

4.2.1.1 Bock House

The Bock House is considered eligible for *NRHP* listing on an individual basis under Criteria A and C in the areas of Local Exploration/Settlement and Architecture. The SHPO concurred with the eligibility of this resource in a coordination letter dated June 27, 2007 (provided in **Appendix F**). This circa 1900 Frame Vernacular style residence is one of the oldest surviving houses associated with the pioneer settlement of the area and maintains good integrity.

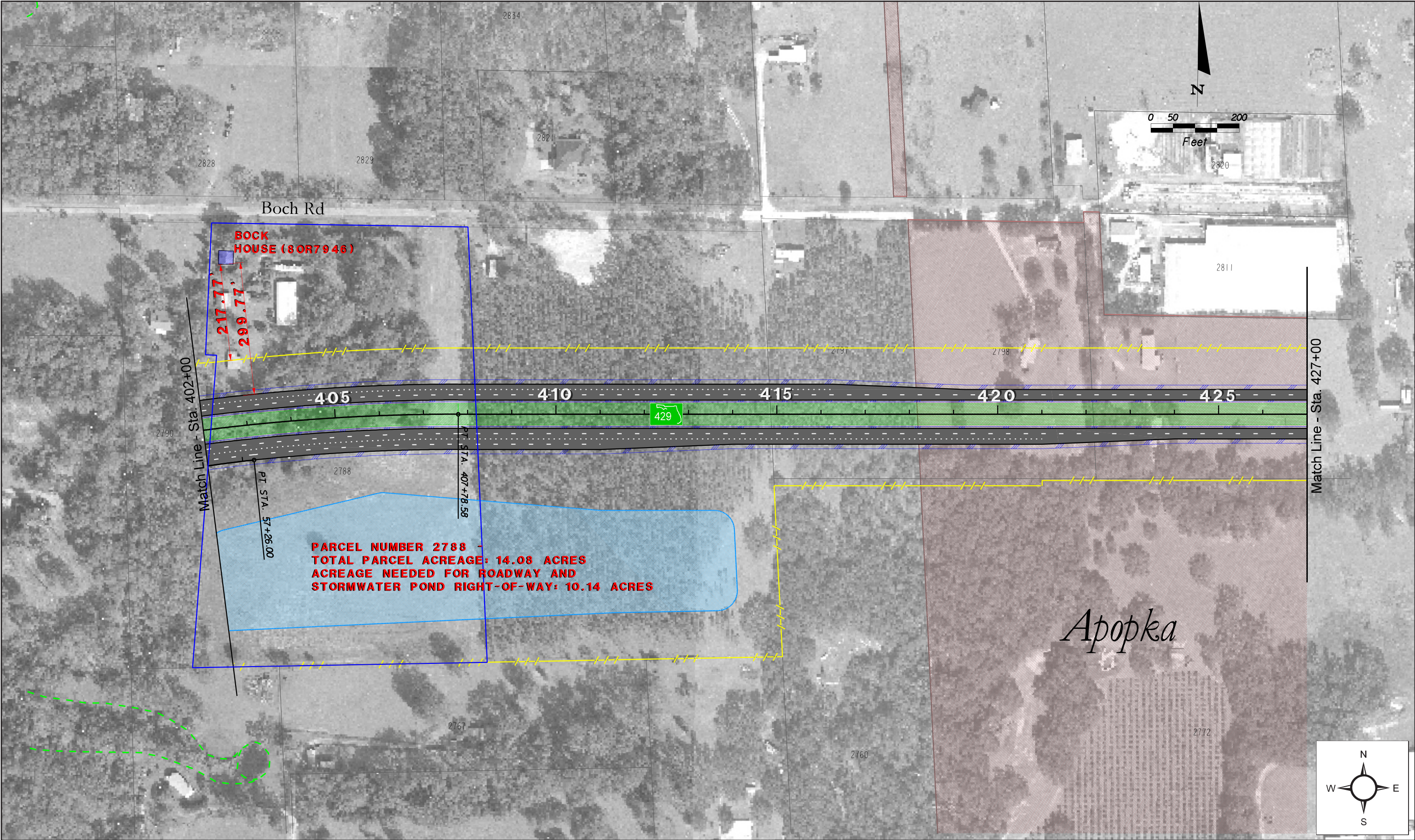
The Proposed Build Alternative for the proposed Wekiva Parkway alignment would traverse south of the Bock House. The Bock House would not be directly impacted by the Proposed Build Alternative, but the property on which the house is located would be directly impacted by the right-of-way needed for the Wekiva Parkway. The historic structure would be approximately 300 feet from the edge of travelway and approximately 218 feet from the right-of-way fence. The total size of the parcel upon which the house is located is approximately 14 acres. Approximately 10 acres of the southern portion of the parcel would be needed to accommodate construction of the Wekiva Parkway and a proposed stormwater pond. This would leave approximately 4 acres of the parcel with the house. The existing direct access to Boch Road would be maintained in the Proposed Build Alternative. Based on the proposed improvements, the potential impacts to the Bock House property are identified on **Exhibit 4-7 (Sheet 1)**.

