

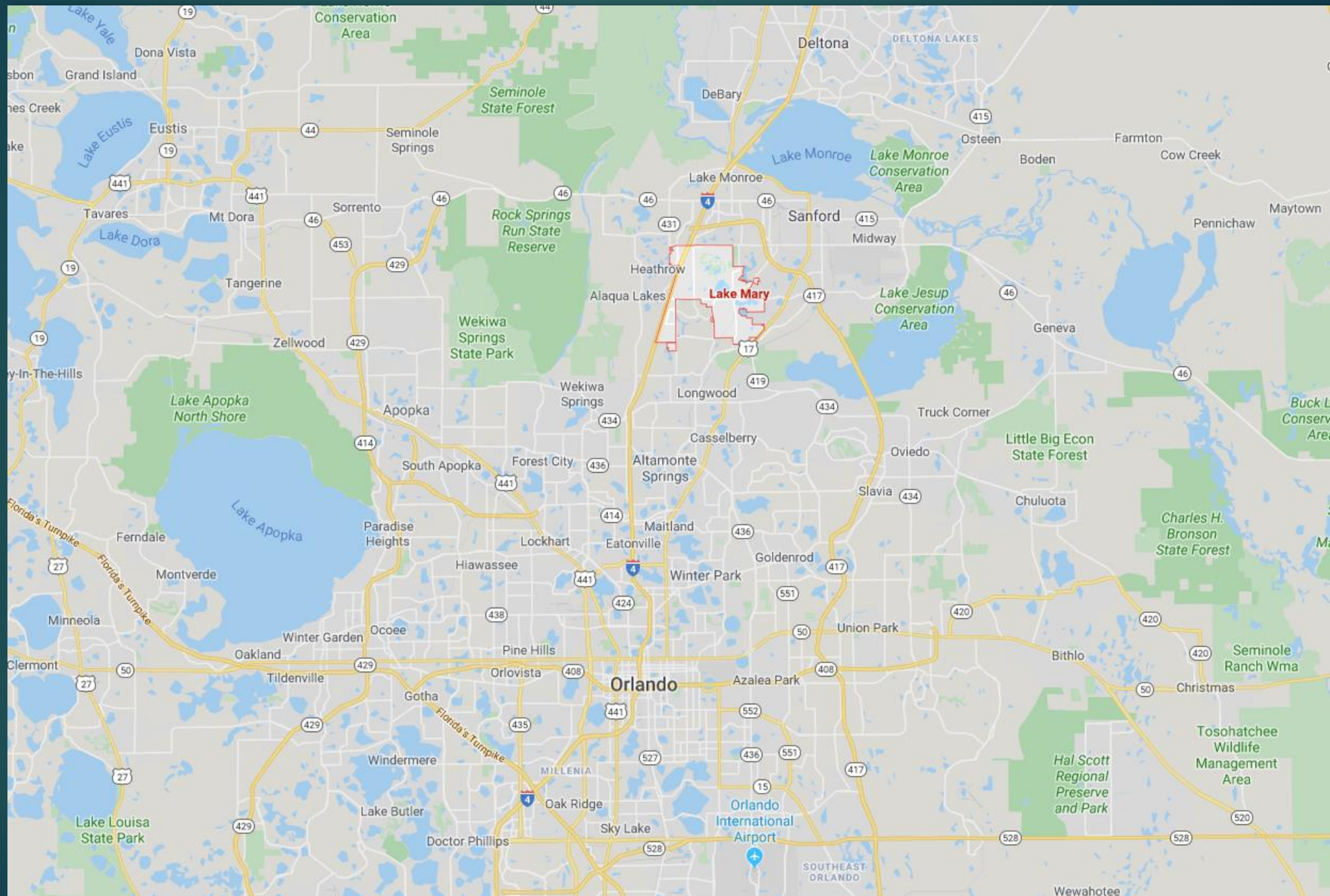


# CITY OF LAKE MARY

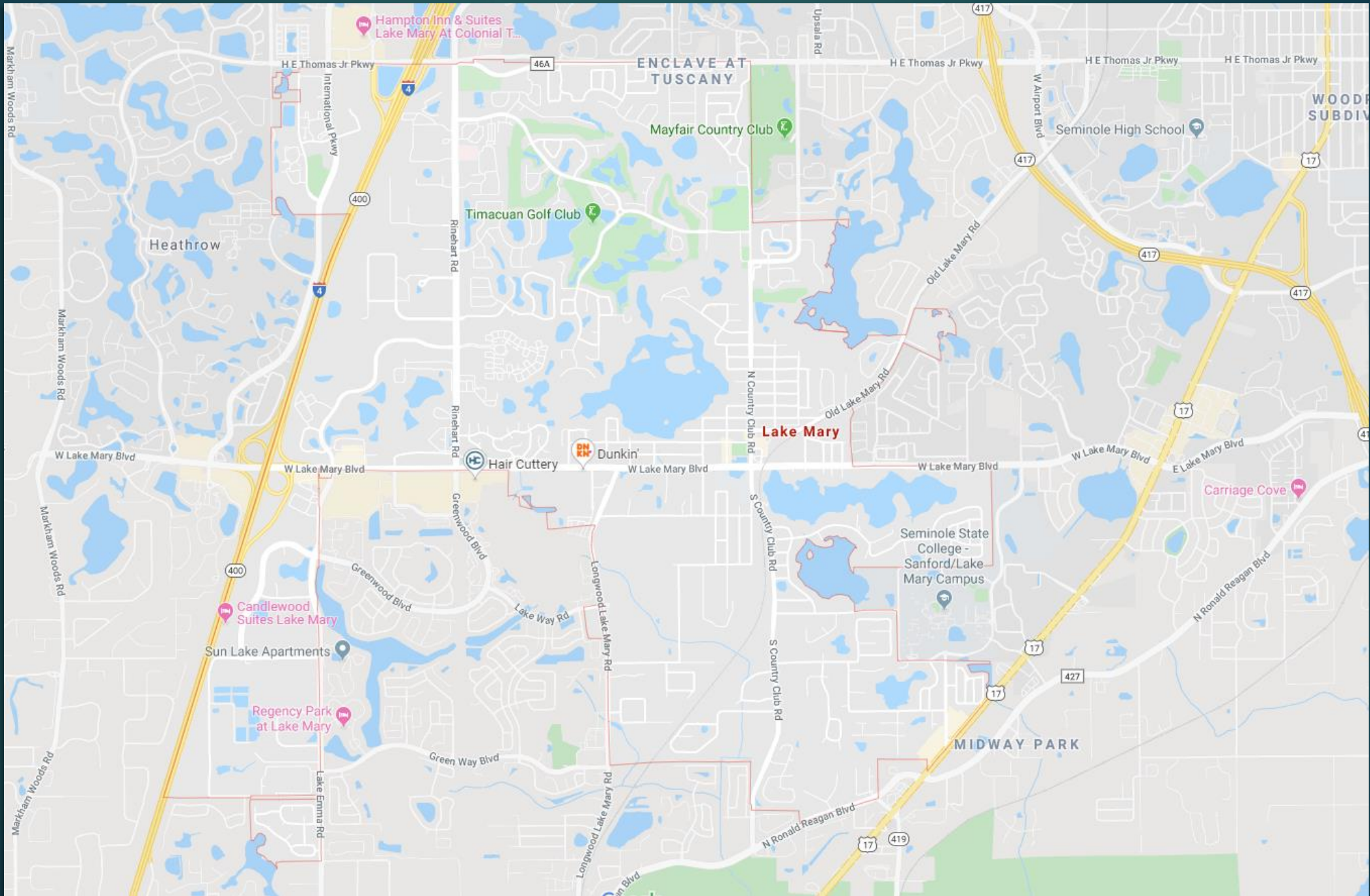
## Downtown Planning

OCTOBER 30, 2019

FORWARD PINELLAS







Hampton Inn & Suites  
Lake Mary At Colonial T...

