



E. LAKE MARY BLVD. SMALL AREA STUDY

Community Workshop #1 Presentation
October 29, 2020





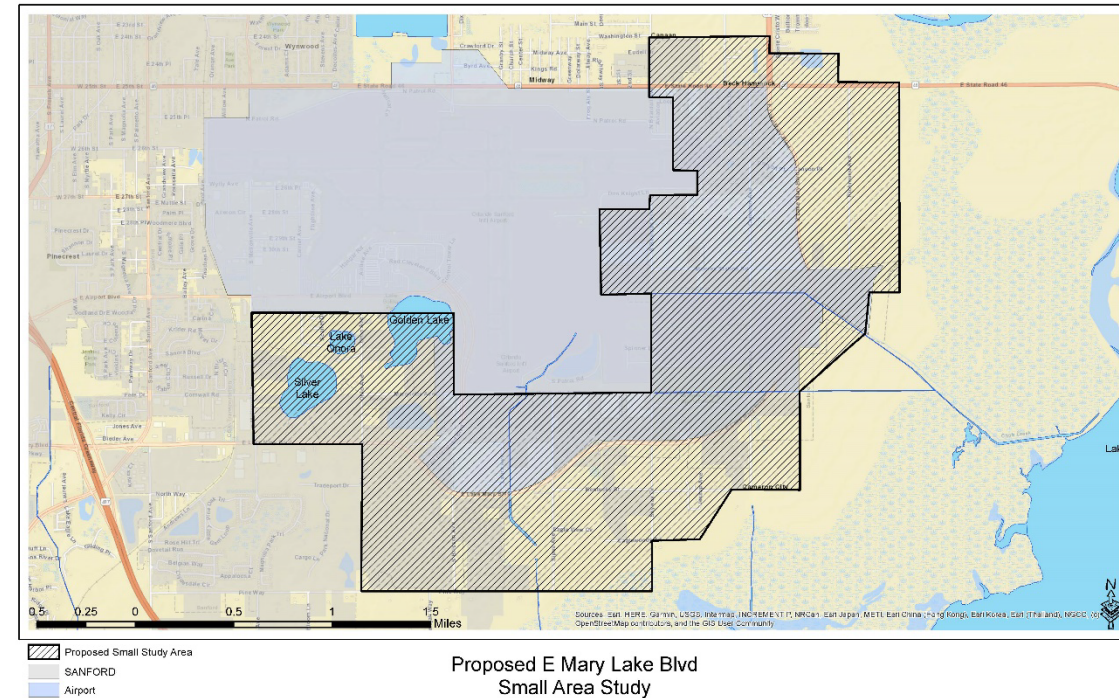
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BACKGROUND

Project Study Area

The study area spans a five-mile section of E. Lake Mary Boulevard, from Mellonville Avenue to just north of SR 46. Sanford Orlando International Airport and environmental areas bordering Lake Jesup form boundaries to the west and east.

- The study area contains parcels in both Seminole County and the City of Sanford.
- The existing land use pattern consists of a mix of airport supportive facilities, commercial, community, residential and recreational uses, although much of the land is undeveloped or underutilized.



Project Purpose

The County has identified this area as a priority due to a broad range of development- and planning-related issues, including:

- Expansion of the airport
- Annexation requests
- Proposals for residential development

They are looking to create a clear framework that defines a program of strategies and policies to guide and accommodate growth as the study area evolves.



