project Details

Project Schedule

Stakeholder Input









- Florida Department of Transportation (FDOT) teaming with Parsons Transportation Group
- Hatem Aguib, PE FDOT Project Manager
- Jason Learned FDOT Interchange Modification Task Manager
- Rhet Schmidt, PE Consultant Project Manager





- Interchange at LPGA Blvd opened early 1996
- LPGA Development of Regional Impact
- Fast forward 2017
 - Numerous new and planned developments around interchange
 - Regional growth in Volusia-Flagler = trips to Daytona Beach
 - Alternative to US 92/International Speedway Boulevard



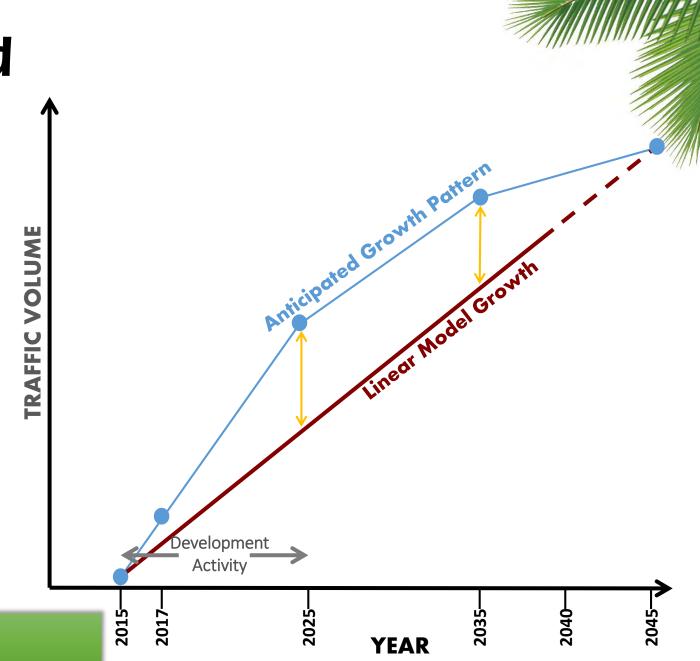


- Traffic volumes at interchange peaked in 2005
 - 2016 & 2017 volumes have surpassed historical highs
- Southbound off-ramp
 - Observed queue spillbacks on I-95 over one mile in AM peak hour
 - History of rear-end crashes
- Southbound loop on-ramp
 - History of crashes within the loop and at the merge with I-95



Purpose & Need

- Future travel demands
 - Tomoka Town Center
 - Latitude Margaritaville
 - Many others
- Anticipated traffic growth pattern from committed/planned developments may accelerate interim improvement needs





- Study Limits
 - I-95 (SR 40 to US 92)
 - LPGA Blvd (Tomoka Farms Road to Clyde Morris Blvd)
- Develop and screen three alternatives
- Obtain recommended alternative
- Recommended alternative → Design
 - Ultimate interchange improvements
 - Recommend interim "phased" improvements based on critical need and available funding

