

**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 <u>06/08/04</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>
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MOTION/RECOMMENDATION:

1. Adopt an ordinance including the proposed text amendments to 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 (1) ; or
2. Deny the proposed text amendments to 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.

(1) For the record: A motion to adopt a plan amendment will be enacted through a single ordinance presented to the Board as a separate agenda item following the conclusion of all large scale amendments in this cycle. The ordinance will contain a listing of all the amendments adopted by the Board as part the cycle.

(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 adoption of 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

Reviewed by: Co Atty: <u>KCC</u> DFS: _____ Other: <u>MMW</u> DCM: _____ CM: <u>DB</u> File No. <u>ph130pdp05</u>
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for inclusion in the County's Scenic and Canopy Roads program, with the enclosed findings.

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.

BOARD OF COUNTY COMMISSIONERS (BCC) ACTION (03/09/04):

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, and including the recommended change to Item "C" by the LPA/P&Z, carried 5 to 0.

LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION (LPA/P&Z)
RECOMMENDATION (03/03/04):

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, carried 6 to 0, with staff findings as amended below:

C. Clearing of canopy trees, native vegetation or construction activities within the corridor shall be prohibited, except when warranted in cases of eminent danger, selective clearing according to Best Management Practices for the purpose of stimulating canopy growth, and for routine maintenance, which shall be limited to mowing of grass and removal of underbrush and dead trees.

LPA/P&Z Discussion: The LPA/P&Z expressed the need to create language that would prohibit overhead utility lines within the corridor and ensure that non-native species within the corridor may be removed if these species become harmful, as determined by the County's Natural Resources Officer, to the health of the canopy.

Staff Comment: Regarding the issue of utility installation, staff proposes, with Board approval, to notify utility companies of adoption of this corridor and that an arbor permit from Seminole County will be needed prior to any clearing within the corridor.*

*Additional language may be presented to the Board on June 8, regarding the County's authority to require an arbor permit.

Staff believes that the amended language in "C" above addresses the issue of non-native species.

LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION (LPA/P&Z)
RECOMMENDATION (02/18/04):

Recommend continuation of this item until the March 3, 2004 LPA/P&Z public hearing, carried 5 to 0.

COMMENTS FROM FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS:

Comments regarding this item are anticipated by May 24, 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
Board of County Commissioners Adoption Public Hearing	06/08/04

Attachments:

- A. A-Proposed text amendments
- B. A-1-Private Property Rights Analysis
- C. A-2-Economic Impact Statement
- D. B-Future Land Use Map*
- E. C-Zoning map*
- F. D-Aerial photo*
- G. E-Property Ownership Map*
- H. F-Property Ownership Table*
- I. G-LPA minutes (03/03/04)
- J. H-BCC (03/09/04).
- K. Notice of amendment ordinance.

****These attachments are located at end of report.***

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, selective clearing according to Best Management Practices for the purpose of stimulating canopy growth, 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 **Boulevard 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 Road (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:

- 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 **Boulevard 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)
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- Red Bug Lake Road: from Eagle Circle to Tuskawilla **Road** (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 (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		
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.

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).

ATTACHMENT G

Minutes for the Seminole County
Land Planning Agency / Planning and Zoning Commission
March 3, 2004
7:00 P.M.

Members present: Dick Harris, Dudley Bates, Chris Dorworth, Alan Peltz, Ben Tucker, and Walt Eismann

Member absent: Thomas Mahoney

Also present: Tony Walter, Assistant Planning Manager, Cindy Matheny, Principal Coordinator, Tina Deater, Senior Planner, Jeffrey Hopper, Senior Planner, Tony Matthews, Principal Planner, Cynthia Sweet, Planner, Karen Consalo, Assistant County Attorney, and Candace Lindlaw-Hudson, Senior Staff Assistant.

C. General Hutchison Parkway Canopy Roadway Designation; Seminole County, applicant; Amendments to the text of the Seminole County Comprehensive Plan (Vision 2020 Plan) designating General Hutchison Parkway as a canopy roadway. These amendments will create a 150 foot wide corridor (measured from the roadway centerline) for the purpose of ensuring preservation of the natural canopy and scenic character of this roadway and permanently constraining this roadway to 2 lanes (04S.TXT02.1-04S.TXT02.5).