Small Area Study

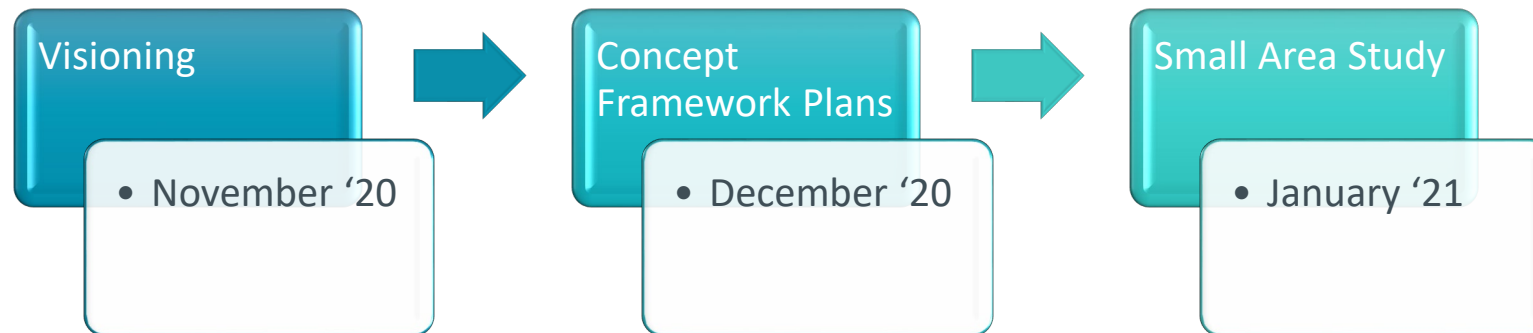
Small Area Studies are:

- Long-range plans applied to smaller areas to allow stakeholders to address unique issues with tailored solutions.
- Aspirational community plans that define a locality's vision for the future.
- Guides that address elements of the built environment – housing, businesses, green spaces, public improvements, and the transportation network that connects them.



Project Schedule

The project is scheduled for completion in late January 2021. Key milestones include:



Stakeholder Engagement

Stakeholder engagement is a dialogue where ideas are shared and discussed. It consists of communication and feedback between the project team and corridor constituents during all phases of the project. Outreach will always be two-way communication aimed at incorporating the views, concerns, and issues of the public into decision-making and will include the following:

- Surveys
- One-on-one conversations
- Community workshops
- Formal presentations





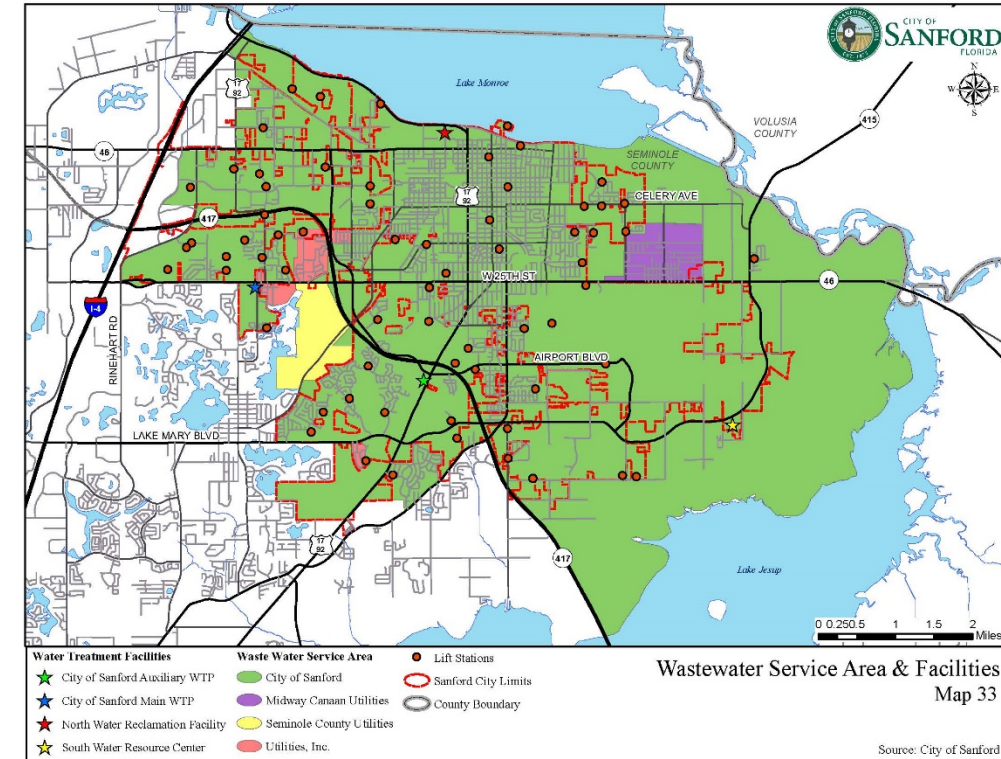
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DATA COLLECTION

