



Grove Interchange

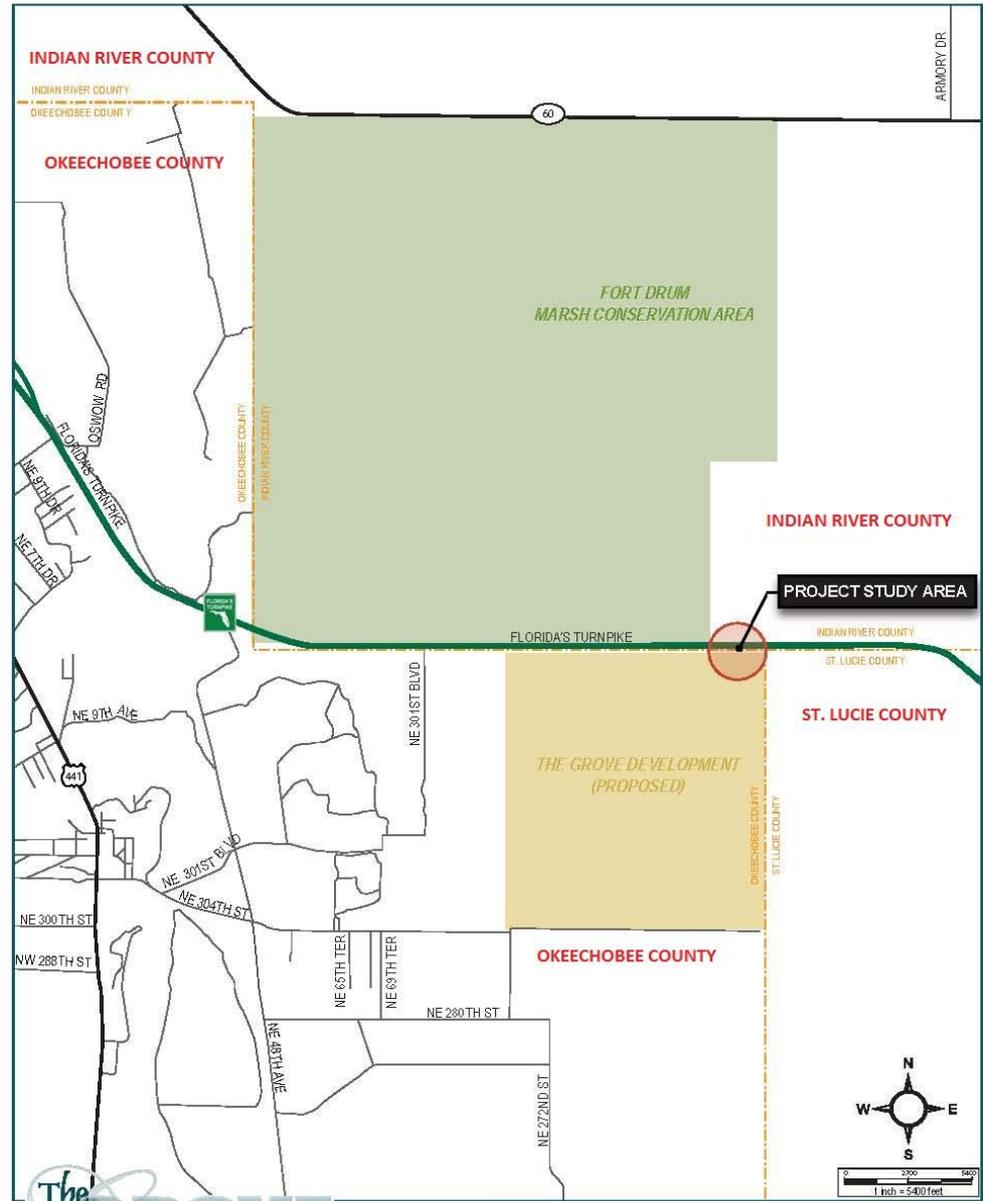
Dispute Resolution

Imran Ghani

Joint ETAT Coordination Workshop

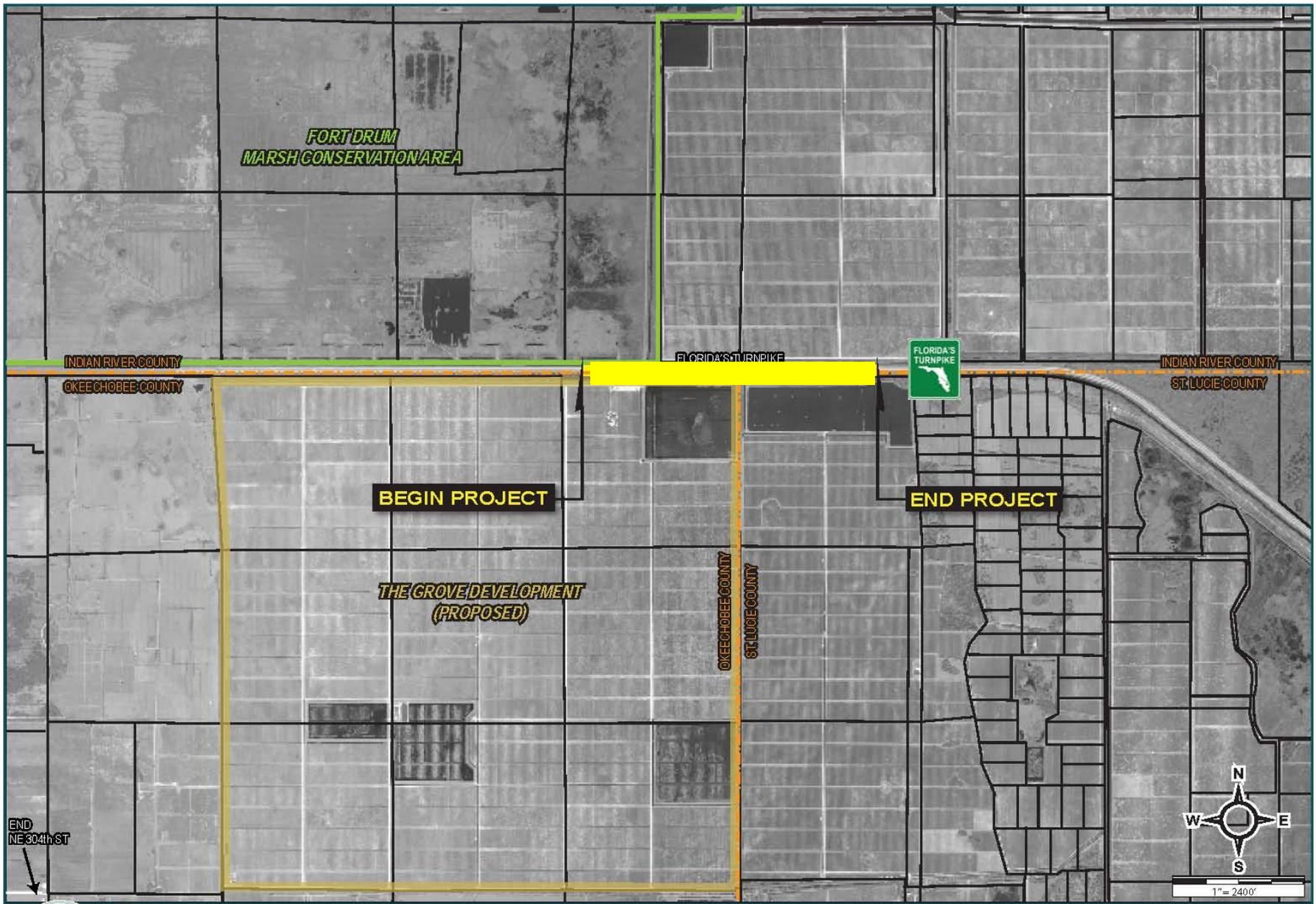
May 26-27, 2009

Project Location



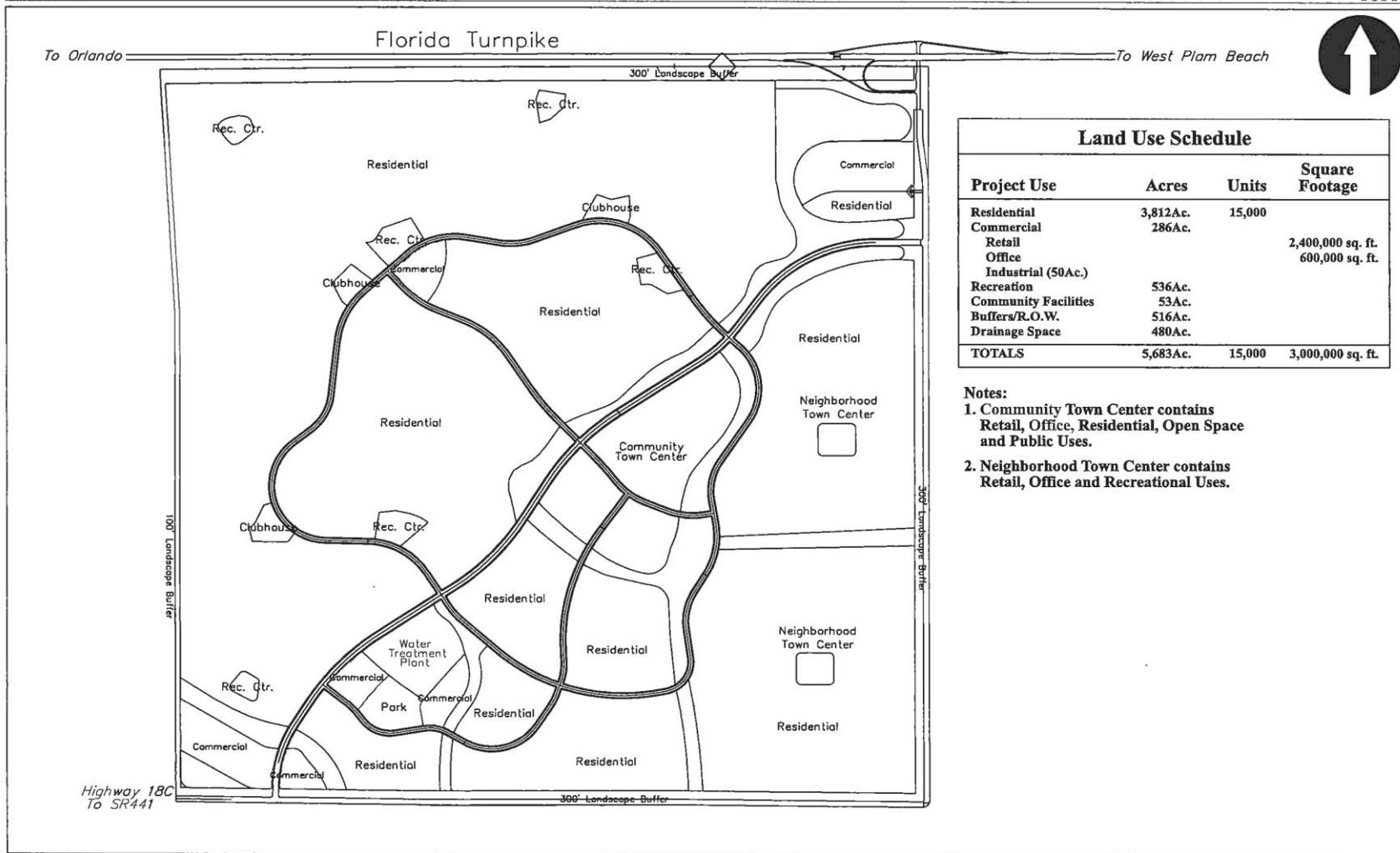
The GROVE
Interchange
PROJECT DEVELOPMENT AND ENVIRONMENT QD&D STUDY

Figure 2-2
Project Location Map



**Figure 2-3
Project Study Limits**

- LEGEND**
- Project Study Limits
 - County Line
 - Proposed Grove Development Boundary
 - Parcel Lines
 - Fort Drum Marsh Conservation Area Boundary



Land Use Schedule			
Project Use	Acres	Units	Square Footage
Residential	3,812Ac.	15,000	
Commercial	286Ac.		
Retail			2,400,000 sq. ft.
Office			600,000 sq. ft.
Industrial (50Ac.)			
Recreation	536Ac.		
Community Facilities	53Ac.		
Buffers/R.O.W.	516Ac.		
Drainage Space	480Ac.		
TOTALS	5,683Ac.	15,000	3,000,000 sq. ft.

