

Excerpt from the Official Minutes of the 09/23/14 Seminole County Board of County Commissioners  
Agenda Meeting

Richard Wohlfarth, IBI Group Chief Operating Officer, addressed the Board to present a presentation for the Sanford SunRail Station. The PowerPoint Presentation and Final Draft Report for the SunRail Station Area Study Plan for Sanford were received and filed. He began by displaying and reviewing the Agenda and Project Overview. He continued reviewing the HUD Sustainable Communities Regional Planning Grant and the Project Overview relating to Extensive Outreach, Needs Assessment and Sanford SunRail Station Area Development Scenarios. Mr. Wohlfarth displayed and reviewed the Goals for the Sanford SunRail Station Area Plan; the Pros and Cons of the Site Context-Barriers; Site Context-Opportunities; What Works Best with TODs; and TOD Primer-Guiding Principles. He stated community outreach meetings were held and he reviewed the feedback and key messages from the community, developers and land owners.

Mr. Wohlfarth reviewed What They Learned with regard to the Housing Needs Study, Retail Market Needs Study, and Office and Industrial Market Needs Study. He stated they came up with three development scenarios (Connectivity, Development/Employment and Housing Overlay) for a new paradigm for growth and change to drive the transformation of the Sanford SunRail Station Area and he reviewed same. He displayed and reviewed the Regional Connectivity, Station Area Connectivity and Station Area Accessibility aerials for the Connectivity Scenario. He reviewed the SR 46 Eco-Industrial Innovation Cluster, Development Statistics and the Common and Unique Character Districts for the Development/Employment Scenario. He continued reviewing the Key Features, Development Statistics and the Common and Unique Character Districts of the Housing Growth Scenario.

Mr. Wohlfarth concluded by reviewing the six Key Implementation Recommendations and Strategies.

No one spoke in support or in opposition.

Commissioner Carey stated she would like to know how the Florida Department of Transportation (FDOT) sidewalk project for SR 46 will impact pedestrian and bicycle accessibility to the SunRail station and when the staff expects this project to happen. Brett Blackadar, County Engineer, addressed the Board to state utility relocations for the SR 46 Gateway sidewalk project have started and it should be done in 10 months to one year. He stated sidewalks will be installed on the south side where it gaps between Rinehart Road and Airport Boulevard. A 10-foot-wide sidewalk will be added on the north side and will act as a trail between the gaps from Rinehart Road to the SunRail station. In the area where

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they could not obtain enough property, sidewalks will be narrowed down to five feet, but wherever possible, 10-foot wide sidewalks will be installed.

Commissioner Carey stated she feels it is important that the County works on a Joint Planning Agreement (JPA) with the City of Sanford for this area. She added she would like staff to look at doing the administrative changes.

Upon inquiry by Commissioner Carey, Mr. Wohlfarth advised they have presented this to the City of Sanford. He stated the City is looking forward to working with the County and moving forward with this project. Commissioner Carey stated she feels that the four corners along Martin Luther King Blvd. are prime locations where something can happen along that area, and anything they can do to help move that along through the administrative process would be beneficial and help it happen.

Nicole Guillet, Acting County Manager, stated this study has been a parallel effort with the Altamonte Springs SunRail station study. Staff's intent is to receive feedback from the Board on this study so they can bring back their own internal implementation plan as well as some points that they feel need to be adjusted in the JPA with Sanford and the JPA with Altamonte Springs. She stated staff can also provide proposed policy revisions for the Comprehensive Plan and the Land Development Code (LDC). The transition from the Energy Overlay Zone to a TOD Overlay has already been in the works. Staff wants to get through the stationary studies before they wrap it up. The Board will not only see the overlays that would affect the existing Energy Overlay along 17-92 but also the areas around all four SunRail stations.

Commissioner Carey stated a public hearing for the Amendments to the Text of the Comprehensive Plan is being considered this afternoon and it may be better to continue that item until staff can revise all of the language at one time instead of doing that one piece at a time. She stated that FDOT has been discussing Persimmon with the communities and what happens when the auto train is loading. Rather than putting something else into the community that would divide it, they may need to check into how to bridge Persimmon. Airport Blvd. and Martin Luther King Blvd. go to the airport. The airport is growing as it has exceeded 2 million passengers last year. It is critical for those people coming from Volusia County to be able to use some type of transportation that goes straight to the Sanford Airport. She added she feels the Board needs to have some discussions with the Airport relating to transit connectivity.

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Commissioner Constantine stated he believes the City of Sanford is working with the developers to put in High Density Residential on property just east of the train station. He added this might be a genesis of attracting other development in this area.

Commissioner Horan stated he feels the key is the density and the sooner they have people living in that area, the quicker everything else will follow. Upon inquiry by Commissioner Horan, Mr. Wohlfarth advised there are about 25 to 30 major landowners comprising 300 to 400 acres that they can deal with around the SunRail station.

Commissioner Horan stated mixed income housing is going to be important in getting residents into that area. He stated they should do whatever they can to streamline the application and development process.

Chairman Dallari stated he feels that private industry is poised to help with the last mile of the SunRail stations and that should be addressed in the report. He added he feels that government is not the only one that provides bus services or other forms of transportation; the private industry also provides it. He stated he would like the definition of green to be included in the report as well.

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