The property has been owned and occupied by the same family since 1951, and although the house is uninhabited and has become overgrown with vegetation in recent years, there have been very few alterations to the house. The only visible modifications to the exterior of the house are the enclosed front and back porches. The Paul Bock House, therefore, conveys its original historic appearance and maintains much historic physical integrity.

Citrus was the staple crop on the property throughout the historic period of significance, and thus the former citrus groves are an integral part of the Paul Bock House's property and significance. The rural/agricultural land that surrounds the Paul Bock House and property, as well as the isolation derived from its surroundings, are important parts of the setting, and contribute to the significance of the resource. The portion of the property to be acquired for pond right-of-way consists of open field that historically was an open field. However, the portion of the property needed for roadway construction would acquire land on which the former citrus groves were sited. Although the land is no longer harvested for citrus and other trees and vegetation have intermixed with them, some citrus trees are still present.

The traffic noise level with the Wekiva Parkway is projected to increase from the existing 42.7 dBA to an estimated 61.2 dBA in 2032 (the project design year) in the vicinity of the Bock House. This projected increase does not exceed the 66 dBA noise abatement criteria. The projected noise levels are more than 15 dBA greater than monitored existing levels.

Based on the property that will be acquired as part of the improvements and the proximity of the improvements to the historic house, the proposed Wekiva Parkway improvements will potentially have an **adverse effect** on the Bock House. The historic connection and setting of the Bock House and surrounding property will be affected by the proposed improvements.



LEGEND

- Parcel Lines
- Proposed Right of Way
- Potential Pond
- New/Reconstructed Pavement
- Bridge Replacement or Widening
- Proposed L/A Right of Way
- City Limits
- Wetland Boundary
- Parcel Codes