ENCLAVE AT  
TUSCANY

Mayfair Country Club

Timacuan Golf Club

Heathrow

Seminole High School

WOODRIDGE  
SUBDIVISION

Lake Mary

Seminole State  
College -  
Sanford/Lake  
Mary Campus

Carriage Cove

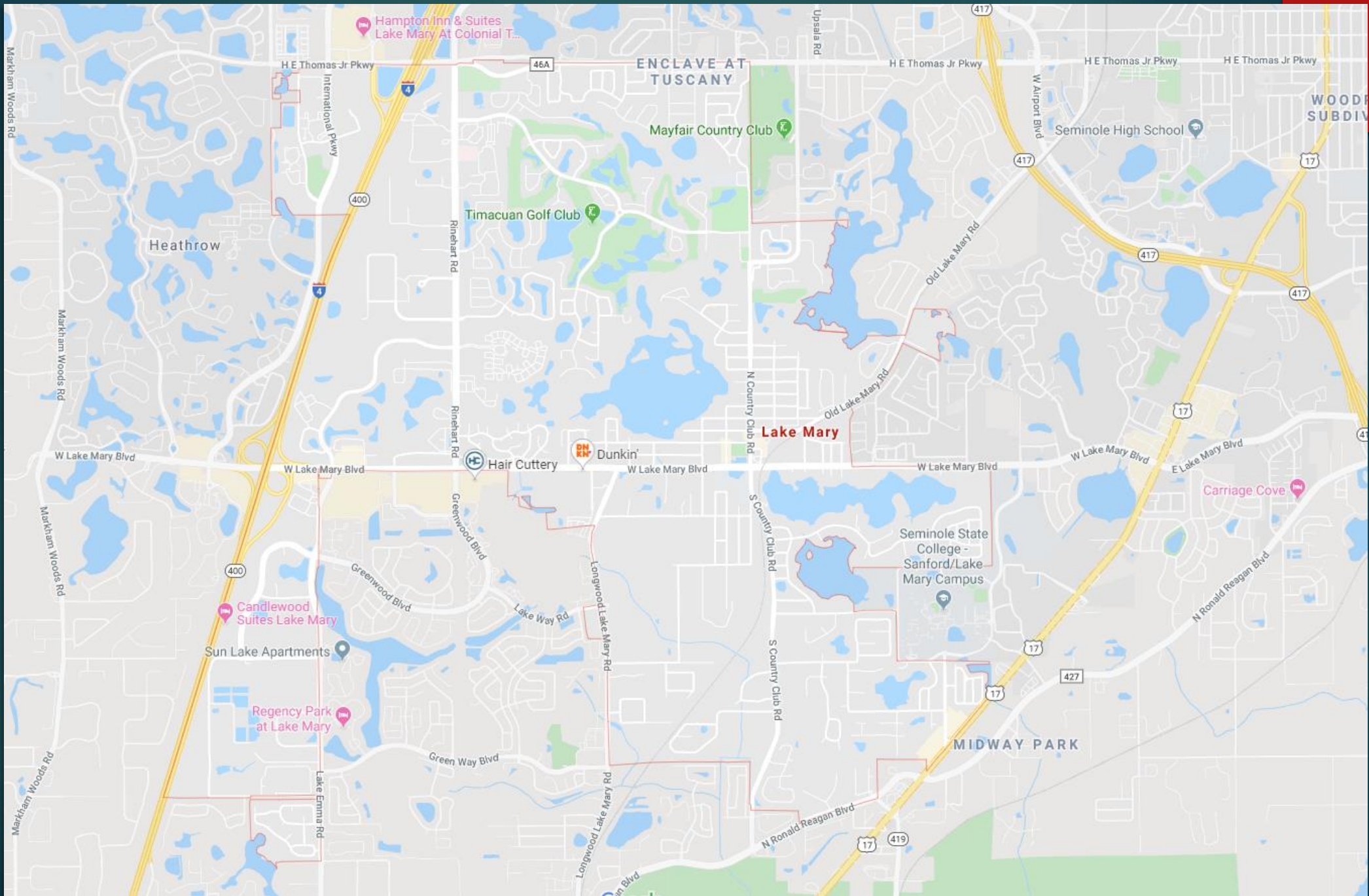
Candlewood  
Suites Lake Mary

Sun Lake Apartments

Regency Park  
at Lake Mary

MIDWAY PARK





Hampton Inn & Suites  
Lake Mary At Colonial T...

ENCLAVE AT  
TUSCANY

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at Lake Mary

MIDWAY PARK

WOODS  
SUBDIV



“You have to know the  
past to understand the  
present.”

DR. CARL SAGAN



# PLAT OF CRYSTAL LAKE WINTER HOMES SUBDIVISION

## SEMINOLE CO. FLA.

Location of Township 20 South, Range 20 East, Sec. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Comprising parts of Township 20 South, Range 20 East, Sec. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Also the 1/2 of lots 3 and 4 of Sec. 9, (mostly in Crystal Lake) A.E. Sjoberg, and Crowley to it being Lot 2, Sec. 9. Comprising 250 acres previously owned by Overstreet Surpentine Co. 10 R. Collins and Harmon and SA of S. Sjoberg, also the NW 1/4 of Sec. 10, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Sanford Florida, Fla.

