

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: General Hutchison Parkway-Amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating General Hutchison Parkway as a canopy roadway (Seminole County, applicant)

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Tony Matthews **EXT.** 7373

Agenda Date 03/09/04 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

1. Transmit the proposed amendments to the text of the Design and Transportation Elements of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating General Hutchison Parkway as a canopy roadway for inclusion in the County’s Scenic and Canopy Roads program, with staff findings and recommendation; or
2. Do not transmit the proposed amendments to the text of the Design and Transportation Elements of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating General Hutchison Parkway as a canopy roadway for inclusion into the County’s Scenic and Canopy Roads program; or
3. Continue this item to a time and date certain.

(Districts 2 and 4–Commissioners Morris and Henley) (Tony Matthews, Principal Planner)

BACKGROUND:

The Board of County Commissioners has directed staff to recommend amendments to the text of the Design and Transportation Elements of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating General Hutchison Parkway, between US 17-92 and CR 427 (Ronald Reagan Boulevard), as a canopy roadway for inclusion in the County’s Scenic and Canopy Roads program (see Attachment A).

STAFF FINDINGS AND RECOMMENDATION:

Recommend transmittal of the proposed amendments to the text of the Design and Transportation Elements Seminole County Comprehensive Plan (Vision 2020 Plan), pending a finding of compliance by the Florida Department of Community Affairs, designating General Hutchison Parkway as a canopy roadway for inclusion in the County’s Scenic and Canopy Roads program, with the enclosed findings.

Reviewed by:
Co Atty: KCC
DFS: _____
Other: _____
DCM: SS
CM: TK
File No. ph130pdp02

ADDITIONAL BACKGROUND:

General Hutchison Parkway is a 2-lane minor collector roadway with an existing 50 foot right-of-way that varies to less than 50 feet in some locations. Staff recommends that the canopy roadway corridor extend a minimum of 150 feet from the center line of the roadway to protect the existing canopy trees along the roadway, and to allow for development of the County's recreational trail system, previously approved by the Board of County Commissioners (see attached maps and air photo). Currently, there are no planned or programmed improvements to widen this roadway.

The lands adjacent to the corridor have a predominantly Recreation future land designation and A-1 (Agriculture) zoning classification (see attached maps). The majority of the roadway corridor traverses the large wetland/recreation area known as the Spring Hammock Preserve, which has seen ongoing expansion via both County and State land acquisitions dating back to the mid 1970s, as part of the County's Natural Lands Program. The corridor is mostly undisturbed, except for existing development at the western end of the roadway toward CR 427. The County's Greenways and Trails Masterplan provides for development of a future trail along the south side of General Hutchison Parkway.

There are nine (9) properties within the corridor that are privately owned. Of these, all nine (9) are developed. The balance of the properties within the proposed corridor are in County/State ownership (see attached Ownership Map and Table). The proposed 150 foot corridor shall apply only to those vacant, undeveloped properties, rights-of-way and publicly owned properties.

STAFF FINDINGS:

Staff's recommendation for adoption of the subject text amendment to designate General Hutchison Parkway a canopy roadway is based on the following findings:

1. Designation of General Hutchison Parkway as a canopy roadway is consistent with the Vision 2020 Plan which provides for adoption of canopy road programs which protects roadways with existing heavy vegetation and natural canopy trees; and
2. Based on the type and density of vegetation, topography and alignment, natural features, visual impact, future land use, and the predominance of adjacent lands preserved in their natural state via public ownership, except for development of the County's recreational trail system, General Hutchison Parkway is an excellent candidate for designation as a canopy roadway.

LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION (LPA/P&Z) RECOMMENDATION (2/18/04):

Recommend continuation of this item until the March 3, 2004 LPA/P&Z public hearing, carried 5 to 0. The LPA/P&Z recommendation will be provided to the BCC on March 9, 2004.