Existing Conditions

Initial technical analysis has focused on defining a baseline of current conditions, identifying existing uses, networks, and study area character. It answers the question “**Where are we now?**” and covers such items as:

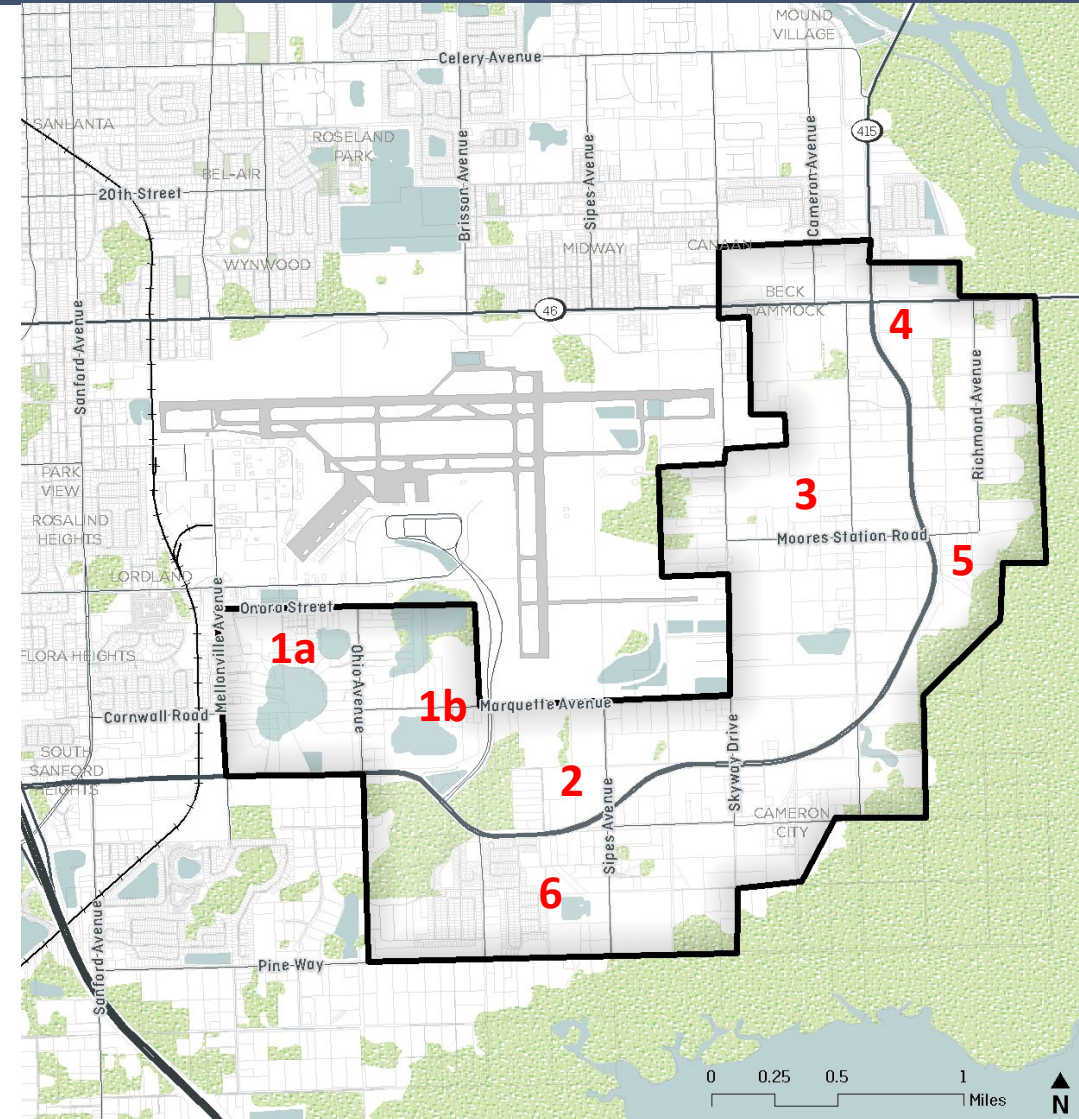
- Land use
- Roadway network
- Pedestrian and bicycle facilities
- Utilities
- Storm drainage
- Environmental features
- Airport clear and noise zones