Surveyors Certificate: I, the undersigned Surveyor, do hereby certify that the Revision of a Plat of the same lands made June 20, 1916, recorded in Plat Records, Seminole Co. Fla. Book Clerk Circuit Court, Plat Records, Survey: Covers SE 1/4 of Sec. 8, and all of Sec. 9 (E. 1/2 N. 20 E. of W. 34 E. of Sec. 14 and S. 1/2 of S. W. 1/4 of S. E. 1/4 of Sec. 9, and all in T. 20 S., R. 20 E. 1/2) and the following Streets: - all streets are 66 feet wide, excepting 1st St. which is 55 feet. ALLEYS: - All alleys are 30 feet wide and for lighting circuits, telephone, sewer and water service, and in order to protect the streets and avenues. AVENUES: - All AVENUES which are 1/2 mile long, 120 feet wide. Lots: - Regular lots are 33 feet wide by 125 feet deep, with the exception of the lots to be inserted to show width for 1st St. on the West side of the survey line. IRREGULAR LOTS: - These consist of PARK AND PUBLIC lots they represent. Water fronts, or plots of ground laid out for WHARVES, BOATHOUSES, DOCKS, BUOYS, ANCHORAGE, and if some of these have land attachments, others are completely in the waters of CRYSTAL LAKE, and are used to designate the same and these privileges are in the nature of grants of Water Shore Connections for lot owners, and especially the ones back of and this layout has been made at the direction of the owners, and the same arranged substantially as authorized, and in

Witness my hand and seal this 20th day of August, 1920.

G. A. Nelson, A. G. S. County Clerk

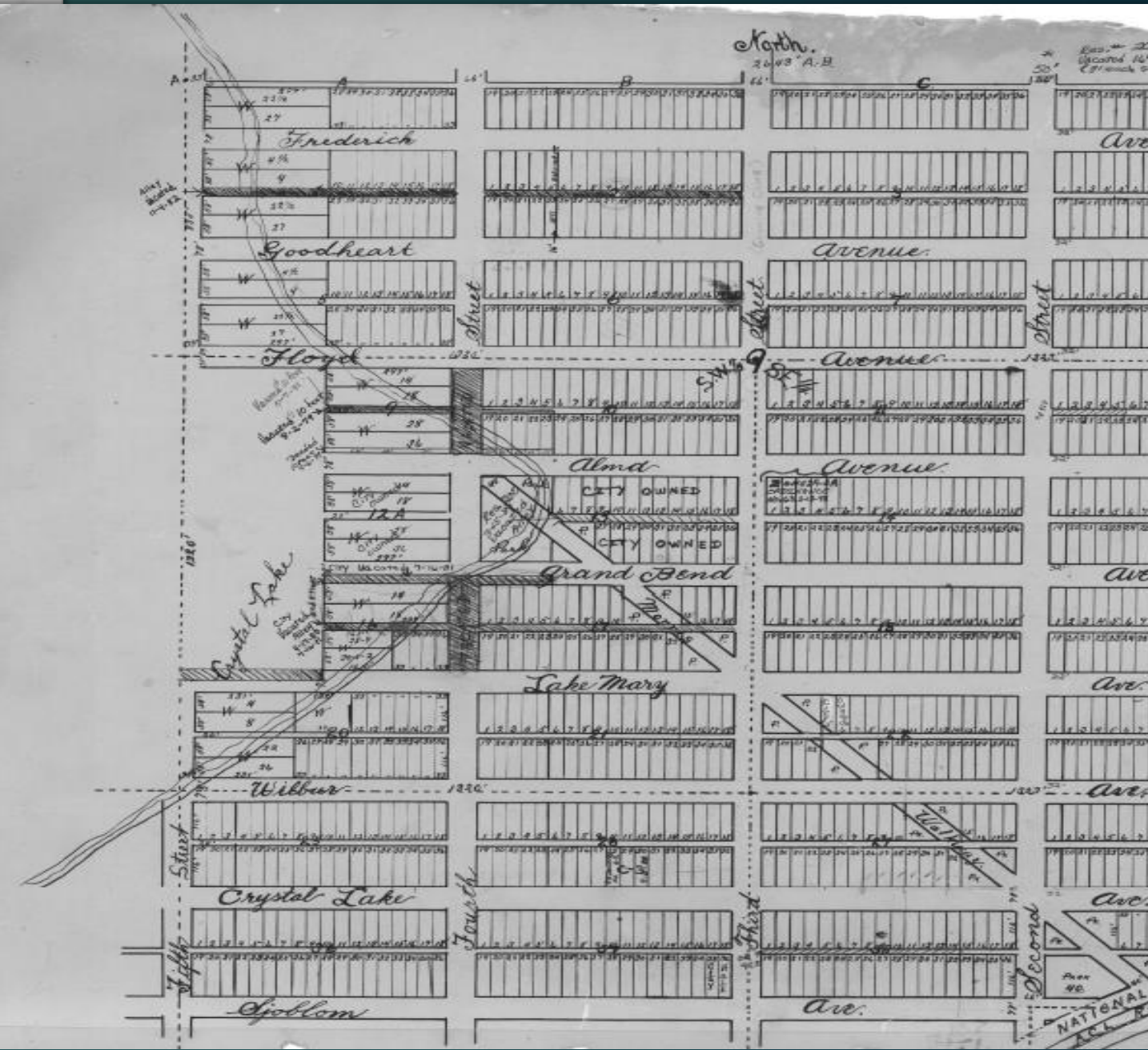
DEDICATION: - This is to certify that the undersigned owner of the foregoing described lands, and as shown subdivision, to be hereinafter known as the CRYSTAL LAKE WINTER HOMES, of LAKE MARY, FLA. does hereby dedicate their use and convenience forever, to have and to hold for the use as set forth, all STREETS, AVENUES, ALLEYS, and testimony whereof, We the undersigned owners have hereunto set our hands and seals this 20th day of August, 1920.