Tentative Time Frame for Adoption of Proposed Amendments:

Land Planning Agency/Planning and Zoning Commission Public Hearing	03/03/04
Board of County Commissioners Transmittal Public Hearing	03/09/04
Florida Department of Community Affairs comments due to County	05/14/04
Board of County Commissioners Adoption Public Hearing	06/08/04

Attachments:

- A-Proposed text amendments
- A-1-Private Property Rights Analysis
- A-2-Economic Impact Statement
- B-Future Land Use Map
- C-Zoning Map
- D-Aerial photo
- E-Property Ownership Map
- F-Property Ownership Table

ATTACHMENT A

DESIGNATION OF GENERAL HUTCHISON PARKWAY AS A CANOPY ROADWAY TEXT AMENDMENTS, SPRING 2004 LARGE SCALE AMENDMENT CYCLE

Proposed changes shown in ~~bold strikeouts~~ and underlines

Amendment 04S.TXT02.1

DESIGN ELEMENT

Policy DES 2.2 Scenic and Canopy Roads

A. The County shall monitor and revise as necessary the adopted scenic and canopy road program which protects roadways with existing, heavy vegetation and natural canopy trees on designated roads. The designation of sections or entire roadways as scenic roadways is based upon road characteristics such as, by way of example:

- Amount of existing vegetation cover, especially canopy trees along the roadway;
- Amount and character of development on the roadway;
- Number of curbcuts, traffic signals and other visual impacts; and
- Future land use designations along the roadway.

B. The County shall develop standards for future development along designated scenic roadways focusing on preserving existing canopy trees through design standards for:

- Building setbacks and heights;
- Signage, lighting and outdoor advertising;
- Curbcuts and utilities in the right-of-way;
- Fences and walls and other structures within the setback area; and
- Minimum tree size and supplemental arbor and landscaping requirements.

C. General Hutchison Parkway, between US 17-92 and County Road 427 (Ronald Reagan Boulevard) is designated as a canopy roadway. The roadway corridor extends 150 feet from the centerline of the roadway. To ensure the preservation of the natural canopy and scenic character of this roadway, the following standards shall only apply to vacant, undeveloped properties, rights-of-way and publicly owned properties within the 150 foot corridor:

- Clearing of canopy trees, native vegetation or construction activities within the corridor shall be prohibited, except when warranted in cases of eminent danger, and for routine maintenance, which shall be limited to mowing of grass and removal of underbrush and dead trees.

- The Board of County Commissioners may grant approval, when warranted, to clear canopy trees, native vegetation or perform construction activities within the corridor.
- Allowance shall be made for development of the County's recreational trail system.

Amendment 04S.TXT02.2

TRANSPORTATION ELEMENT

Policy TRA 4.4 Policy Constrained County Facilities

Policy constrained facilities are roadway segments on which it is not feasible to add at least two additional through-lanes to meet current or future traffic needs because of the need to achieve other important County goals, objectives or policies as determined by the Board of County Commissioners. Based on prior direction of the Board of County Commissioners, the following County arterial and collector roadway segments are currently identified as policy constrained regarding improvements:

- Bear Lake Road from Orange County line to S.R. 436 (Permanent constraint to 2 lanes)
- Chapman Road from SR 426 to SR 434 (Temporary constraint until roadway nears capacity. BCC approval for construction required.)
- Howell Branch Road from S.R. 436 to S.R. 426 (Permanent constraint to 4 lanes)
- Howell Branch Road from Orange County line east to SR 436 (Temporary constraint. BCC approval of design and construction required.)
- Lake Emma **Road** from E.E. Williamson **Road** to Greenway Blvd. (Temporary constraint. Construction beyond approved interim improvements requires BCC approval.)
- Lake Howell Road from Orange County line to S.R. 436 (Permanent constraint to 2 lanes)
- Lake Markham Road from Markham Road to State Road 46 (Permanent constraint to 2 lanes)
- Longwood Markham Road from Markham Road to State Road 46 (Permanent constraint to 2 lanes)
- Markham Road from Orange Boulevard to Longwood Markham Road (Permanent constraint to 2 lanes)
- Markham Woods Road from S.R. 434 to Markham Road (Permanent constraint to 2 lanes)
- Palm Springs Drive from Central Parkway to S.R. 434 (Permanent constraint to 2 lanes)
- Red Bug Lake Road: from S.R. 436 to Eagle Circle (Temporary constraint to 4 lanes. BCC approval for construction required.)