Community Character

The study area has several distinct character areas, each differing in its land use patterns, density/intensity, physical attributes, environmental elements, and general “feel”:




- 1. Lakes District
- 2. Airport South
- 3. Airport East
- 4. SR 46
- 5. Residential (transitional)
- 6. Residential (subdivision)



Regulatory Framework

This project will build upon prior and current plans and studies that Seminole County, City of Sanford, and other agencies are using to guide and regulate growth and development, looking at themes and strategies that may influence the study area. As a group, these documents help set context for the project and include:

- Comprehensive Plans
- Zoning and Land Development Codes
- Vision Plans
- Transportation Plans
- Economic Development Strategies

		55-65 DNL	65-75 DNL	75+ DNL
 Residential	1-2 Family	Yellow	Red	Red
	Multi-Family	Yellow	Red	Red
	Mobile Homes	Yellow	Red	Red
	Dorms, etc.	Yellow	Red	Red
 Institutional	Churches	Yellow	Red	Red
	Schools	Yellow	Red	Red
	Hospitals	Yellow	Red	Red
	Nursing Homes	Yellow	Red	Red
	Libraries	Yellow	Red	Red
 Recreational	Sports/Play	Yellow	Yellow	Red
	Arts/Instructional	Yellow	Red	Red
Commercial	Camping	Yellow	Yellow	Red
Commercial	All Uses	Yellow	Yellow	Yellow
Industrial	All Uses	Yellow	Yellow	Yellow
Agricultural	All Uses	Yellow	Yellow	Yellow

PER FAR PART 150	COMPATIBLE	Yellow
	INCOMPATIBLE	Red

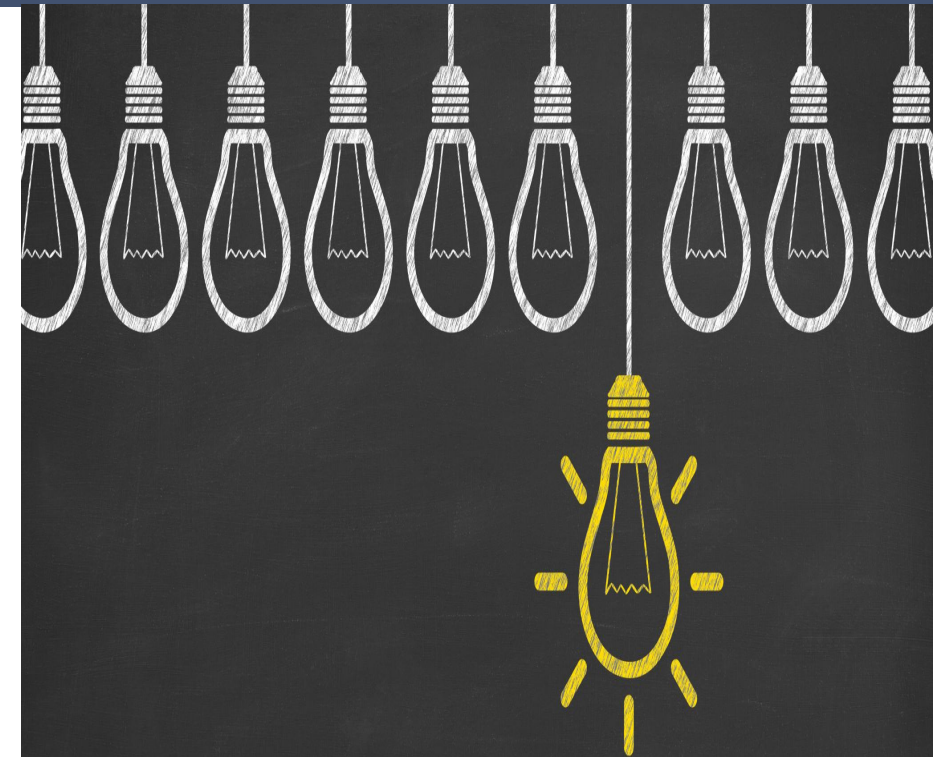
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Stakeholder Survey