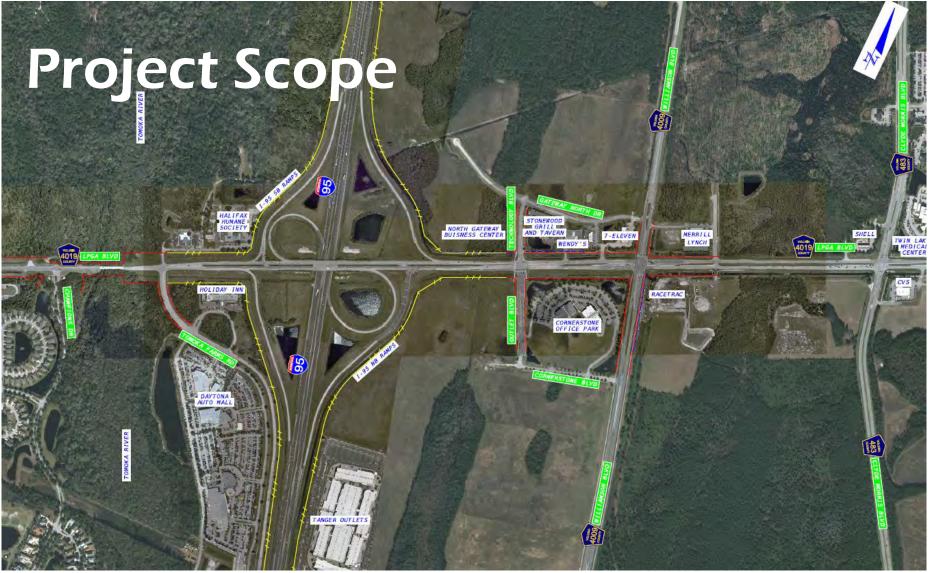




Project Scope

- Interchange Modification Report (IMR) for Recommended Alternative
 - Modify existing interchange to address existing concerns + accommodate future traffic
 - Improve safety and access
- Construction currently unfunded (subject to change)
- Work within existing right-of-way (ROW)
 - Possible "slivers" may be needed
 - No major ROW purchases no residential or business relocation

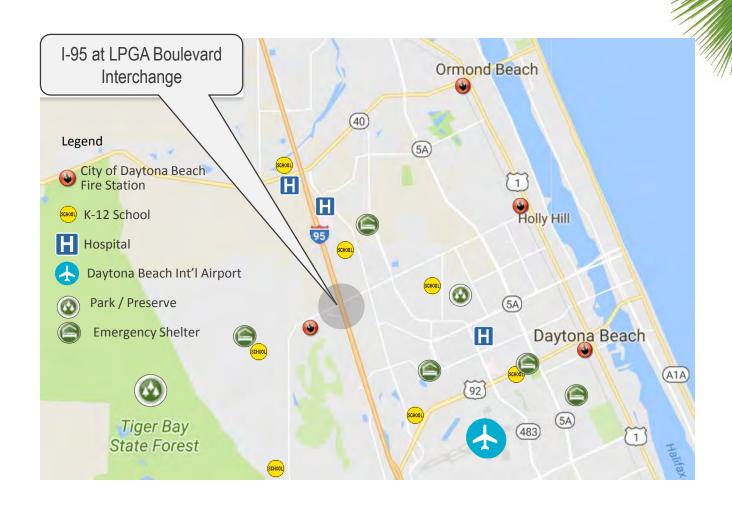






Stakeholders

- Community Facilities
 - Fire Stations
 - Hospitals
 - Public/Private Schools
 - Park/Preserve
 - Emergency Shelters/ Evacuation Routes





Stakeholders

Local area stakeholders

Developers	Residential		
 Consolidated Tomoka Land Company Indigo Community Development District Minto Communities 	 LPGA International Parc Sands Apartments 		
Retail	Restaurant / Gas		
 Tanger Outlet Mall, Tomoka Town Center Sam's Club Daytona Auto Mall (Daytona Nissan, Dodge-Chrysler-Jeep, Mazda, Gary Yeomen's Ford, Fields BMW) Enterprise Rent-A-Car 	 Stonewood Grill and Tavern Wendy's 7-11 Gas Station Race Trac Buc-Eees 		
Office / Hotel	Distribution		
 Holiday Inn Daytona Beach Intracoastal Bank Cornerstone Merrill Lynch 	 The Trader Joe's Distribution Center Daytona Beverages Teledyne Oil & Gas 		
Hospitals / Emergency Services	Other		
 Daytona Beach Fire Station Halifax Medical Center Florida Hospital Memorial Medical Center 	 Lamar Advertising (Outdoor Advertisements) Halifax Humane Society Daytona State College Utility Agencies/Owners 		