4.2.1.2 Strite House

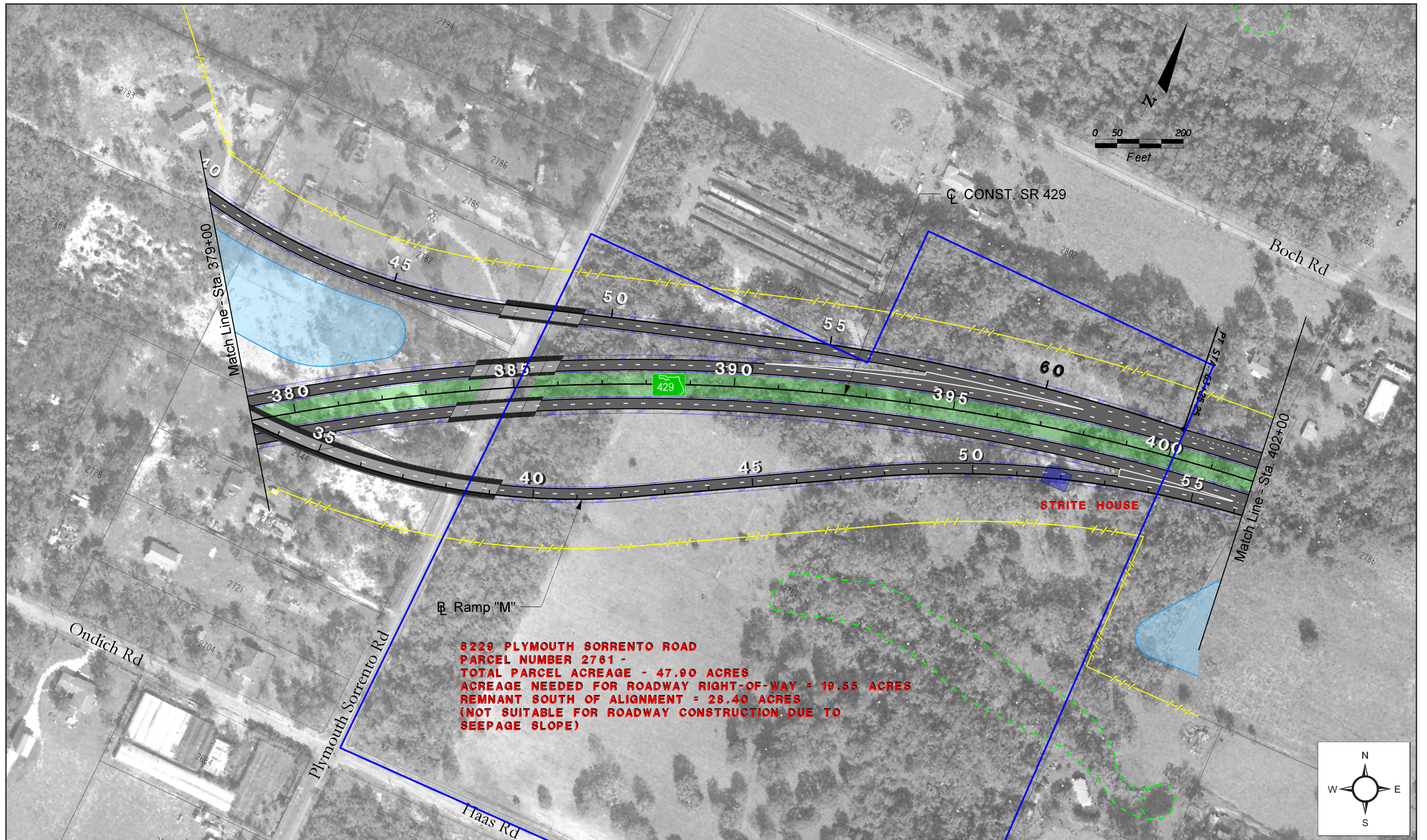
The Strite House is considered eligible for *NRHP* listing on an individual basis under Criteria C in the area of Architecture. The SHPO concurred with the eligibility of this resource in a coordination letter dated May 19, 2008 (provided in Appendix F). The Strite House, constructed circa 1910, is known as a Florida “Cracker” house, exhibiting an interpretation of the Georgian Form. The Strite House is a rare surviving example of Cracker architecture in what was formerly known as the Bay Ridge area of northern Orange County. The house exhibits the deterioration of some elements, but nearly all of the historic, character-defining features are retained. The overall property still reflects its historic use and appearance, and conveys the character of a historic farm. Due to these factors, the Strite House is considered significant in the area of Architecture as an excellent example of a turn-of-the-century Cracker farmstead. The historic garage, water tower, pool, and agricultural fields are considered contributing features to the property.

The Strite House would be directly impacted, but could potentially be relocated to the south end of the property as part of the project. It cannot be avoided due to environmental concerns about impacts to public conservation lands owned by Orange County. The alignment for Wekiva Parkway in this vicinity was specifically directed away from county-owned conservation parcels north and south of the Proposed Build Alternative. Avoidance of the Strite House would also impact habitat of the Florida Scrub Jay, a threatened and declining species. The U.S. Fish and Wildlife Service specifically requested that the habitat area not be impacted.