- Red Bug Lake Road: from Eagle Circle to Tuskawilla (Permanent constraint to 4 lanes)
- South Lake Sylvan Drive from Orange Boulevard to State Road 46 (Permanent constraint to 2 lanes unpaved).
- **General Hutchison Parkway from US 17-92 to Timocuan Way (Permanent constraint to 2 lanes).**
- All County facilities constructed or improved after December 15, 1999 that are located within the Wekiva River Protection Area are permanently constrained to their existing laneage. Exempted facilities are Orange Boulevard and those roads scheduled for improvement in the Capital Improvements Element in effect on December 15, 1999 (such as County Road 46A).

Amendment 04S.TXT02.3

Policy TRA 6.9 Landscaping County Roads

The County shall promote the aesthetic improvement, enhancement, scenic beauty and unique high quality of life in the County through **landscaping** and other programs and techniques **landscaping** within development corridors and mixed use centers. **This shall also include protection of existing canopy roadways such as General Hutchison Parkway and those roadways located within the East Seminole County Scenic Corridor Overlay District.**

Amendment 04S.TXT02.4

Policy TRA 7.3 Policy Constrained County Facilities

Policy constrained facilities are roadway segments on which it is not feasible to add at least two additional through-lanes to meet current or future traffic needs because of the need to achieve other important County goals, objectives or policies as determined by the Board of County Commissioners. Based on prior direction of the Board of County Commissioners, the following County arterial and collector roadway segments are currently identified as policy constrained regarding improvements:

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- **General Hutchison Parkway from US 17-92 to Timocuan Way (Permanent constraint to 2 lanes).**
- All County facilities constructed or improved after December 15, 1999 that are located within the Wekiva River Protection Area (other than Orange Boulevard and those roads scheduled for improvement in the Capital Improvements Element in effect on December 15, 1999 (such as County Road 46A) are permanently constrained to their existing laneage.

Amendment 04S.TXT02.5

Policy TRA 12.5 Aesthetics and Visual Appearance of Transportation Facilities

The County shall promote the aesthetic and visual enhancement of roadways through the programs and standards contained in the Design Element. **Existing scenic and canopy roadways shall be protected by restricting construction activity within rights-of-way to ensure preservation of canopy trees and native vegetation.**

Attachment A-1

Seminole County PRIVATE PROPERTY RIGHTS ANALYSIS

Date:	3/9/04	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7373
Action:	Text Amendments to the Design and Transportation Elements of the Seminole County Comprehensive Plan (Vision 2020 Plan) regarding the General Hutchison Parkway		
Topic:	General Hutchison Parkway Canopy Roadway		

Describe Project/Proposal

The County is proposing to amend the Seminole County Comprehensive Plan (Vision 2020 Plan) by amending existing policies of the Design and Transportation Elements that relate to the General Hutchison Parkway, with the following findings:

1. Designation of General Hutchison Parkway as a canopy roadway is consistent with the Vision 2020 Plan which provides for adoption of canopy road programs which protects roadways with existing heavy vegetation and natural canopy trees; and
2. Based on the type and density of vegetation, topography and alignment, natural features, visual impact, future land use, and the predominance of adjacent lands preserved in their natural state via public ownership, except for development of the County's recreational trail system, General Hutchison Parkway is an excellent candidate for designation as a canopy roadway.

Estimated Economic Impact on Individuals, Businesses, or Government

These amendments may have an economic impact on individuals, businesses, or government, based on the following provisions of the proposed amendments to the Vision 2020 Plan:

- A. General Hutchison Parkway, between US 17-92 and County Road 427 (Ronald Reagan Boulevard) shall be designated as a canopy roadway. The roadway corridor shall extend 150 feet from the centerline of the roadway. To ensure the preservation of the natural canopy and scenic character of this roadway, the following standards shall apply:
 - Clearing of canopy trees, native vegetation or construction activities within the corridor shall be prohibited, except when warranted in cases of eminent danger, and for routine maintenance, which shall be limited to mowing of grass and removal of underbrush and dead trees.