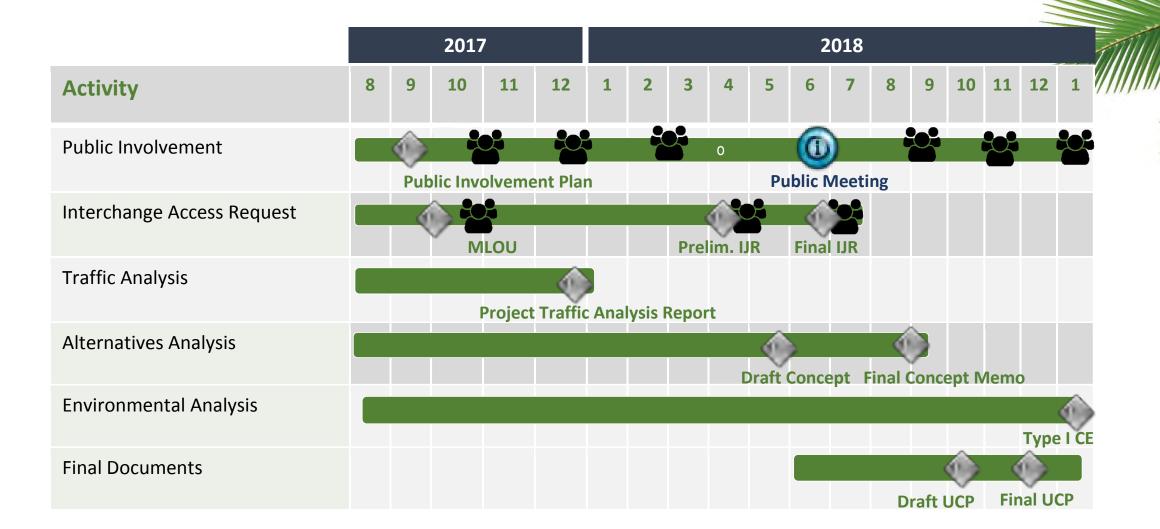


Stakeholder outside the immediate Interchange area, but within limits of the general study area of effect noted in green.



- Landscaping and gantry at interchange
- Bicycle, pedestrian & transit accommodations
- Regional "vision" of LPGA Blvd corridor
- Transportation improvement commitments from others
- Land use for travel demand modeling







Contact Information

Hatem Aguib, PE – Project Manager Florida Department of Transportation 386.943.5559

hatem.aguib@dot.state.fl.us

Rhet Schmidt, PE Parsons Transportation Group 407.702.6804

Rhet.Schmidt@parsons.com

Questions?

AGENCY/STAKEHOLDER COORDINATION MEETING

February 26, 2018 1:00PM - 2:30PM

City of Daytona Beach Police Department Community Room



for ance	STUDY TEAM STUDY TEAM			
	Agency / Organization	Name	Title	Email
	Florida Department of Transportation	Hatem Aguib	Project Manager	hatem.aguib@dot.state.fl.us
	Florida Department of Transportation	Jason Learned	Interchange Modification Task Manager	jason.learned@dot.state.fl.us
	Florida Department of Transportation	David Cooke	Planning Manager	david.cooke@dot.state.fl.us
	Parsons Transportation Group Inc.	Rhet Schmidt	Project Manager	rhet.schmidt@parsons.com
	Parsons Transportation Group Inc.	Odalys Delgado	Planning Manager	odalys.delgado@parsons.com
	Parsons Transportation Group Inc.	Lynn Hogan	Public Involvement	lynn.hogan@parsons.com
Chec	ck here if you'd like to join the p	roject mailing list	MEETING ATTENDEES	
_	Agency / Organization (if any)	Name	Title	Mailing Address & E-mail
	CDD	Robert Welsh	Commissioner	rewelshiy & Gmail, com
		Unda Nieman		207 Wentworth Grande Daytona Beach
1	CPP	JAMES PERRY	District Man	JRERRY @ GMSNF. COM
		John + Susan Moode	Home Cloner	jemood, 12 @ CH. rr. com
		Guds Ramer	Done Onne	
		BEG JOHN	NOBODY	BIG @ CFL. RR. COM GREG. CYRROITO @ GMAIL. COM
		Legy Ce andre	LIONS PAW HOMEOUPERS	GREG. CYARDING @ GMAILO COM
		VICTOR DEAN	LPGA resident	
		Beverly Berger	LPGA resident.	bodat354@aol.com 124 Perfect
		Names Mc Cornick	Renar Board	jim mann 1 e canta I. Konet
		Nancy Jo Love	Resident	204 Gala Cir. njlove44@gmail. 164 Gala Cir lidpice aol.com
		Kydiat Anthony Vicarilla	11	164 Gala Cir lidpice aol. com