A survey was distributed to businesses and residents in the study area, seeking input on the E. Lake Mary Blvd. corridor and study area, concerns and issues with existing development and transportation conditions, and ideas for the future of the study area related to:

- Location in the Orlando metro area
- Relationship with the airport
- Transportation issues
- Multimodal network opportunities
- Economic development strategies

Over 60 responses were received by mail and online, as well as one-on-one conversation with stakeholders.



Survey Summary - Location

The study area location:

- Is easily accessible to the regional roadway network
- Is close to the airport
- Is adjacent to downtown Sanford
- Contains a unique urban area and desirable neighborhood



Survey Summary – Orlando Sanford International Airport

The Airport (positive):

- Provides jobs
- Is convenient for travel
- Offers access for small planes/private flying

The Airport (negative):

- Creates traffic
- Generates noise both day and evening
- Has a steady flow of delivery trucks and shuttles



Survey Summary – Transportation Issues

The study area transportation concerns include:

- Operational issues at the E. Lake Mary Blvd./Ronald Reagan Blvd. intersection
- Operational issues at the E. Lake Mary Blvd./Mellonville Ave. intersection
- Difficulties accessing SR 417
- Traffic backup during rush hours
- Speeding



Survey Summary – Multimodal Network Opportunities

Opportunities to enhance accessibility for all users include:

- Intersection improvements
- Enhanced signal timing/coordination
- Speed limit enforcement/reduction
- Keeping trucks off residential roadways
- Adding sidewalks and trails



Survey Summary – Economic Development

Potential land uses appropriate for the study area include:

- Low density single-family residential
- Multi-family residential
- Retail commercial
- Restaurants
- Hotels
- Parks and open space



Survey Summary – Other Concerns

Other concerns voiced:

- Protect environmental areas
- Improve storm drainage and reduce flooding
- Create a safer environment to walk and bicycle
- Protect community character