Commissioner Morris—District 2 and Commissioner Henley—District 4.
Tony Matthews, Principal Planner

Mr. Matthews stated that this item is part of the Spring 2004 Large Scale Land Use Amendment cycle. The BCC directed staff to draw up text amendments for the purpose of designating General Hutchison Parkway a canopy roadway. It is a two lane existing roadway with a 50 foot right of way. Staff is recommending the creation of a 150 foot corridor, extending from the centerline of the road to protect the trees and create the corridor. This will also allow for the development of a previously designated county trail along the south side of the corridor. The proposed corridor shall apply only to those vacant, undeveloped properties, rights of way, and publicly owned properties. There are no plans to improve this road. The adjacent lands have primarily a recreational use. The majority of the road traverses wetlands. The corridor is mostly undisturbed except for the development on the corner of CR427 and the Parkway. There are 9 developed properties within the corridor. This item does not call for the acquisition of any properties; it simply establishes the canopy roadway designation. This is consistent with the County Comprehensive Plan and Staff recommends approval.

Mr. Matthews said that this item will go to the Board of County Commissioners on March 9, and will be in the Spring cycle of large scale plan amendments.

There are two amendments regarding the corridor and what is in it, pertaining to rights of way and publicly owned properties. Privately owned properties have been excluded from this corridor.

Mr. Matthews introduced two amendments to the text submitted to the Board:

Revisions for LPA/P&Z Hearing-03/03/04

General Hutchison Parkway Canopy Road Designation (04S.TXT02)

Page 2

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 ~~both privately and publicly owned properties.~~

Page 4

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 ~~both privately and publicly owned:~~

Commissioner Tucker voiced concerns about preserving native trees, not exotic trees growing there. He is in favor of the canopy tree concept.

Mr. Matthews stated that there is alternate language for item C.

Commissioner Tucker stated that a lot of trees in the corridor are not spreading, canopy type trees.

Mr. Matthews said that he would add to Item C: "Selective clearing according to Best Management Practices for the purposes of stimulating canopy growth..."

Mr. Matthews stated that there is only one other designated canopy corridor road in the county at this time: Florida Avenue.

Commissioner Tucker observed that there are other canopy type roads in the cities. There are canopy roads in Sanford on 8th Street and on Mellonville Road.

The Commissioner asked about the presence of above ground utilities in the area. Will this prohibit the above ground utilities from running through the area?

Mr. Matthews said that any clearing in the area would have to be approved by the Board of County Commissioners.

Commissioner Tucker asked if the Board could specify that the utilities be regulated in the area pertaining to trimming the trees and that lines be put underground.

Mr. Matthews said that he knew that the Board could not regulate power lines, but he will check on other types of utilities that have rights of way in the area before going to the Board of County Commissioners with this item.

There were no comments from the audience on this item.

Commissioner Harris followed up on Commissioner Tucker's concern about exotic or non-native species. He said that language in the ordinance should clarify that nothing is prohibiting the removal of non-native species from the canopy area.

Commissioner Tucker made a motion to approve with the optional language for Item C and to include language on the prohibition of overhead utilities in the corridor.

Commissioner Peltz seconded the motion.

The motion passed 6 – 0.

ATTACHMENT H

GENERAL HUTCHISON PARKWAY CANOPY ROADWAY (BCC Minutes 03/09/04)

Proof of publication, as shown on page _____, calling for a public hearing to consider transmittal of 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, received and filed.

Tony Matthews, Principal Planner, addressed the Board to state staff is recommending creation of the 150' corridor which would extend from the centerline of the roadway and allow for development of the trail. He said this amendment does not involve acquisition of any property. Staff is recommending adoption of the subject text amendment to create the General Hutchison Parkway based on findings included in the Agenda Memorandum.

Mr. Matthews advised the Local Planning Agency met on March 3 and unanimously recommended this item to the BCC with one change in the language regarding clearing of canopy trees, native vegetation or construction activities within the corridor (page 3, Item C of the staff report). Staff concurs with that amended language. He stated staff notified the owners of these properties and received one phone call in favor and one citizen had some questions and concerns. If the Board votes to adopt the proposed text amendments, following transmittal to Tallahassee, the second public hearing is tentatively scheduled for June 8, 2004.

District Commissioner Morris stated this is a long-awaited item and he is pleased with the staff's outreach to the property owners. He said he has heard no objections. He said he is very pleased with this.

No one spoke in support or in opposition.

Motion by Commissioner Morris, seconded by Commissioner Henley, to 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 recommendations, as described in the proof of publication.

Districts 1, 2, 3, 4, and 5 voted AYE.