AGENCY/STAKEHOLDER COORDINATION MEETING

February 26, 2018 1:00PM - 2:30PM

City of Daytona Beach Police Department Community Room



		AACETINIO ATTENDESO	
Check here if you'd like to join the	e project mailing list	MEETING ATTENDEES	
Agency / Organization (if any)	Name	Title	Mailing Address & E-mail
	BRIGITTE EMICK	Resident	13 Acclain at Lionspan DB 32124
	Chery / Coxwell	business	Que Daytona Blud Daytona Beach coxwell@iscmotorspor
	CAROL & KEVIN KILIAN	BUSINGS	1218 CHAMPIONS DR 32124 CANORKIURN @ ME.CO
	PAUL CARPENEILA	resident	927 n. Beach St DB pcarpenella och pr. 4
CTLC	SCOTT BILLOCK	P	AROUND STULLOCK & COM
/ R2CTPO	COLLEEN NICOULIN	SRTRANSPORTATION PLANUER	Chiconline 22ctpo. 2570 W. INTERNATIONAL SPEEDWAY BUYD. STE 100
	SKIP HAMMERS.	PRESIDEUT.	9 PROMORANG QLions Paw D.B. As 32124
	Don't Rose Ableidinger	Resident	1226 Champions Dr. D.B 32124
	Kevin K: LiAN	Re si cent	1218 Champions 1-DB 32124

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Agency / Organization (if any)	Name	Title	Mailing Address & E-mail	
INDIGO < DD	John ME CARTHY	Supervisor		
	MILE & MARGY CARROL	HOVED L NEEP	MUHITE CIMICO. COM DAYON BEACH	
	LAURA NIPPER	HOMBOWNER	,	
GRANDE CHAMPION	DIANUT ENGEL	HOME OWNER	211 ASTON GRANDE DR 32124	
Grande Champion	Mary Johnson	home owner	Mary Eller. Johnson 8@ gmail. 10m	
Jan 19	MIKE RIPALL	HEME OWNE	Mr.dare xos=i.com	
Sedona-LPGA	Cathy Brick	Homeonne	104 Bauer (iv. DB,	
Perfect D. LPGA	PatHernander	Home alener	117 Perfected	
Gpal Hill	Richard Hennander	Home Owner	on Pensect Du	
DAYTONA INTL SEZONAY	A. GURTIS	SVP-085	DB FL 32114	
1ND160 CDD	MarkAlcConner	Supervisor	Daymabuch FL 32124 Cyahoo, com	
Acclaim	Lindo Sue Horstin	Vomeowner	43/Acc/a m, DB 32/24	
H.O.A. MLR/COD	Kurt VonderOster	Manager	\$ 309 Kingsley Lale PK Ste 904 St Avjusta FL 32092	
EPGA - EAGLE Marsh No	sh chris cochran	Homeowne	129 MENDOZA CI- DAYTONA BCH 32124	
1 0 0	ried Kegnel Alsi Lessan	CEO	2364 (PGA Blud.	
Centennial - LPGA	i			
FOOT-DS	Jason Leaned		719. S. Woddland Blud, Pelad, B2724	