The total size of the parcel upon which the house is located is approximately 48 acres. Approximately 20 acres from the northern portion of the parcel would be needed for roadway right-of-way for the Wekiva Parkway. The remaining 28 acres would maintain existing direct access to both Haas Road and Plymouth Sorrento Road; however, the existing driveway from Plymouth Sorrento Road will need to be relocated to the southern portion of the property due to the right-of-way acquisition. The potential impacts to the Strite House and property are identified on **Exhibit 4-7 (Sheet 2)**.

In addition to the impact to the Strite House, the portion of the property to be acquired for right-of-way contains the historic garage and historic water tower. The acquisition would also take the original driveway, historically designed front lawn, and land on which associated citrus groves were sited; however, citrus trees are no longer present. The historic swimming pool is located outside of the right-of-way acquisition area.

All of the features listed above as included in the acquisition area are considered contributing to the significance of the Strite House. The rural/agricultural land that surrounds the Strite House and property, and the isolation derived from its surroundings, are important aspects of the setting and, therefore, contribute to the significance of the resource. The historic integrity of the Strite House and surrounding property will be compromised by direct effects from the project improvements. Based on the acquisition of the house, ancillary structures, landscape features, and the property that will be required for project right-of-way, the proposed Wekiva Parkway improvements will potentially have an **adverse effect** on the Strite House.



LEGEND

Parcel Lines	Proposed Right of Way	Potential Pond	New/Reconstructed Pavement	Bridge Replacement or Widening	255 Parcel Codes
Proposed L/A Right of Way	City Limits	Wetland Boundary			

More detailed information on analysis of alignment alternatives and avoidance is provided in the previously referenced draft *Individual Section 4(f) Evaluation* and the draft *Section 106 Case Study Report*.

4.2.2 Recreational/Park Lands

Public park and recreational lands of local, state or national significance are considered significant resources and are protected under Section 4(f) of the U.S. Department of Transportation Act (USDOT) of 1966 [Title 49, USC, Section 303] and [Title 23, USC, Section 138], as amended. Additionally, Section 4(f) applies to publicly owned properties formally designated as significant to park, recreational or waterfowl and wildlife refuge purposes. This section describes the identified parks and recreational facilities, public lands and potential Section 4(f) resources within the study area.

Data collection efforts identified twelve parks and recreational facilities in the project study area, including those within approximately ½ mile of the project corridor. **Table 4-6** provides a summary list of the identified facilities.

TABLE 4-6
Parks and Recreation Facilities in the Project Study Area

Parks & Recreation Facilities		
1	Roosevelt Nichols Park	Hermit Smith Road, Orlando
2	Northwest Recreation Complex Park	3200 Jason Dwelley Parkway, Apopka
3	Kelly Park	400 E. Kelly Park Road, Apopka
4	Rock Springs Run State Reserve	Orange and Lake Counties
5	Zellwood Station Golf Course	N. US 441, Apopka
6	Seminole State Forest	Lake County
7	Lower Wekiva River Preserve State Park	Lake and Seminole Counties
8	Sylvan Lake Park	845 Lake Markham Road, Sanford
9	Wilsons Landing Park	387 Malekean Trail, Sanford
10	Bookertown Park	4640 Richard Allen Street, Sanford
11	Lake Monroe Wayside Park	4150 Northwest US Hwy 17/92, Sanford
12	Wekiva River Recreational Segment	Lake/Seminole County Line

Rock Springs Run State Reserve, Lower Wekiva River Preserve State Park, and Seminole State Forest are partially located within the project study corridor, and are adjacent to existing SR 46. These state recreational facilities all offer wilderness orientated recreational facilities such as hiking, bicycling, primitive camping, canoeing, and horseback riding. The Proposed Build Alternative will result in minor impacts to the Rock Springs Run State Reserve, Lower Wekiva River Preserve State Park, and Seminole State Forest which are Section 4(f) resources as discussed in *Section 4.2.2.2*. The remaining parks and recreational facilities noted in Table 4-6 above are not impacted by the Proposed Build Alternative.