- The Board of County Commissioners may grant approval, when warranted, to clear canopy trees, native vegetation or perform construction activities within the corridor.
- Allowance shall be made for development of the County's recreational trail system.

B. General Hutchison Parkway from US 17-92 to Timocuan Way shall be permanently constrained to 2 lanes.

Anticipated New, Increased or Decreased Revenues

These amendments may affect revenues relating to the cost to local government in implementing new/amended policies and revenues generated from business and/or individuals to comply with new/amended policies.

Method Used in Determining Analysis

The method of analysis involved the potential impacts from adopting of the proposed amendments to the Seminole County Comprehensive Plan (Vision 2020 Plan) and professional expertise.

Citation

Seminole County Comprehensive Plan (Vision 2020 Plan).

Attachment A-2

Seminole County ECONOMIC IMPACT STATEMENT

Date:	3/9/04	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7373
Action:	Text Amendments to the Design and Transportation Elements of the Seminole County Comprehensive Plan (Vision 2020 Plan) regarding the General Hutchison Parkway		
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Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County

Implementation of the proposed text amendments should not result in any direct economic impact upon the operation of the County. Minimal cost, from time-to-time, will be associated with staff implementation of the proposed text amendments.

Describe the Direct Economic Impact of the Project/Proposal upon the Property Owners/Tax Payers/Citizens Who are Expected to be Affected

These amendments may affect revenues relating to the cost to local government and tax payers in implementing new/amended policies and potential costs to property owners in complying with new/amended policies.

Identify any Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Project/Proposal

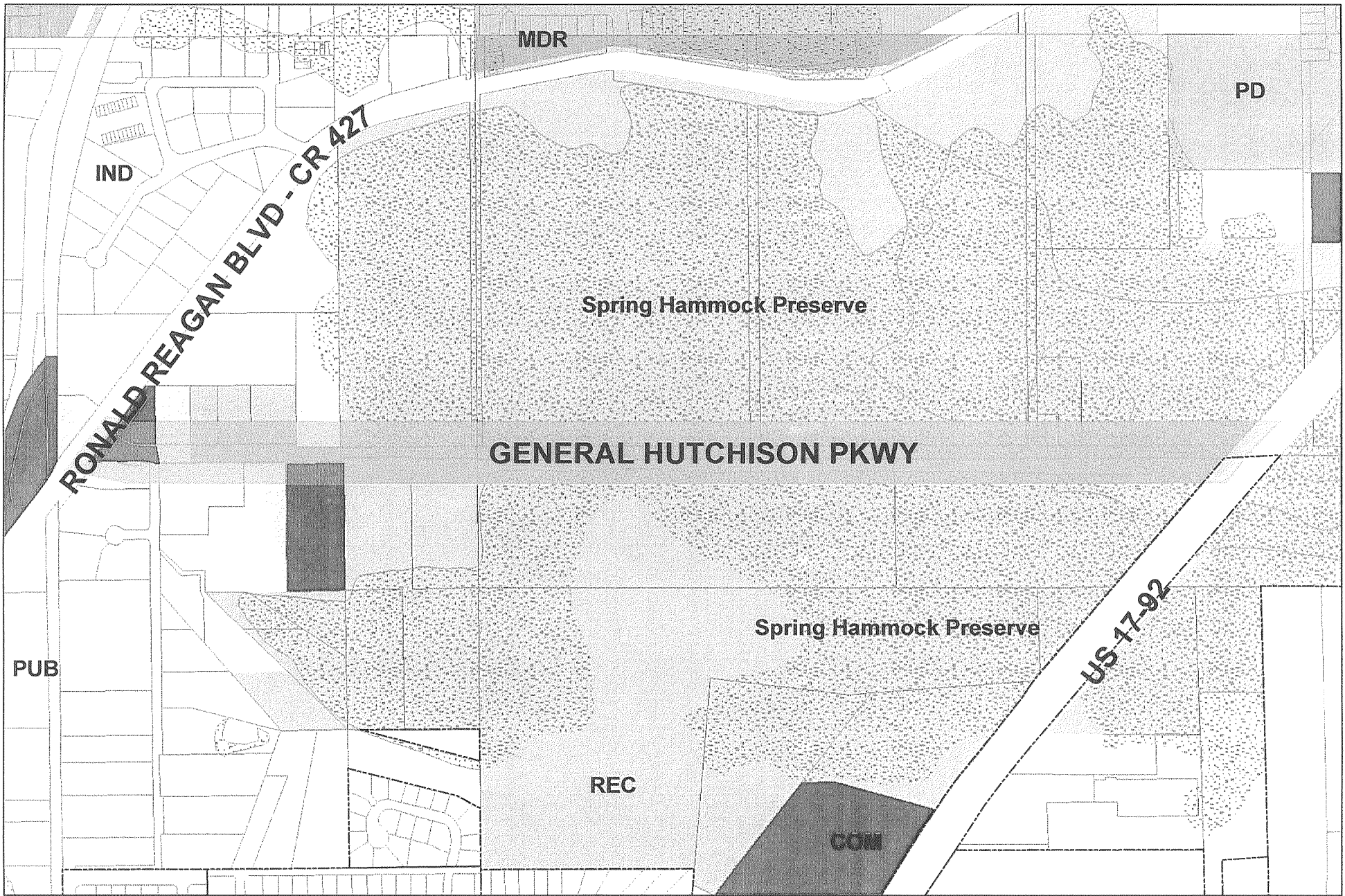
No significant indirect economic impact resulting from implementation of these text amendments has been identified. Maintaining the natural canopy along General Hutchison Parkway may continue to attract tourist to this area and to the existing County park.