AGENCY/STAKEHOLDER COORDINATION MEETING

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Check here if you'd like to join the	project mailing list	MEETING ATTENDEES	
Agency / Organization (if any)	Name	Title	Mailing Address & E-mail
	Antionett Meeks	Homeowner	
VC Treffic Engineera		Manner III	Mwinsette volusia.org
V Indigo CDD	Thomas G. Leek	Supervisor	tleek@cfl.cr.com
CTG	Antrew Ames	Traffic Engineer	aames@/tg-inc.us
TMC	FICHAMMED ARDALLA	Peincipal	MNA D TRAFFICATORILITY. COM
C056001e	Rob Merrall	atty	Rob, Merrelle cobbiote, con
FDOT	Bell Walsh	Env. Mugr	avillian-walskodot-state-flus
FOOT	Kathateen Linger	Env. cotat	Kathaken linger codot: state. Fl. US
DIX. HITE + PARANERS	WHITHIN TIND	LAMIDSCAPE ARUHITELT	stolden @ dixhito.com
TOME SANDRA ROGER	S	HOMEOWNERS	TBR472002 @ YAHOO, COM
			*

MINUTES

AGENCY/STAKEHOLDER COORDINATION MEETING 2/26/18 1:00PM - 2:30PM | Daytona Beach Police Department 129 Valor Boulevard

1. Meeting Attendees

AGENCY / ORGANIZATION	CONTACT	TITLE	EMAIL
STUDY TEAM ATTENDEES	CONTACT	IIILL	LWAIL
0100112/44/12/10220		Interchange	",
		Modification	
FDOT D5	Jason Learned	Task Manager	jason.learned@dot.state.fl.us
		Environmental	
FDOT D5	Bill Walsh	Manager	William.walsh@dot.state.fl.us
FDOT D5	Kathleen Linger	Environmental	Kathleen.linger@dot.state.fl.us
	Odalys Delgado,		
Parsons	AICP	Planning Manager	odalys.delgado@parsons.com
Parsons	Lynn Hogan	Public Involvement	lynn.hogan@parsons.com
Kittelson	Adam Burghdoff, PE	Traffic Engineer	aburghdoff@kittelson.com
		Landscape	
Dix+Hite	Jason Holden	Architect	sholden@dixhite.com
			SHOIGCH@GIXHILE.COH
.		Landscape	
Dix+Hite	Whitney Tidd	Architect	wtidd@dixhite.com
AGENCY / ORGANIZATIONAL REPR			
	Colleen Nicoulin,	Sr. Transportation	
River to Sea TPO	AICP	Planner	cnicoulin@r2ctpo.org
Volusia County	Melissa Winsett	Planner III	mwinsett@volusia.com
Cobb Cole	Rob Merrell	Attorney	Rob.Merrell@cobbcole.com
LTG	Andrew Ames	Traffic Engineer	aames@ltg-inc.us
Indigo CDD	Thomas Leek	Supervisor	tleek@cfl.rr.com
Indigo CDD Board of			
Supervisors	Robert Welsh	Vice Chairman	Rwelsh14@gmail.com
Indigo CDD Board of		Supervisor/Asst	
Supervisors	Mark McCommon	Secretary	Mark_mccommon@yahoo.com
Indigo CDD Board of		Supervisor/Asst	
Supervisors	John McCarthy	Secretary	
Indigo CDD Staff	James Perry	District Manager	jperry@gmsnf.com
Indian ODD CL (f	Karat Varial A.	Operations	
Indigo CDD Staff	Kurt VonderOsten	Manager	
Daytona Int'l Speedway	A Gurtis	Supervisor Ops	
Halifax Humane Society	Miguel Abi-hassan	CEO	or a Charles of the C
TMC	Mohammed Abdallai	Principal	mna@trafficmobility.com
CTLC	Scott Bullock	VP	sbullock@ctlc.com
ISC Motor Sports	Cheryl Coxwell		ccoxwell@iscmotorsports.com
RESIDENTS/HOMEOWNERS			
30 homeowner association (H	OA) members and reside	nts attended (refer to s	ign in sheet)

2. Purpose

a. The purpose of this meeting was to provide an introduction of project to area stakeholders. The Indigo Community Development District (CDD), Daytona Automall, Holiday Inn, Halifax Humane Society, and representatives from the Tomoka Farms were invited.