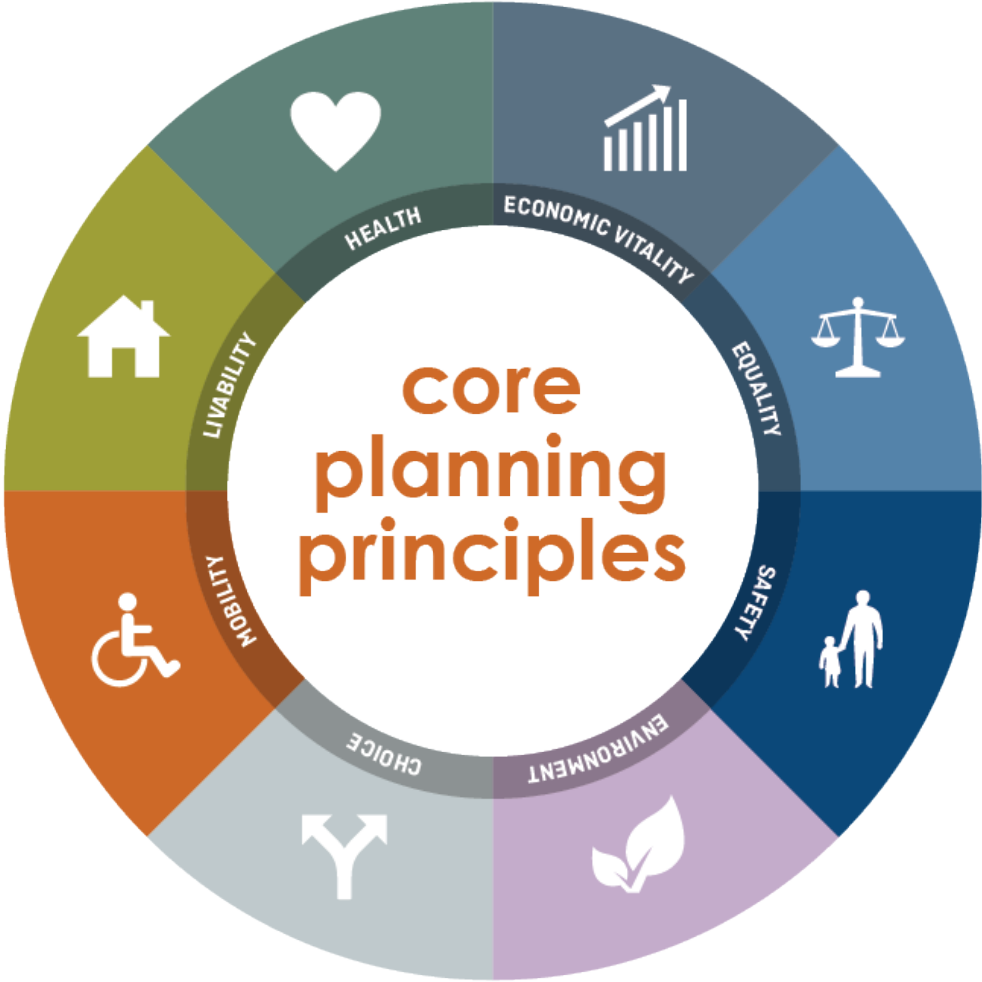


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Core Planning Principles

The project will integrate a set of core planning principles that act as overarching, and often overlapping, guidelines to help frame desired land use policies and complementary multimodal transportation investments. These principles are not likely to change over time and provide a good basis for guiding the future of the study area.



Vision Map and Statement

The vision map is a simple concise picture that organizes and summarizes the study area's challenges and opportunities, illustrates project relationships and concepts, and graphically depicts potential actions and strategies to achieve the preferred future. It answers the question “**Where do we want to be?**”

The vision statement is the framework for the strategic planning – it summarizes the concepts shown on the vision map and embodies the guiding principles.





