



E. LAKE MARY BLVD. SMALL AREA STUDY

Seminole County Board of County Commissioners Presentation
September 22, 2020





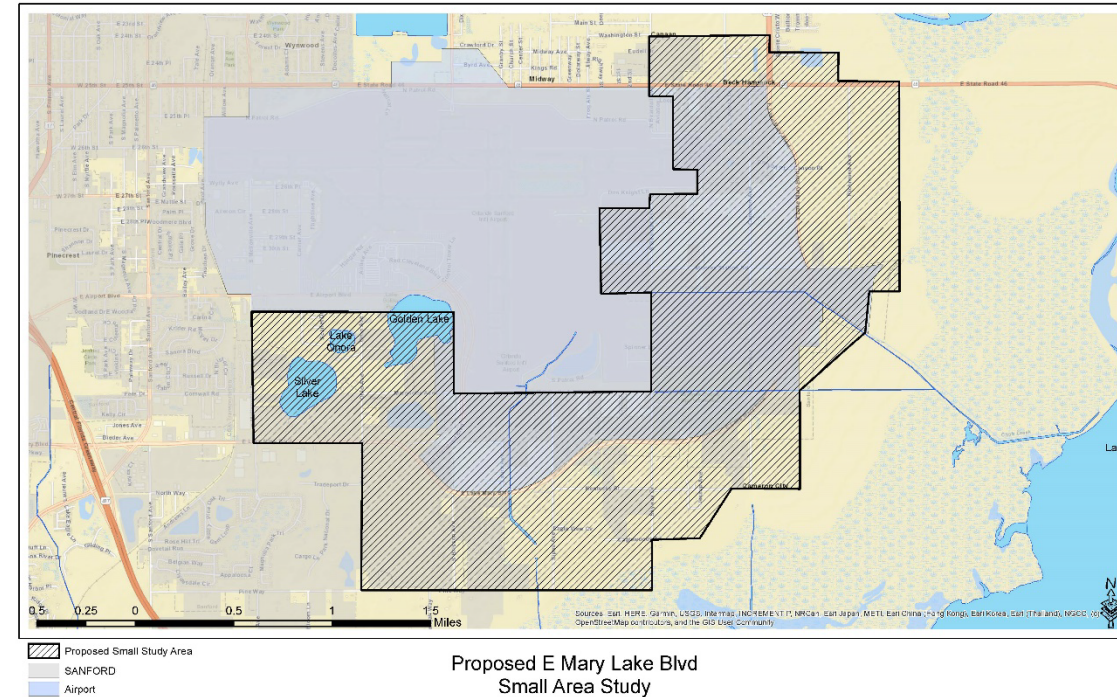
RENAISSANCE
PLANNING

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:

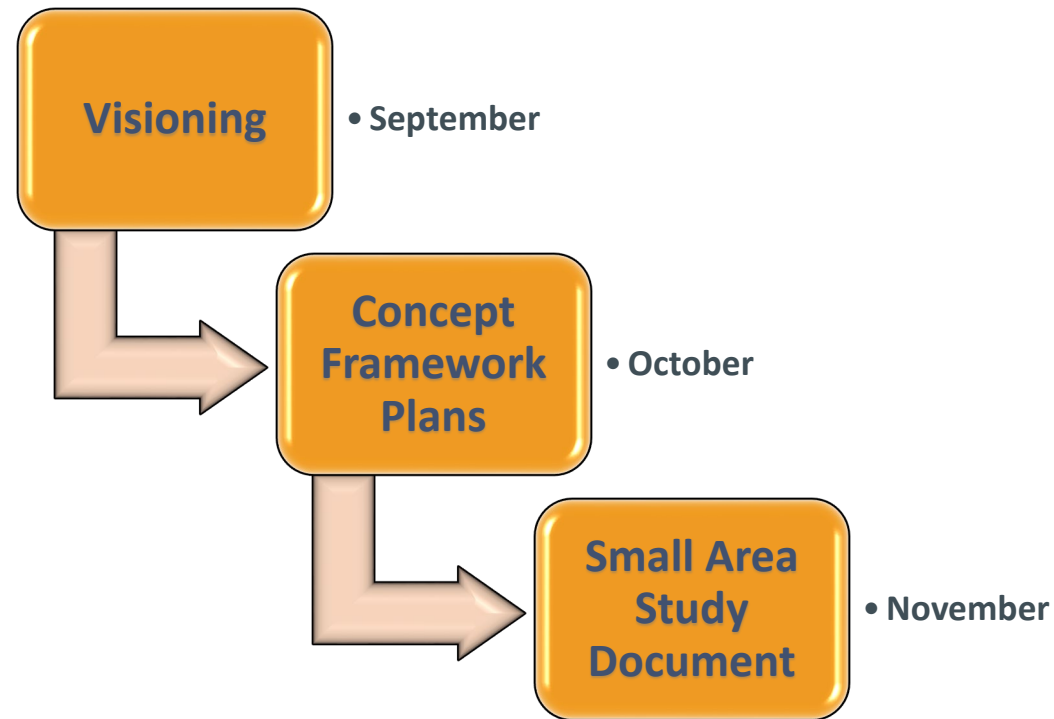
- Expansion of the Airport
- Annexation requests
- Proposals for residential development

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.