3. Introductions



FLORIDA DEPARTMENT OF TRANSPORTATION

I-95 at LPGA Boulevard Interchange Modification Study | Volusia County, Florida | FPID: 439220-1-32-01

MEETING MINUTES

STAKEHOLDER COORDINATION MEETING 2/26/2018 1:00PM - 2:30PM | DAYTONA BEACH POLICE DEPT. COMMUNITY ROOM

a. Team members, Jason Learned, Odalys Delgado, and Adam Burghdoff were introduced.

4. Presentation

a. Ms. Delgado spoke to a PowerPoint presentation that provided an overview of the project (refer to attached slides)

I-95 at LPGA Boulevard Interchange Modification Study | Volusia County, Florida | FPID: 439220-1-32-01

MEETING MINUTES

STAKEHOLDER COORDINATION MEETING 2/26/2018 1:00PM - 2:30PM | DAYTONA BEACH POLICE DEPT. COMMUNITY ROOM

5. Comments, Questions, and Answers (generally categorized by topic, not listed in order asked)

SCHEDULE

Q: How long until design?

A: Ms. Delgado responded that design will occur following the Interchange Modification Report and selection of a preferred alternative and is expected to begin in the Fall of 2018.

Q: If "all of the stars align", when will we see "bulldozers" [to build the I-95 at LPGA Blvd improvements]?

A: Ms. Delgado responded that FDOT is analyzing an opening year of 2025, but the date is based on several assumptions, potential funding, and therefore is subject to change.

FUNDING

Q: Where does the set-aside funding come from and what is the funding for the study [what does the study consultant get paid], design, and construction?

A: Ms. Delgado noted that the funding for planning and design is from FDOT. The funding for the current study is \$1 million. The amount for design has not been determined at this time. There is no identified funding source for construction.

Mr. Learned added that currently, the project is not on the [River to Sea] Transportation Planning Organization (TPO) list of prioritized projects, nor is it planned on the long range transportation plan (LRTP). The TPO board consists of elected officials who make decisions on priority projects. Stakeholders should contact their elected officials if they feel that the project should be considered a priority.

Q: When is the design budgeted? A: Ms. Delgado responded that the design is scheduled for next year (2019), but that the design can start before the study if a recommended alternative moves forward before the end of the year.

INTERCHANGE LANDSCAPING

Q: What are the plans for landscaping at the interchange? One individual noted that the homeowners are against enhanced landscaping, and inidicated that the same treatment as the Ormond Interchange should be used.

A: Ms. Delgado indicated that impacts to the landscaping are to be determined, but that it is good to know if the CDD is not in favor of replacing the landscaping.

C: A member of the public commented that the CDD has borne the burden of the cost of landscaping, adding that initially, LPGA was the only community in the vicinity of the interchange, and none of the numerous other residential communities that have subsequently been built are paying interchange landscape maintenance fees.

C: A member of the public noted that replacing the existing landscaping at the interchange would be considered a misappropriation of funds, given that the CDD is not in favor of

MEETING MINUTES

STAKEHOLDER COORDINATION MEETING 2/26/2018 1:00PM - 2:30PM | DAYTONA BEACH POLICE DEPT. COMMUNITY ROOM

continuing the maintenance.

Mr. Learned noted that there will be the opportunity for the CDD to amend its Agreement with the City of Daytona Beach, as modifications to the interchange will impact the landscaping. The CDD was asked to provide the study team with a copy of the landscaping maintenance agreement for reference.

Q: Does FDOT still have landscape enhancement grants available? A. Mr. Learned answered that FDOT does not have special interchange landscape enhancement grants, but that there may be TPO funding.

AREA DEVELOPMENT, TRAFFIC, AND MODELING

Q: What is the current construction at the interchange?

A: Mr. Learned noted that the construction on I-95 near the interchange is from the US 92 interchange construction, which extends north almost to the Dunn Avenue bridge.

Q: Are the other construction projects being considered in the model?