The Wekiva River is a designated National Wild & Scenic River. The segment within the study area (at the existing/proposed bridge location) is a recreational segment; however, there are no public access points within the project study area. Recreational users (canoeists, kayakers) may access the river north of the study area at the former Katie's Landing in Lower Wekiva River Preserve State Park or south of the study area at Wekiva Marina or Wekiwa Springs State Park. The recreational use of the Wekiva River will not be impacted by the Proposed Build Alternative. *Section 4.3.10* provides more information on the Wekiva Wild & Scenic River.

4.2.2.1 Public Lands

Information on existing public lands within the Wekiva Parkway study corridor was obtained from FDEP, the Florida Natural Areas Inventory (FNAI), SJRWMD, coordination with local government officials, and the Property Appraiser's databases for Orange, Lake, and Seminole Counties. **Exhibit 4-8** shows the location of publicly owned conservation and recreation lands as well as parcels identified for acquisition by the State of Florida within the study area. The following sections describe the state-owned and county-owned public lands, including potential acquisition parcels, within or adjacent to the study area.

State-Owned Public Lands

State-owned public lands within the Wekiva Parkway study area include Rock Springs Run State Reserve, Seminole State Forest, and Lower Wekiva River Preserve State Park. As previously discussed in *Section 4.1.4*, these lands are part of the Wekiva-Ocala Greenway *Florida Forever* project. Impacts to state-owned public lands are discussed in *Section 4.2.2.2*.

In addition to the state-owned public lands listed above, the lands lying beneath the mean high water line of the Wekiva River are considered sovereign submerged lands of the State of Florida. A sovereign submerged land easement is required for construction on, over, or under submerged lands owned by the state.

Acquisition Parcels for Conservation

Other lands within the project study area identified for inclusion in the Wekiva-Ocala Greenway are the 1584-acre Neighborhood Lakes parcel, the 1553-acre Wekiva River Mitigation Bank (formerly New Garden Coal), and the 628-acre tract known as Pine Plantation, as previously discussed in *Section 4.1.4.1*.

The *Wekiva Parkway and Protection Act* identified the Expressway Authority as a third-party acquisition agent on behalf of the Board of Trustees of the Internal Improvement Trust Fund (TIITF) or SJRWMD to acquire four properties known as Neighborhood Lakes, Seminole Woods/Swamp, New Garden Coal (now Wekiva River Mitigation Bank), and Pine Plantation. Pursuant to the Act, acquisition of Neighborhood Lakes, Wekiva River Mitigation Bank, and Pine Plantation is to be completed no later than December 31, 2010. The funds expended by the FDOT and Expressway Authority for an interest in those lands for right-of-way for Wekiva Parkway are eligible as environmental mitigation for road construction related impacts. The following paragraphs discuss the status of the acquisitions to date.

A perpetual conservation easement and purchase rights for land needed for roadway and stormwater right-of-way for Wekiva Parkway was secured over the Wekiva River Mitigation Bank property in May 2005. Ownership of the land not purchased for right-of-way will be

retained by Wekiva River Mitigation Bank, LLC. The conservation easement and transfer of development rights under the agreement assure that the land will be preserved in its natural state, thereby meeting the goals of the Wekiva-Ocala Greenway *Florida Forever* project.

On December 19, 2006, the Governor and the Florida Cabinet approved the purchase of the Neighborhood Lakes parcels in Orange and Lake Counties in partnership with the Expressway Authority and other agencies. The acquisition was completed in March 2007. As stated in the *Wekiva Parkway and Protection Act*, lands needed for transportation facilities shall be determined not necessary for conservation and will be transferred or retained by the Expressway Authority or FDOT upon reimbursement of the purchase price and acquisition costs. The remainder of the properties will be public conservation lands.

On September 30, 2008, the Governor and the Florida Cabinet approved an agreement to purchase 385 acres of Pine Plantation in partnership with FDOT and the Expressway Authority. The land to be acquired is not needed for right-of-way for the Wekiva Parkway, but will serve as a buffer to protect the surface water and groundwater resources within the Wekiva Study Area, including recharge within the Wekiva River spring-shed and will protect it from future development. The remainder of Pine Plantation, yet to be acquired, consists of one parcel through which the Wekiva Parkway will traverse.