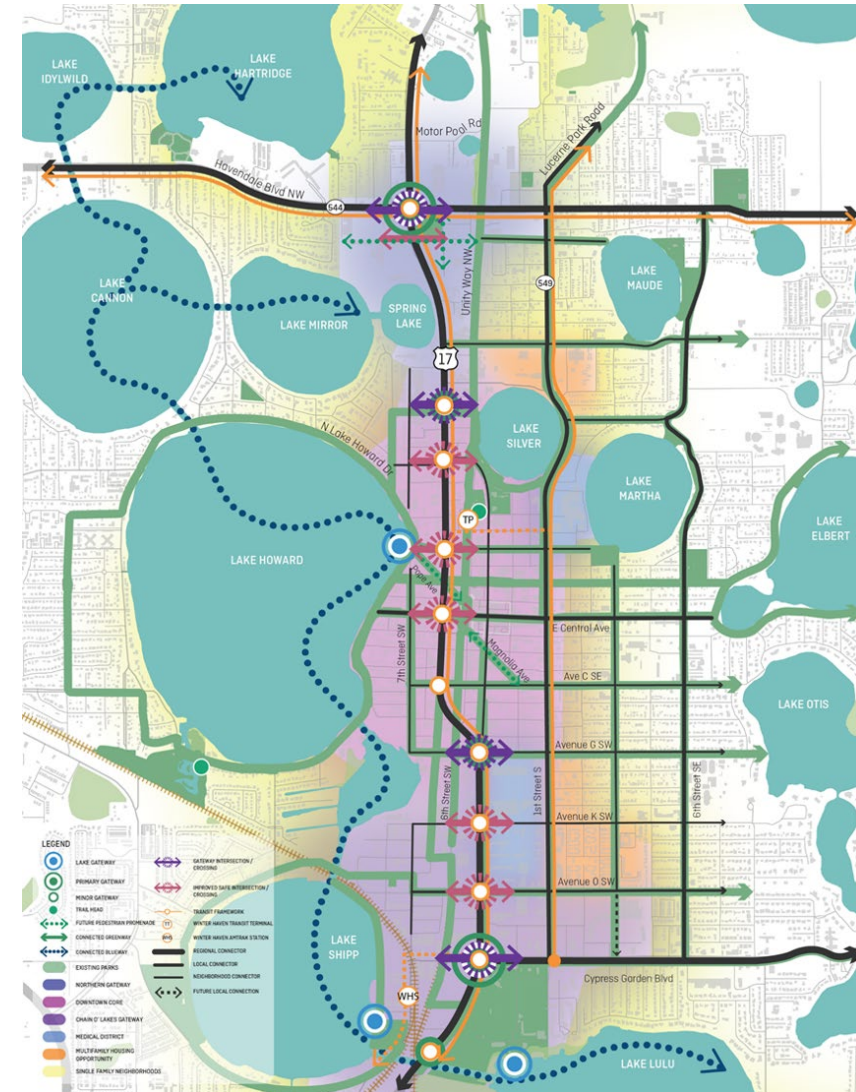
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FRAMEWORK PLANS

Plan Options and Recommendations

Based on the general relationships established in the vision map, specific design components such as land use and multimodal networks will be overlaid on the study area to create a series of program elements and strategic recommendation options.

Concept Plans will be drawn in visually rich graphics but may also include text and representative images to convey ideas, uses and densities.



Plan Review and Prioritization

Three concept plan scenarios representing differing degrees of density/intensity of development in the study area will be completed, after which the ideas and concepts will be presented for discussion, where stakeholders can review plans, provide suggestions, ask questions, leave comments, and talk with the project team about priorities. Review events will include:

- Studio with Seminole County and City of Sanford staff
- Virtual interactive community workshop



Small Area Plan Document

The Small Area Plan will document the outcomes of the visioning process, along with supporting recommendations to guide future development in the study area. The Plan will include specific action items, a timeline matrix indicating potential short- and long-term projects and means of measuring progress. The Plan will be presented to stakeholders to ensure that the final deliverable reflects public input and County expectations and will include:

- Studio with Seminole County and City of Sanford staff
- Community workshop
- Presentations to boards and agencies





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WORKSHOP EXERCISES

Participant Input – In Person

There are three exercises available for workshop participants:

- **Issues/Opportunities Mapping.** Show us on a map areas that concern you, places that are important, destinations that need connecting...anything you want to tell us.
- **Preference Survey.** Tell us how the study area can transition from its current form to a preferred future.
- **Vision Wall.** Close your eyes and think the future. What does the study area look like? Tell us your aspirational thoughts, dreams, and desires. The future is as bright as your imagination.



Participant Input – Virtual/Remote

If you are attending virtually/remotely, please go to the link below (now or at your convenience), where you can participate in all three of the workshop exercises through an expanded survey. Please tell us anything that's important to you as a stakeholder.

<https://www.surveymonkey.com/r/XN2WM8S>





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For additional information, contact:

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