A: Mr. Burghdoff responded that yes, the model includes current and ongoing construction projects and forecasts 20 years out.

Q: Given that the new Mosaic and Latitude developments represent 7,000-plus new homes west of Tomoka Farms Road what are the plans and outlook? Will the [Tomoka River] bridge and LPGA Blvd. west of the project be widened?

A: Ms. Delgado responded that the project limits are from Tomoka Farms Road to Clyde Morris Boulevard. The project will evaluate how to best connect to the existing system; however, LPGA Blvd. is a County Road, not a State Road, and there are currently no plans by the County to widen the road – it is not currently in the LRTP (20 year plan). Ms. Delgado, reiterated that the Tomoka River bridge is not part of the current project.

C: Something has to be done at Tomoka Farms Road [and LPGA Blvd.].

A: Mr. Burghdoff responded that the County is evaluating a traffic signal at that location for design in the short term.

Q: Why were homes allowed to be built without a study?

A: Ms. Winsett, Volusia County Traffic, noted that the County has been evaluating and forecasting traffic. They will use FDOT's model data, as it has been updated for this project. The growth in this area spurned by the economy's rebound was much quicker than expected. Impact fees are being assessed, sometimes the developer pays a direct cost; while in other cases, the developer will build improvements in-kind.

Mr. Burghdoff added that the [traffic forecasting] model does take into consideration regional influences such as new developments.

Q: Does the model include traffic from area large-scale events like the Daytona 500?

A: Mr. Burghdoff answered that the model is forecasting 25 years into the future, and that short-term traffic events aren't included; however, as previously noted, the County plans to use the updated model as a baseline and can then add anticipated traffic from these events to determine localized solutions to the traffic issues.

C: The CDD is in the City limits, the road [LPGA Blvd.] is a County Road. It seems unrealistic to allow that much development in the area. There is more and more traffic.

A: Mr. Burghdoff responded that the additional traffic associated with the new developments are being added to the model so that the interchange layout that best accommodates the traffic can be recommended.

I-95 at LPGA Boulevard Interchange Modification Study | Volusia County, Florida | FPID: 439220-1-32-01

MEETING MINUTES

STAKEHOLDER COORDINATION MEETING 2/26/2018 1:00PM - 2:30PM | DAYTONA BEACH POLICE DEPT. COMMUNITY ROOM

Q: Are there still plans to extend Dunn Avenue to LPGA Boulevard?

A. Ms. Colleen Nicoulin, with the River to Sea TPO, provided an update on Dunn Avenue – The Dunn Avenue extension is a conceptual corridor on the map. It is a proposed project based on developer plans; however, it has not been developed and is not currently funded.

TOMOKA RIVER BRIDGE

C: The [Tomoka River] bridge is too narrow. There needs to be bike lanes on the bridge. Why doesn't this project include the bridge?

A: Ms. Delgado responded that, currently the project does not include the bridge. The FDOT's responsibility is to identify the most effective interchange options for moving traffic through the interchange and on I-95. LPGA Blvd. is a County Road. Ms. Delgado added that the Tomoka River is an Outstanding Florida Water, and if a bridge widening or any impacts to this environmental resource were considered, it would require extensive environmental study in addition to the current study, which could take years.

Q: Is there a 50-foot buffer for the river? There is currently a construction trailer near the river (on the LPGA side) and it appears to be closer than 50 feet from the river.

A: Ms. Delgado responded that the CDD and/or residents could inquire with the contractor in this case.

6. Project Contacts

Hatem Aguib, PE - Project Manager

Florida Department of Transportation

Tel: 386.943.5559 E-mail: hatem.aguib@dot.state.fl.us

Rhet Schmidt, PE

Parsons Transportation Group

Tel: 407.702.6804 E-mail: Rhet.Schmidt@parsons.com

7. These meeting minutes were prepared by Parsons on 2/28/18.

Please report any additions or corrections by contacting Odalys Delgado, AICP (Odalys.delgado@parsons.com) by no later than March 9, 2018.