County-Owned Public Lands

Orange County Board of County Commissioners owns two parcels adjacent to Zellwood Station, west of Plymouth Sorrento Road. Both sites have been identified as having a potential contamination risk due to former landfill activities. Orange County also owns the Plymouth Water Treatment Plant south of Yothers Road. The Orange County owned parcels adjacent to Zellwood Station will be impacted by the Proposed Build Alternative. Approximately 34 acres of the former landfill will need to be acquired for right-of-way to construct the proposed improvements.

Orange County owns two conservation properties known as the former “Fazio” and “Strite” properties that were purchased as part of the Green PLACE (Park Land Acquisition for Conservation and Environmental Protection) program. Green PLACE properties are acquired by Orange County for the purposes of preserving environmentally sensitive lands, protecting wetland and wildlife habitat and providing future recreational opportunities. Based on available information, Orange County intends to maintain these parcels as passive conservation areas.

The first property purchased was the former Fazio parcels adjacent to the Orange/Lake County line, which includes part of Lake Lucie. The second acquisition was the former Strite property adjacent to Plymouth Sorrento and Haas Roads. Both parcels are located within the Wekiva River Protection Area and contribute recharge to the Floridan aquifer. The Proposed Build Alternative avoids impacts to these locally significant conservation lands. Also within Orange County are the publicly owned Kelly Park and the Apopka Northwest Recreation Complex, listed previously in **Table 4-6**. These parks are not impacted by the Proposed Build Alternative.

In Lake County West, publicly owned lands in the vicinity of the project study area include the Mount Dora Water Treatment Plant and Wolf Branch Sink Preserve. The preserve is located south of the project corridor and is managed by the Lake County Water Authority. Approximately 0.29 acres of the Mount Dora Water Treatment Plant will be impacted by the

Proposed Build Alternative. The Wolf Branch Sink Preserve will not be impacted by the Proposed Build Alternative.

Seminole County publicly owned lands within or adjacent to the study corridor include Wilsons Landing Park, Sylvan Park, Lake Monroe Wayside Park, the Yankee Lake Regional Wastewater Treatment Facility, and Black Bear Wilderness Area. Approximately 21 acres of county-owned public lands in Seminole County will be impacted by the Proposed Build Alternative.

4.2.2.2 Section 4(f) Lands

Potential Section 4(f) resources are defined as parklands, public recreation areas, waterfowl/wildlife refuges, and historic/archaeological sites of significance. A Section 4(f) use occurs when one of the following conditions is met:

- A protected resource is permanently acquired for a transportation project;
- A temporary use of the protected resource is considered adverse (i.e., preservation of the resource would be impeded); or
- There is constructive use of the protected resource.

Portions of Seminole State Forest and Rock Springs Run State Reserve are adjacent to the existing SR 46 right-of-way (to the north and south, respectively) through east Lake County. Lower Wekiva River Preserve State Park is adjacent to the northern right-of-way of existing SR 46 in Seminole County, east of the Wekiva River. All of these state conservation lands offer recreational amenities to the public. Statement of Significance letters from the public land managers are provided in **Appendix F**.

Efforts to minimize environmental impacts and to balance impacts to private property and publicly owned land through this section of the project study corridor have been the primary focus in selecting viable alignment options. The Proposed Build Alternative for Wekiva Parkway closely follows the existing SR 46 alignment through the easternmost portion of Lake County and on to the east of the Wekiva River in Seminole County. Some impacts to the above mentioned state lands along the existing SR 46 alignment are unavoidable due to right-of-way requirements needed to meet existing and future travel demand, as well as to improve safety.

Minimal impacts to Rock Springs Run State Reserve, Lower Wekiva River Preserve State Park, and Seminole State Forest are anticipated due to the improvements associated with the Proposed Build Alternative; however, no adverse effects are anticipated.