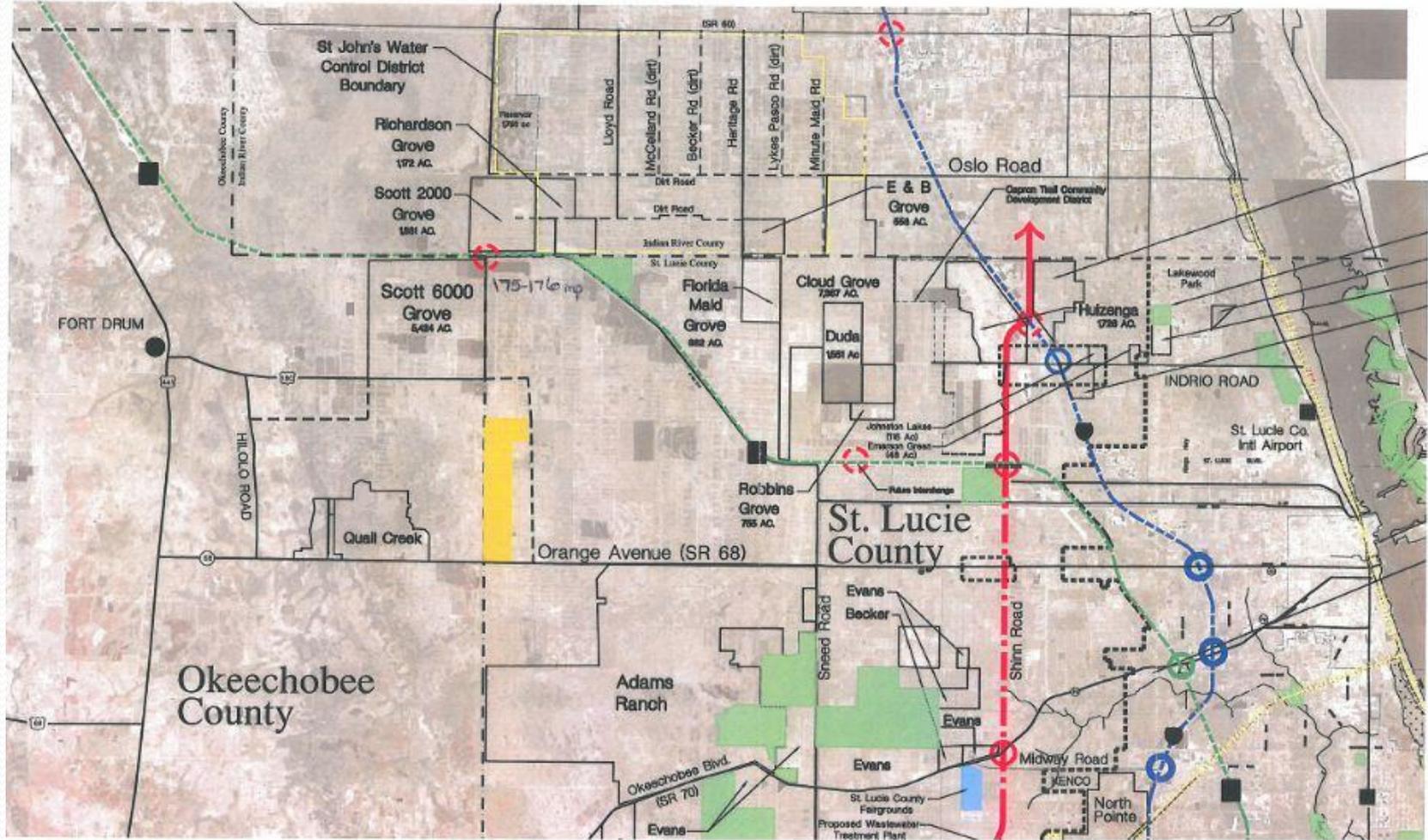
Notes:

1. Community Town Center contains Retail, Office, Residential, Open Space and Public Uses.
2. Neighborhood Town Center contains Retail, Office and Recreational Uses.

Figure 1. Exhibit H
Okeechobee County, Florida

Date: May 2006

2006



TREASURE COAST
Regional Overview

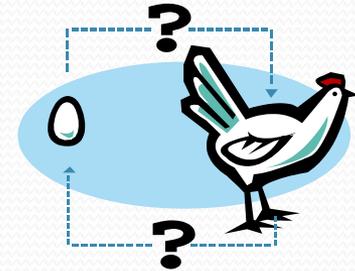


Grove Interchange

- Developer initiated project
- Follow Turnpike Process
 - Traffic
 - Regional Connectivity
 - Revenue
 - ETDM
- Programming Screen
- ETAT review initiated 4/27/2007

Purpose and Need Comments

- Access to Grove Development ?
- Which comes first?
 - Chicken or Egg?
- Comments directed at Turnpike or Developer?



Project Effects Comments

- Florida Fish and Wildlife Conservation Commission – Substantial for Wildlife and Habitat
 - Move the interchange 2,000 East
- St. Johns River Management District – Dispute Resolution for Wetlands Effects
 - Impact to Conservation Area
 - Impact to Wading Bird Nest Site

Current Selection: **Groves Interchange (8967)**

New Search | Modify Search | Show on Map

Default Project from Selection:

Saved Searches:

History:

#8987 The Grove Interchange w/ Florida's Turnpike

Search Analyze Edit Print Help

Legend Layers

Aerials DOQQ

8967-1 8967-1 FLORIDA'S TURNPIKE

0 0.56mi

Scale 1: 30000 Units MILES

Show/Hide Map

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Search Analyze Edit Print Help

Legend Layers

Aerials DOQQ

8967-1

8967-2

FLORIDA'S TURNPIKE

0 0.56mi

Scale 1: 30000 Units MILES

Show/Hide Map

Programming Screen

- ETAT review completed 6/27/2007
- Dispute Resolution Meeting on 01/22/2008
 - 2 concerns:
 - Fort Drum Conservation Area
 - Wood Stork Rookery

Resolution

- No impact to Fort Drum Conservation Area by the interchange
- Orange Grove agricultural activity
- Degree of effect lowered from 5 (Dispute Resolution) to 4 (Substantial)
- Recession

Lessons Learned



Lessons Learned

- Clearly identify owner of projects
- DRI reviewer vs. ETDM reviewer
- Be aware of surrounding
- Be aware of buffers

Questions