Project Schedule

The project began in late April and is scheduled for completion in November. Key milestones include:



Stakeholder Engagement

Stakeholder engagement is a dialogue where ideas are shared and discussed. It will consist of communication and feedback between the project team and corridor constituents during all phases of the project. Outreach will 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





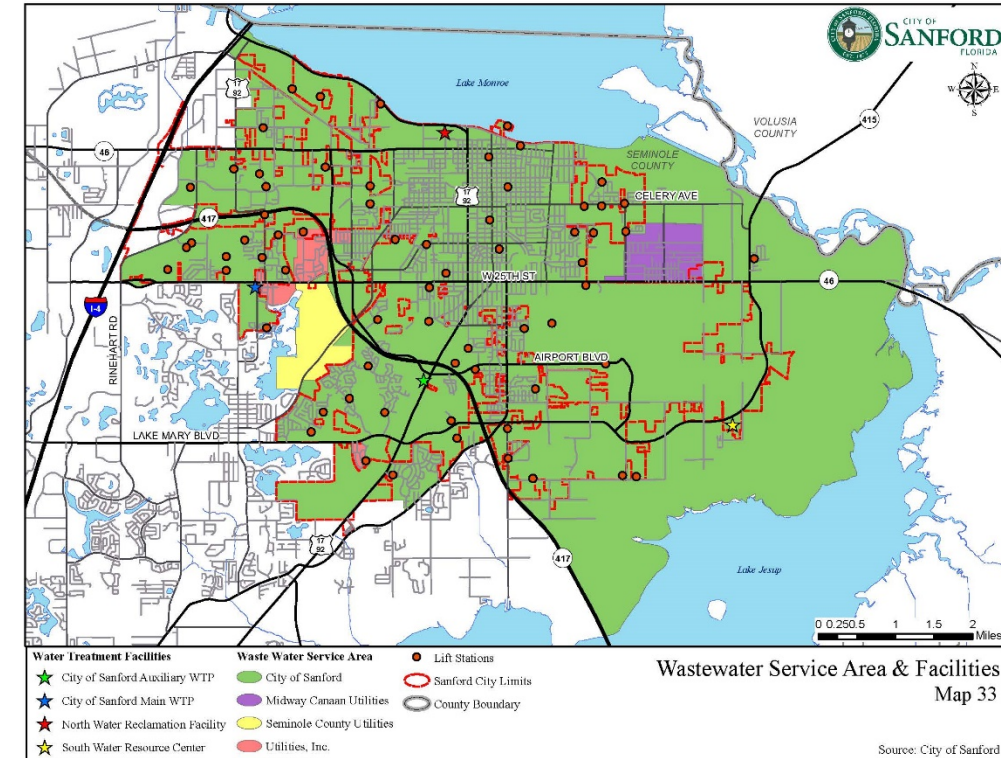
RENAISSANCE
PLANNING

DATA COLLECTION

Existing Conditions

Initial technical analysis focuses 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



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

 <i>Land Use Noise Sensitivity Matrix</i>				
		55-65 DNL	65-75 DNL	75+ DNL
 Residential	1-2 Family			
	Multi-Family			
	Mobile Homes			
	Dorms, etc.			
	Churches			
 Institutional	Schools			
	Hospitals			
	Nursing Homes			
	Libraries			
	Sports/Play			
 Recreational	Arts/Instructional			
	Camping			
Commercial	All Uses			
Industrial	All Uses			
Agricultural	All Uses			
 PER FAR PART 150		COMPATIBLE		
		INCOMPATIBLE		

X:\FAAR\LANDUSE\TPLAND USE MATRIX.CDR DATE: OCT, 1998



RENAISSANCE
PLANNING

VISIONING

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.