Direct use impacts to Rock Springs Run State Reserve are expected to occur as a result of the Proposed Build Alternative. The proposed alignment generally impacts the northern portions of the Reserve that are contiguous with existing SR 46. Right-of-way acquisition for roadway and stormwater ponds is estimated at approximately 97 acres of the Reserve. The existing public recreational areas (hiking, biking, and canoe trails) will not be impacted by the proposed improvements. The proposed right-of-way requirement of 97 acres is less than 0.7 percent of the total existing acreage of the Reserve (14,011 acres).

Direct use impacts to Lower Wekiva River Preserve State Park are expected to occur as a result of the proposed Wekiva Parkway alignment. Right-of-way acquisition for the proposed roadway improvement is approximately 4 acres. The proposed right-of-way acquisition of 4 acres is less than 0.1 percent of the total existing acreage (17,405 acres) of the Preserve. An additional 3 acres will be required temporarily for the relocation of the existing

50-foot Florida Gas Transmission easement adjacent to the existing north right-of-way line for SR 46. Temporary impacts will occur within the 50-foot easement as a result of relocating the gas pipeline. No impacts to the existing trails, including the portion of the Florida Scenic Trail at the southern entrance, are anticipated due to the Proposed Build Alternative. Additionally, a potential stormwater pond location on the Preserve was removed from consideration in response to FDEP's request to minimize impacts to the Preserve.

Approximately 58 acres of Seminole State Forest will incur direct use impacts due to right-of-way requirements for roadway and stormwater ponds, which is about 0.2 percent of the existing 27,063 acres. However, a section of existing CR 46A from the northern limits of the CR 46A realignment to just northwest of the properties in the vicinity of the "hump" in SR 46 will be removed. As a result, approximately 13 acres of the existing CR 46A right-of-way will be added to Seminole State Forest due to the proposed improvements. Therefore, the net impact would be about 42 acres. Approximately 4 acres will be required temporarily for the relocation of the existing 50-foot Florida Gas Transmission easement adjacent to the existing north right-of-way line of SR 46. Temporary impacts will occur within a 50-foot easement as a result of relocating the gas pipeline.

As previously discussed in *Section 3.5.4.2*, FDEP and FDACS, Division of Forestry requested that the Proposed Build Alternative for local access in Lake County East include two full local access interchanges so that the section of SR 46 between the interchanges could be removed to facilitate wildlife movement. The Wekiva River Basin Commission and the Lake County Board of County Commissioners concurred with the position of FDEP and the FDACS, Division of Forestry. However, the concept in Lake County East was later revised to incorporate a non-tolled Service Road for local trips as discussed previously in *Section 3.6.3*. As a result, the two full interchanges for local access are no longer needed. Introduction of the Service Road resulted in overall reduction of impacts to the Section 4(f) lands. The direct use acreage impacts to Section 4(f) lands discussed above are for the Proposed Build Alternative with the Service Road in Lake County East.

A *Determination of Applicability* (October 2007) was prepared to document the applicability of Section 4(f) to the public lands (Rock Springs Run State Reserve, Seminole State Forest, and Lower Wekiva River Preserve State Park) impacted by the Proposed Build Alternative. After consultation with FHWA, a *Programmatic Section 4(f) Evaluation* (April 2010) was submitted to FHWA for review and comment to document minimization of Section 4(f) impacts to Seminole State Forest, Rock Springs Run State Reserve, and Lower Wekiva River Preserve State Park. Included within that document are letters from the public land managers for Rock Springs Run State Reserve and Lower Wekiva River Preserve State Park (FDEP, Division of Recreation and Parks) and Seminole State Forest (FDACS, Division of Forestry). Those letters (included in **Appendix F**) indicate that during the PD&E Study extensive coordination has occurred to minimize the project impacts on Section 4(f) public lands. Ultimately, full Section 4(f) concurrence was provided for the proposed Wekiva Parkway project by both FDEP and the Division of Forestry. Those concurrence letters are also included in **Appendix F**. The Section 4(f) impacts to the Wekiva River Basin State Parks (Rock Springs Run State Reserve and Lower Wekiva River Preserve State Park) and the Seminole State Forest are shown in **Exhibits 4-9 and 4-10**, respectively.