County of Seminole, State of Florida.

Before me the Clerk of Circuit Court, in and for the County of Seminole, State of Florida, (with acknowledgments) appeared A. E. Sjoberg, and his wife, Emma C. Sjoberg, the persons who are created in and in wife's name they appear on the Seminole Co. Clerk's Records, and who now at their own volition title and interest in said STREETS, AVENUES, ALLEYS, as above, and accord all reasonable rights to the PARK and are accorded in law, and who acknowledge their signatures to said DEDICATION as above. In testimony whereof, I have hereunto set my hand and seal this 20th day of August, 1920.

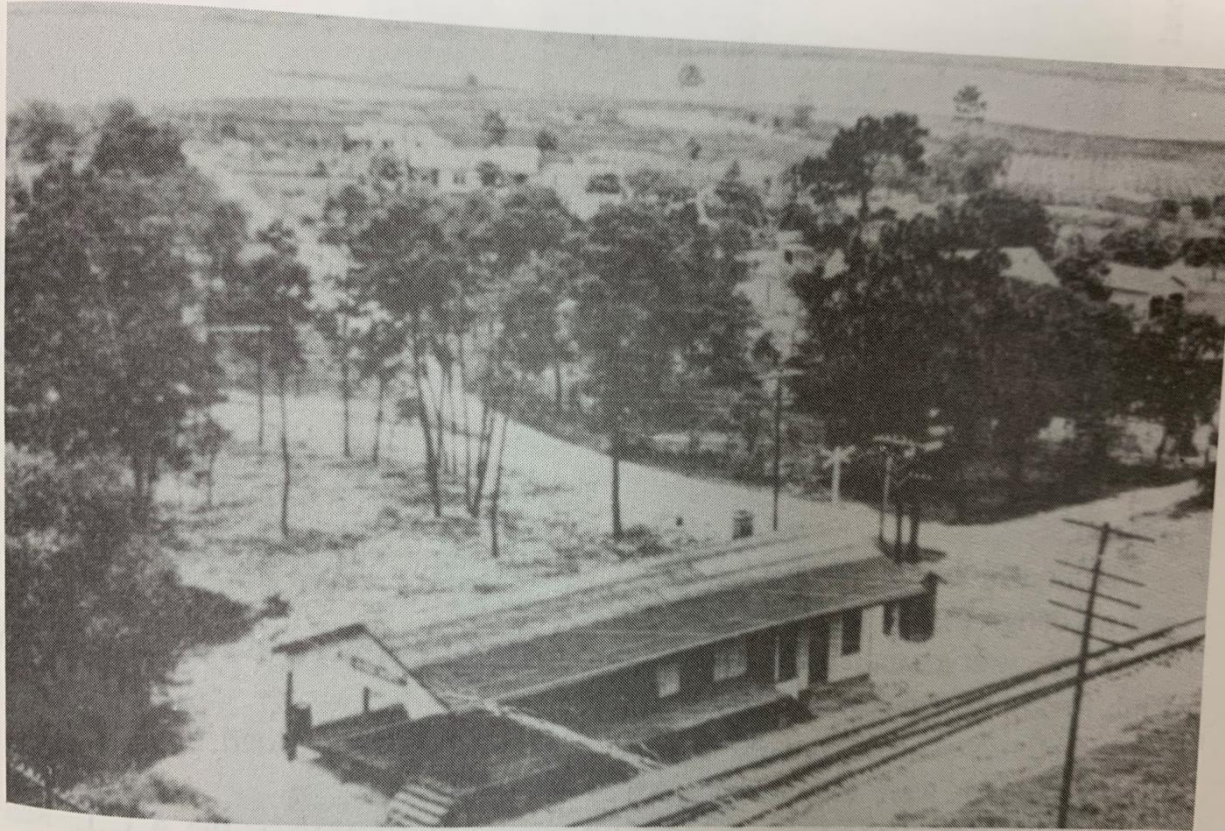
Office of Clerk of Circuit Court for Seminole Co. Fla. a facsimile of this plat entered for record in this Office this 24th day of Aug. 20, 1920. And Recorded in Plat Book 2 pages 148-156 on the 18th of Sept. A. D. 1920.