Citation

Seminole County Home Rule Charter.

Seminole County Comprehensive Plan (Vision 2020 Plan).

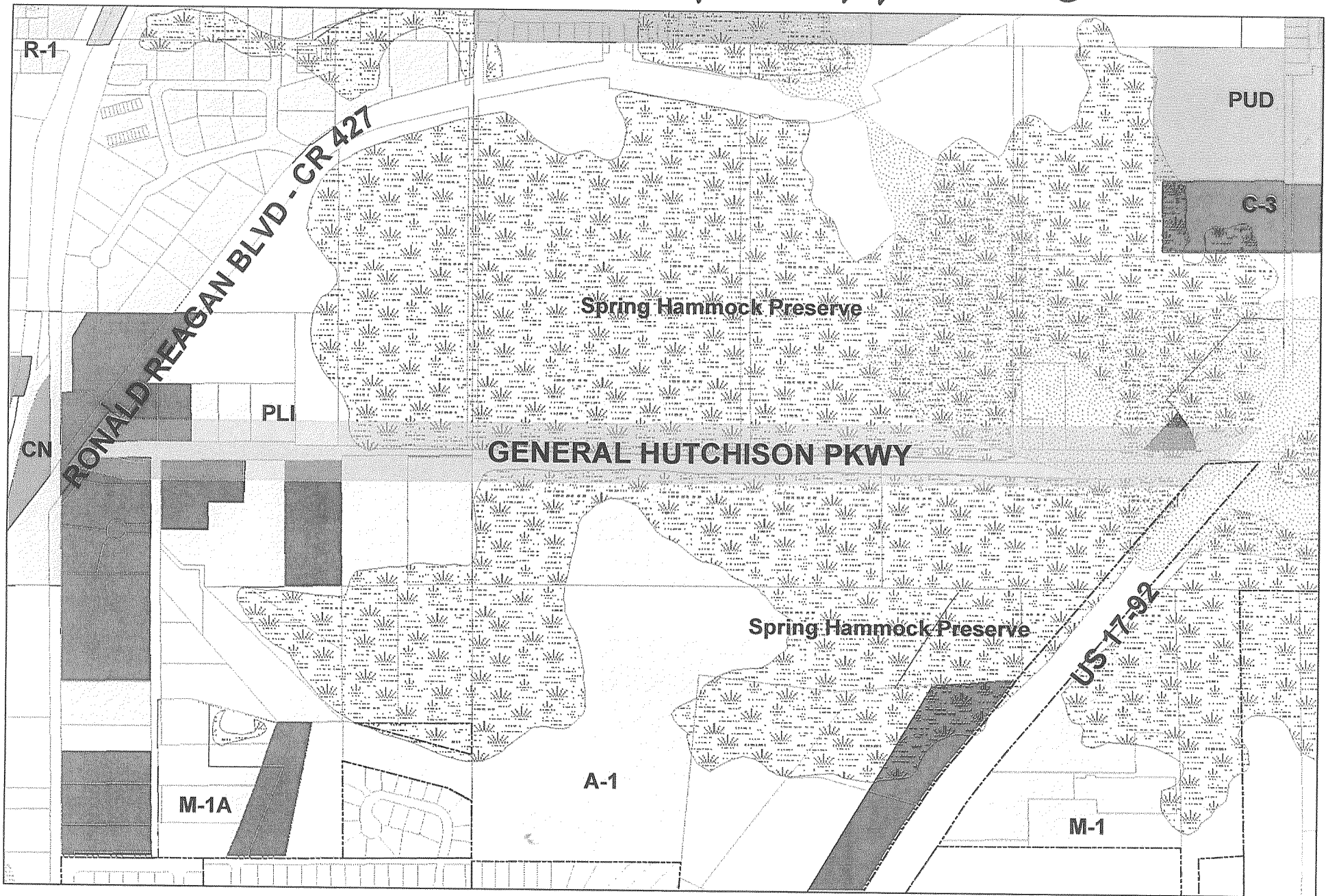
General Hutchison Parkway Canopy Road Corridor