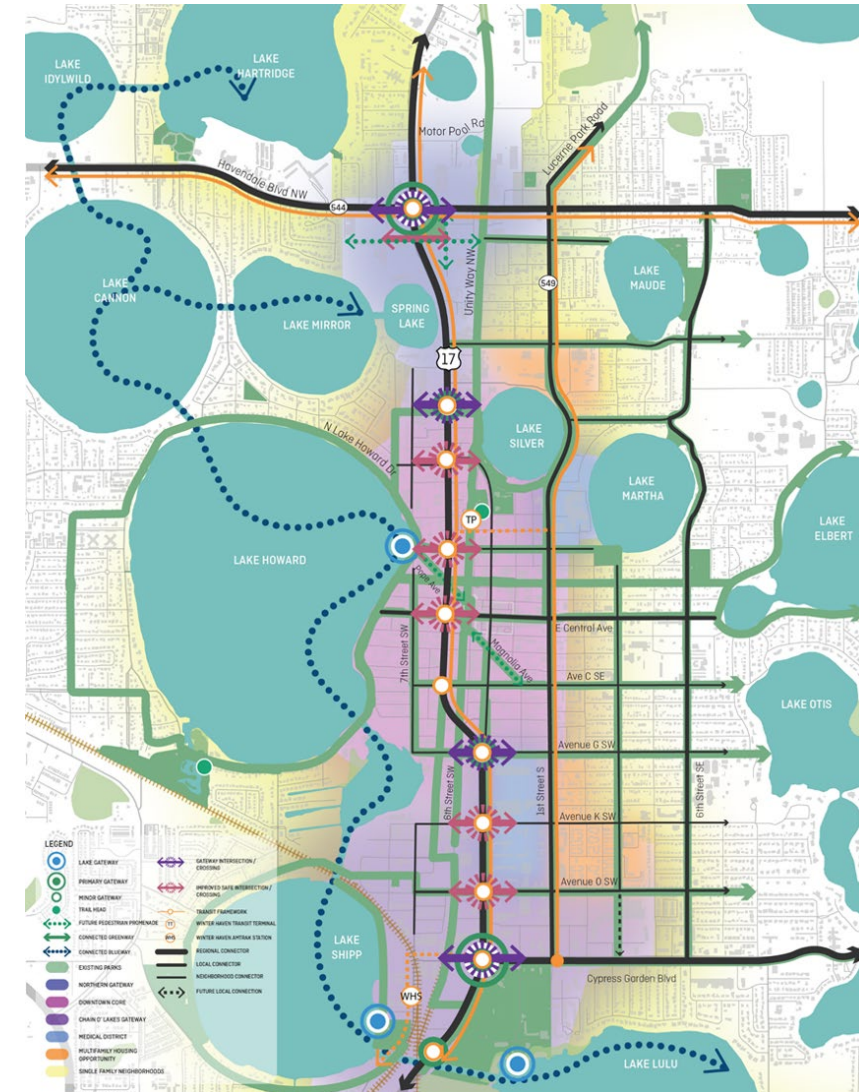
RENAISSANCE
PLANNING

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:

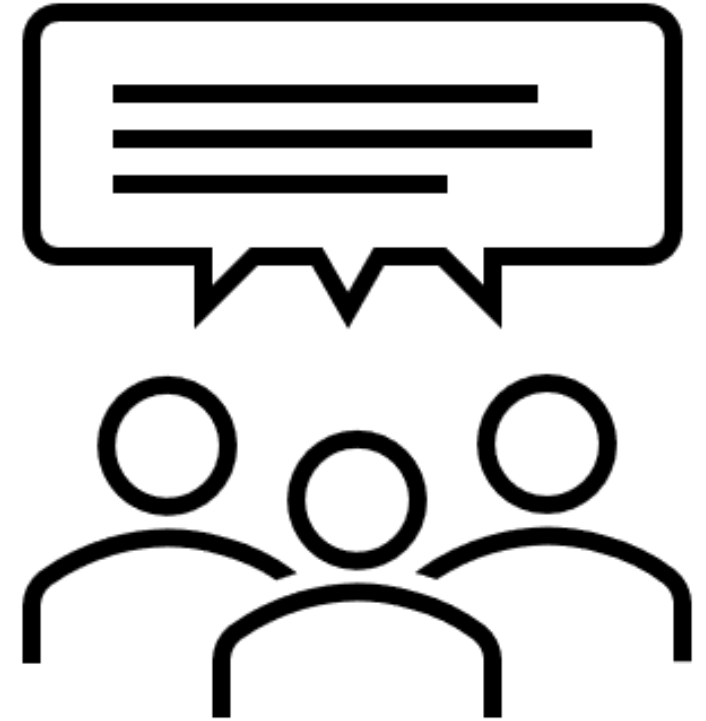
- Studio with Seminole County and City of Sanford staff
- Virtual interactive community workshop



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
- Virtual interactive community workshop
- Presentations to boards and agencies





RENAISSANCE
PLANNING

For additional information, contact:

Seminole County Planning Department staff
Renaissance Planning staff