A. Douglas, Clerk of Circuit Court, Seminole Co. Fla.





# 1920's



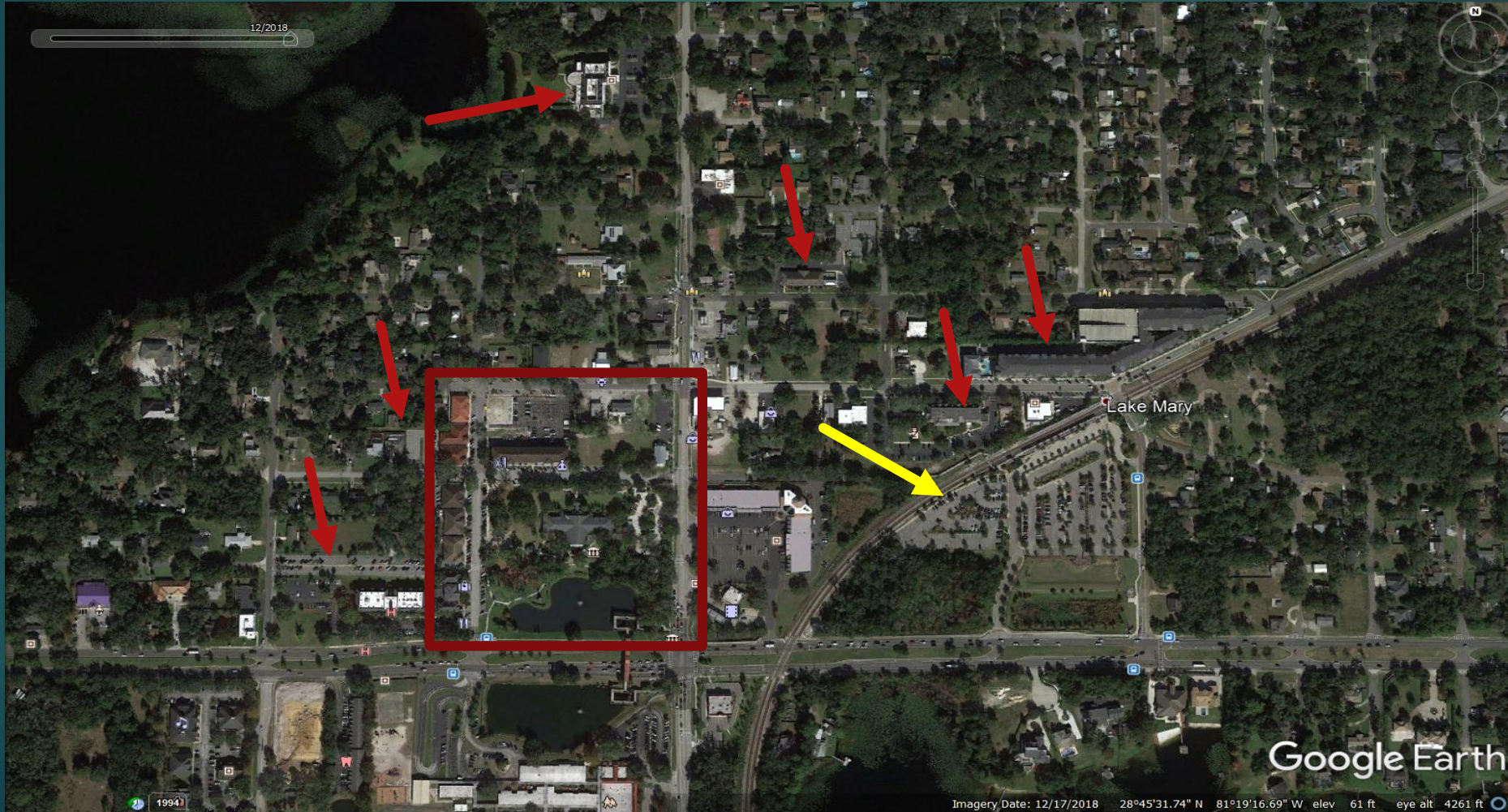
Lake Mary ACLRR depot, Palmetto St. in center, as seen from water tank.