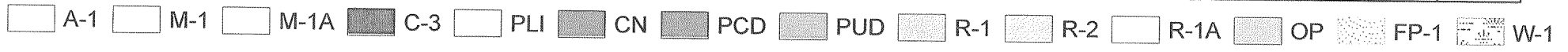
ATTACHMENT B

COM IND REC LDR PD MDR PUB OFF CONS

General Hutchison Parkway Canopy Road Corridor



ATTACHMENT C

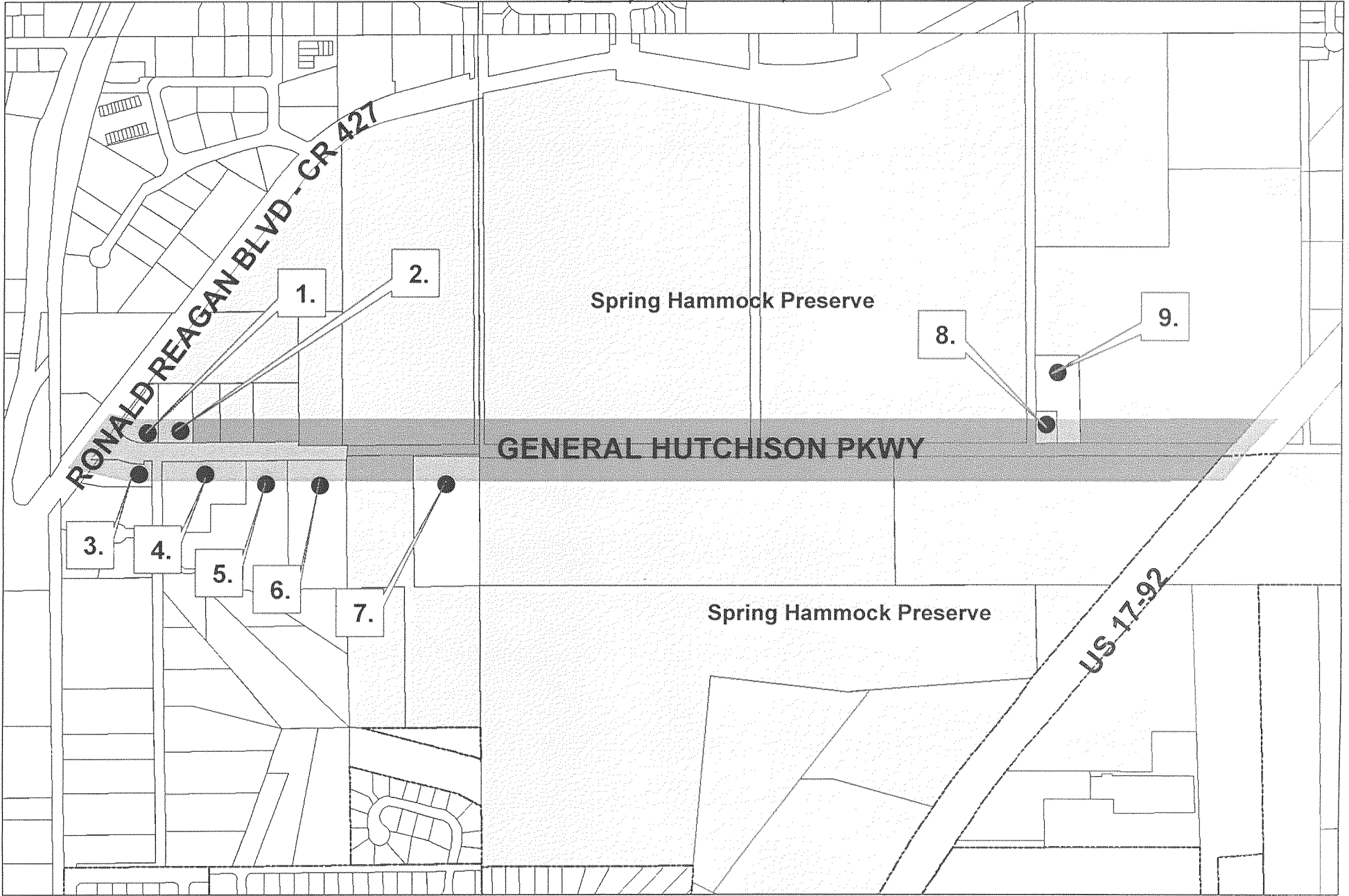


General Hutchison Parkway Canopy Road Corridor



ATTACHMENT D

General Hutchison Parkway Canopy Road Corridor Property Ownership Map



● Private built □ Public □ munbndlg polygon

*General Hutchison Parkway Canopy Road Corridor
Property Ownership*

Key #	PARCEL	GIS ACRES	TD	DOR	OWNER	ADD1	ADD2	CITY	ST	ZIP	TOTAL SQFT	BASE YR BUILT
1	29203051100000040	0.81	01	26	LIL' CHAMP FOOD STORES INC	C/O REAL EST. DEPT	8930 WESTERN WAY STE 4	JAX	FL	32256	3120.00000	1988
2	2920305110000003A	1.07	01	27	O'QUIN JACK		704 GENERAL HUTCHNSN PKWY #100	LONGWOOD	FL	32750	5500.00000	1985
3	29203050600000010	0.85	01	27	BROWN MATTHEW T &	HATTAWAY JAMES M	840 WATERWAY PL	LONGWOOD	FL	32750	1016.00000	1978
4	2120305AP0000064Z	2.61	01	48	BIG TREE SELF STORAGE LLC		1682 E GUDE DR STE 201	ROCKVILLE	MD	20850	45674.00000	1996
5	2120305AP0000064E	6.95	01	41	FLEET FINANCIAL CENTER INC		754 FLEET FINANCIAL CT	LONGWOOD	FL	32750	8250.00000	2001
6	2120305AP00000680	3.95	01	11	LO BROS ENTERPRISES INC		751 GENERAL HUTCHINSON PKWY	LONGWOOD	FL	32750	9791.00000	1960
7	2120305AP00000360	4.47	01	01	CHENET KATHLEEN K & JOHN M		777 GENERAL HUTCHINSON PKWY	LONGWOOD	FL	32750	490.00000	1970
8	2120305AP0000030A	0.34	01	01	GANO KENNETH G JR		665 WILD ACRES RD #8	OSTEEN	FL	32764	1422.00000	1958
9	2120305AP00000300	2.04	01	01	GANO KENNETH G SR		1480 GENERAL HUTCHINSON PKWY	LONGWOOD	FL	32750	2385.00000	1940

The remaining 11 properties within the proposed corridor are in County/State ownership.