ATTACHMENT I

NOTICE OF AMENDMENT ORDINANCE

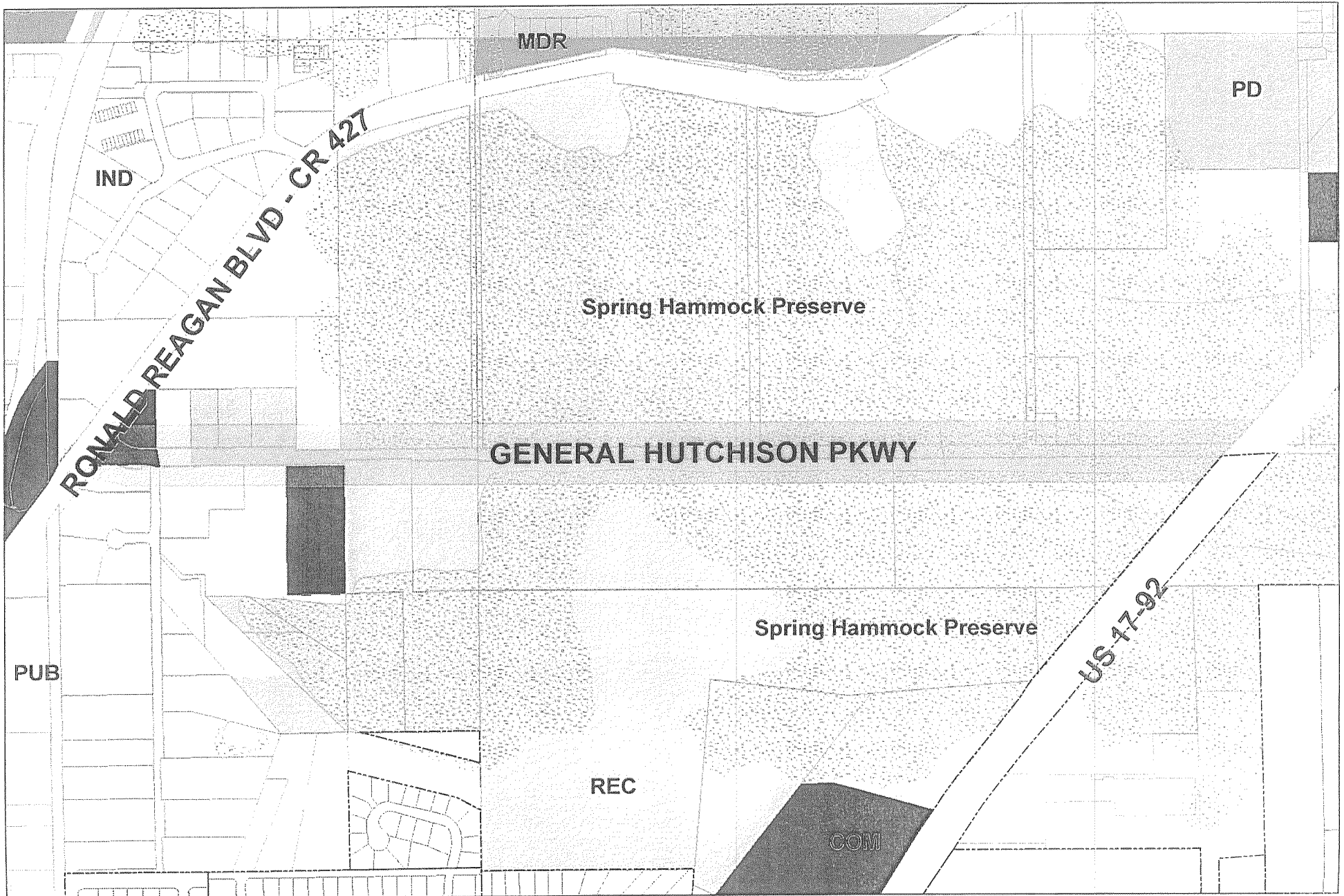
Adoption of the 2004 Spring Cycle Large Scale Amendment Ordinance

Should the Board of County Commissioners (“the Board”) move to adopt an amendment ordinance for this hearing item, a single ordinance will be presented to the Board for enactment following the last large scale amendment hearing of this cycle. The ordinance presented to the Board for enactment will include all the previously approved hearing items, if any, for this large scale amendment cycle. The proposed ordinance title is:

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF CERTAIN PROPERTIES BY VIRTUE OF LARGE SCALE DEVELOPMENT AMENDMENTS; AMENDING THE TEXT OF THE CAPITAL IMPROVEMENTS, CONSERVATION, DESIGN, ECONOMIC, FUTURE LAND USE, IMPLEMENTATION, INTERGOVERNMENTAL COORDINATION, POTABLE WATER, AND TRANSPORTATION ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

I:\pl\projects\comp plan\document\des\element\ordinance language.doc

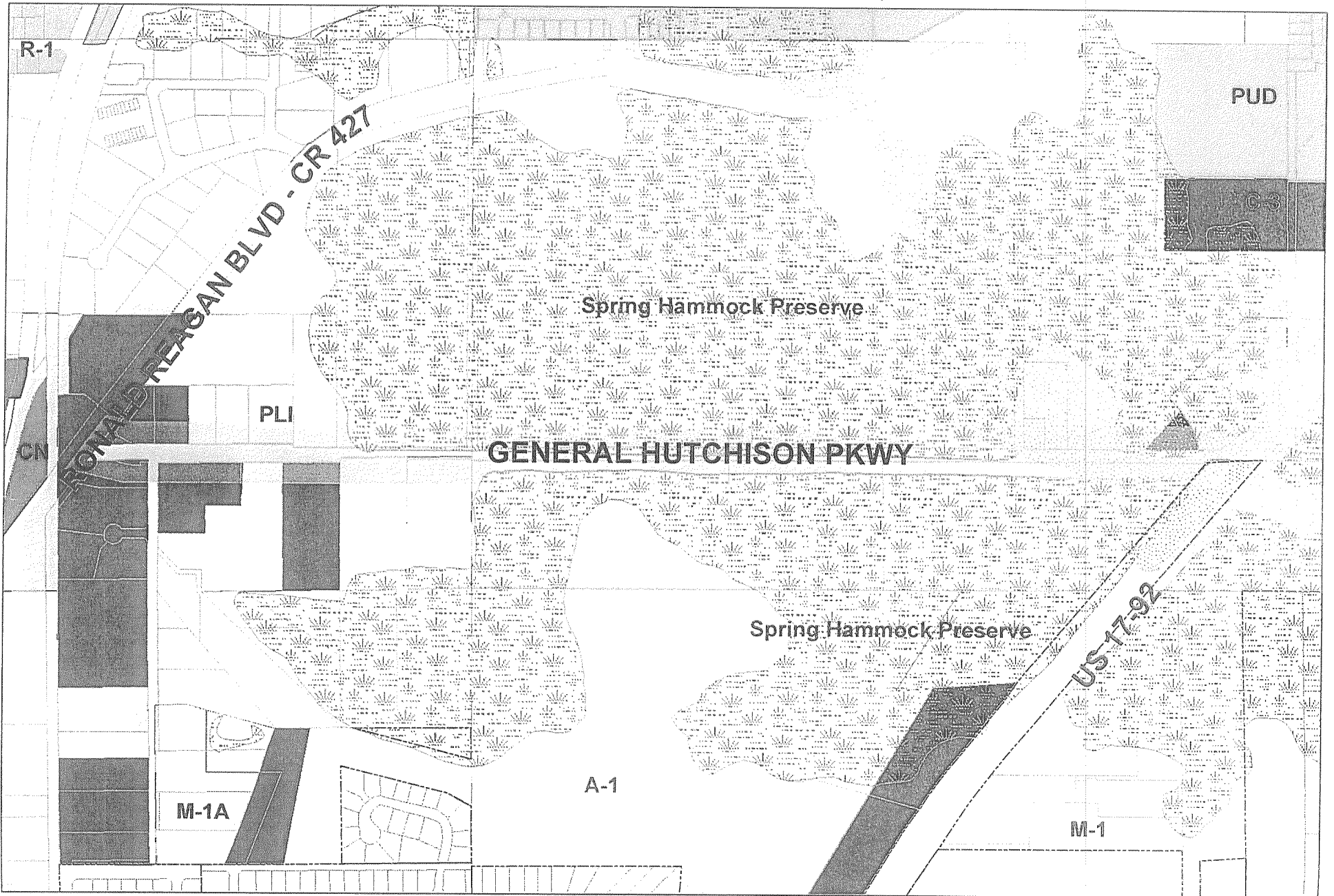
General Hutchison Parkway Canopy Road Corridor