# 1994





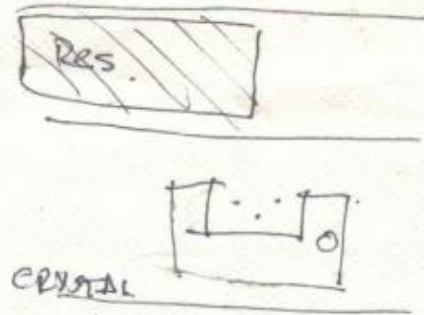
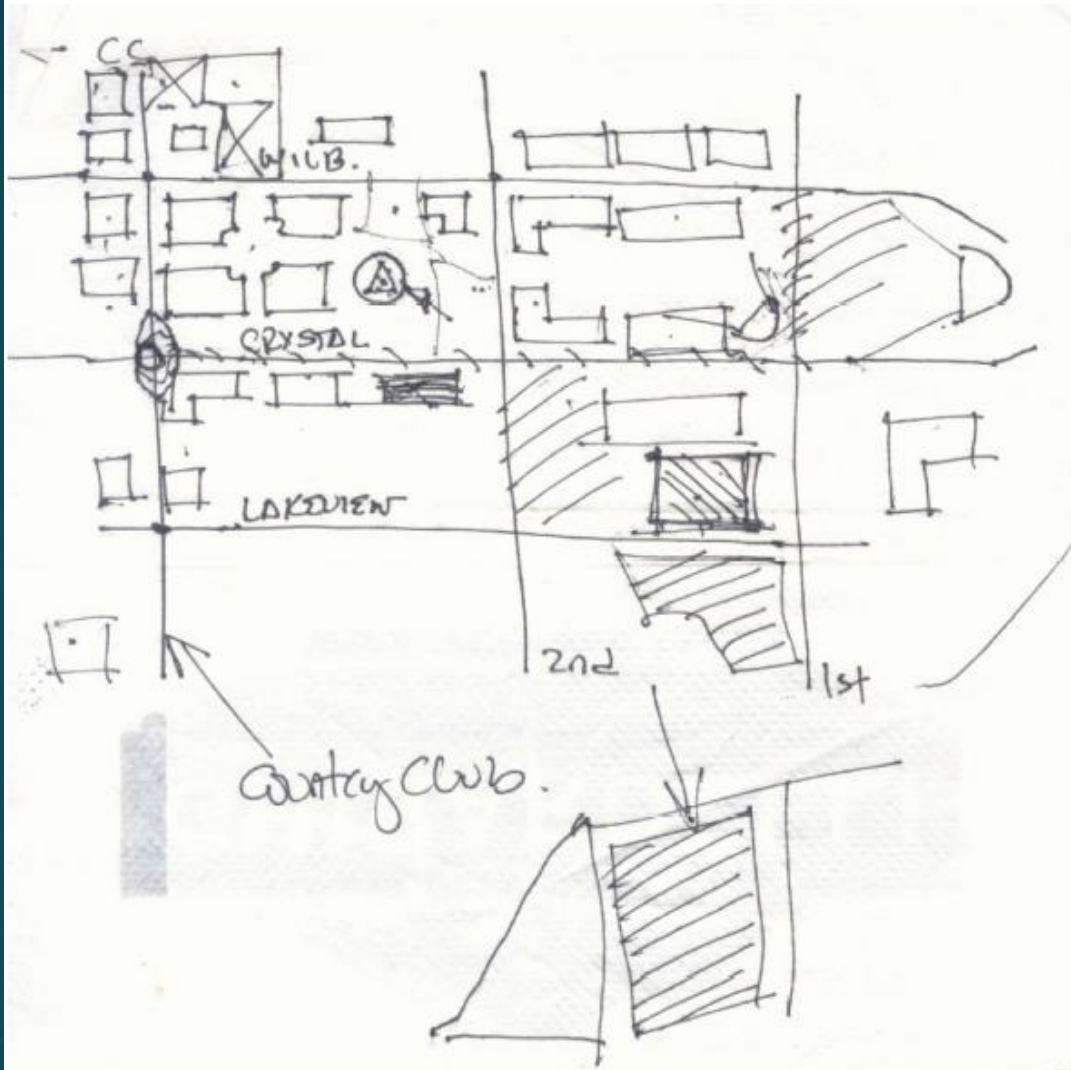
# 2018



# Urban Planning

- ▶ All of this history, how has the Planning Division dealt with creating regulations to promote the Downtown Development District, SunRail, etc.?





