

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Request by staff for authorization to proceed with negotiating a contract to purchase a trailhead for the Seminole-Wekiva Trail; process an administrative land use and rezoning application; and, prepare and process a Billboard Agreement

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

AUTHORIZED BY: Donald Fisher **CONTACT:** Donald Fisher **EXT.** 7397

Agenda Date <u>06/24/03</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

MOTION/RECOMMENDATION:

Authorize staff to proceed with negotiating a contract to purchase 8.9 acres for the purpose of a trailhead; process an administrative land use amendment and rezoning; and, prepare and process a Billboard Agreement for a property located at the southwest corner of Interstate 4 and E.E. Williamson Road.

(District 3 – Commissioner Van Der Weide)

BACKGROUND:

Staff is seeking the Board's authorization to proceed with negotiating a contract to purchase an 8.9 acre site situated at the southeast corner of Interstate 4 and E.E. Williamson Road. The potential use for the site would be for a trailhead for the Seminole-Wekiva Trail.

The County was recently approached by the site's owner inquiring whether the County was interested in its purchase. Due to a need for a trailhead along the Seminole-Wekiva Trail, staff expressed interest for it was believed that the site's size and location makes it ideal for this purpose.

An appraisal of the property indicates a value of \$615,700 without consideration of development impacts caused by any onsite gopher tortoises, or without consideration of the value of existing outdoor advertising signs. The owner is seeking an approximate

Reviewed by:	
Co Atty:	<u>[Signature]</u>
DFS:	<u>[Signature]</u>
Other:	
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No:	<u>rpda01</u>

purchase price of \$575,000, subject to several stipulations. Of note at this time, the owner desires to retain ownership of two (2) of five (5) single-faced billboards that currently exist on the site. The billboards are currently non-conforming due to zoning (currently A-1), separation, and construction. The owner proposes to remove all of the billboards and then construct two new boards meeting today's current structural standards. Further, the construction proposes that one board include a westbound tri-vision face and eastbound static face; and that the other board include one westbound tri-vision face.

To accommodate the above, a Billboard Agreement, as authorized by Ordinance 2003-20 will be necessary. Billboard Agreements allow the Board to permit the removal and construction of outdoor advertising signs when the interest of the public is furthered. In this case, an agreement may be appropriate because it is in the public's interest to have a trailhead at Interstate 4 and E.E. Williamson Road.

In addition to required County approvals, State permits are needed for billboard construction / reconstruction. Chapter 479, Florida Statutes, requires that for any new or reconstructed board on a Federally Aided Highway, that the assigned land use must either be commercial or industrial. Due to the current designation of Suburban Estates Land Use and A-1 (Agriculture) Zoning, a land use amendment and rezoning will be necessary.

Staff met with representatives of the Florida Department of Transportation (FDOT) to discuss this matter. FDOT indicated that the property must be rezoned before they can issue any permits/licenses that will allow the construction as proposed. Staff recommends that to satisfy this requirement, the Board authorize staff to process an administrative land use amendment to Planned Development (PD) and rezoning application to Planned Unit Development (PUD). Staff recommends PD Land Use and PUD Zoning so that the approved uses can be limited and specific: trailhead, retention, and two (2) billboards. FDOT staff concur with this proposal.

STAFF RECOMMENDATION:

Staff recommends that the Board authorize staff to negotiate a contract to purchase approximately 8.9 acres located at the southwest corner of Interstate 4 and E.E. Williamson Road; authorize staff to process an administrative land use amendment and rezoning; and, authorize staff to prepare and process a Billboard Agreement.