ATTACHMENT B

COM IND REC LDR PD MDR PUB OFF CONS

General Hutchison Parkway Canopy Road Corridor



ATTACHMENT C

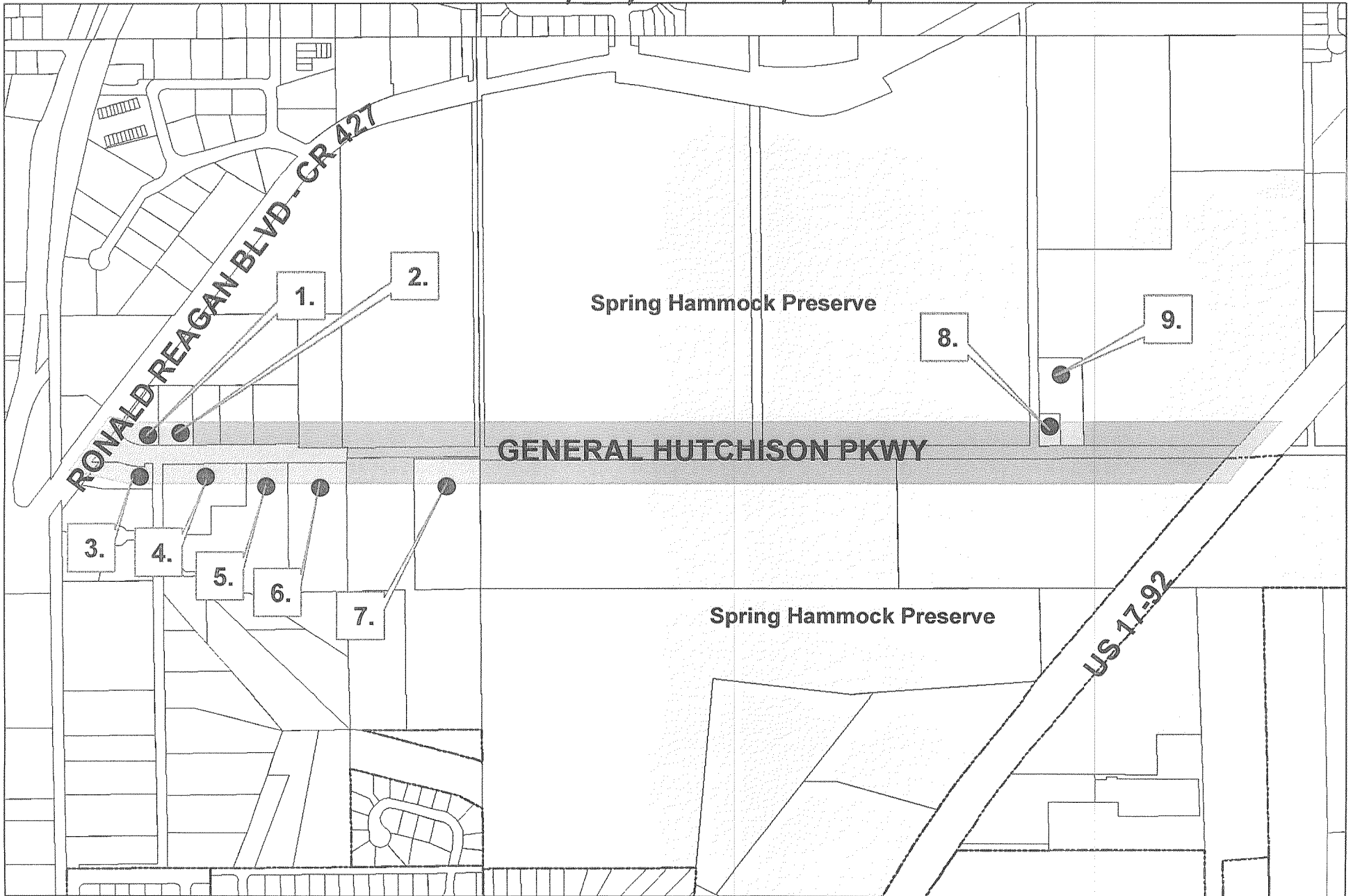
- A-1
- M-1
- M-1A
- C-3
- PLI
- CN
- PCD
- PUD
- R-1
- R-2
- R-1A
- OP
- FP-1
- W-1

General Hutchison Parkway Canopy Road Corridor



ATTACHMENT D

General Hutchison Parkway Canopy Road Corridor Property Ownership Map



ATTACHMENT E

● Private built □ Public □ munbndlg polygon

*General Hutchinson 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.