*Van Gaster*

*Michael J. Blum*

*James Lee*

*J. Ormae*

City of Lakemary  
Downtown Master Plan

6/21/01

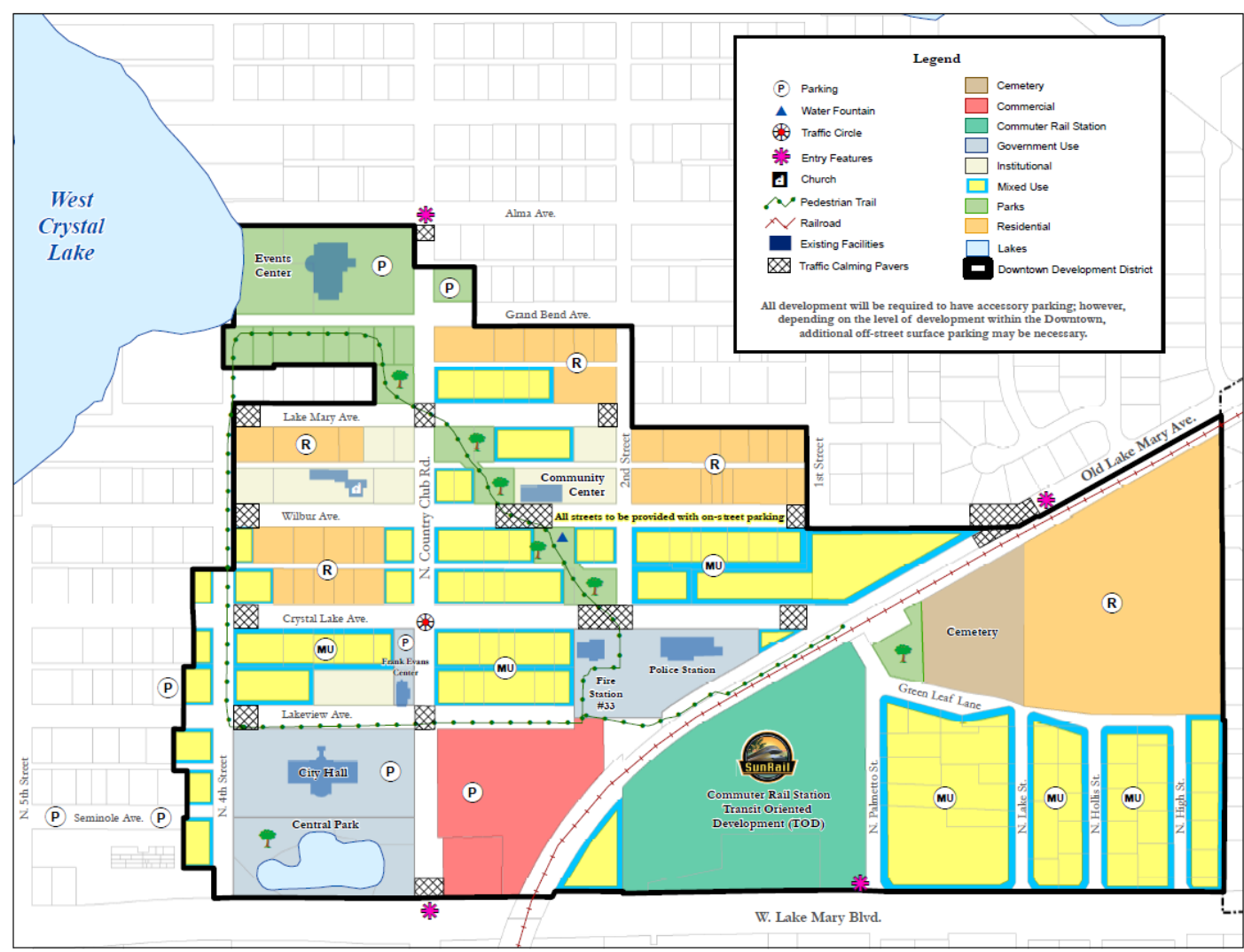
@ 8:19 PM

in WPB, Fla.

*Jan J. Jernigan*  
2001

*Jim Thompson*

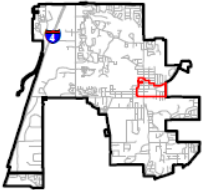
# Downtown Master Plan



City of  
Lake Mary

## Downtown Master Plan

Location Map



Prepared by: City of Lake Mary  
Community Development  
Department



# Existing Downtown TOD Plan

## Master Vision Plan B

6

MASTER VISION PLAN B



- |                                     |  |   |                          |
|-------------------------------------|--|---|--------------------------|
| 1 Commercial/Mixed-Use              | 12 Lake Mary Institute/Strategic Partnership | 13 Aquatic and Multi-Arts/ Multi-Use Community Center | 14 Lake Mary Cemetery    |
| 2 Mixed-Use Commercial/ Residential | 13 Parking Garage                            | 14 Lake Mary City Hall                                | 15 History Center        |
| 3 Village Lofts                     | 14 Lake Mary Police Station                  | 15 Religious  | 16 Amphitheater          |
| 4 Live-Work Homes                   | 15 Lake Mary Fire Station                    | 16 Residential  | 17 Commuter Rail Station |
|                                     |  |   | --- Modified             |

City of Lake Mary  
 Downtown Design Standards  
 100% Draft Document 12-15-09  
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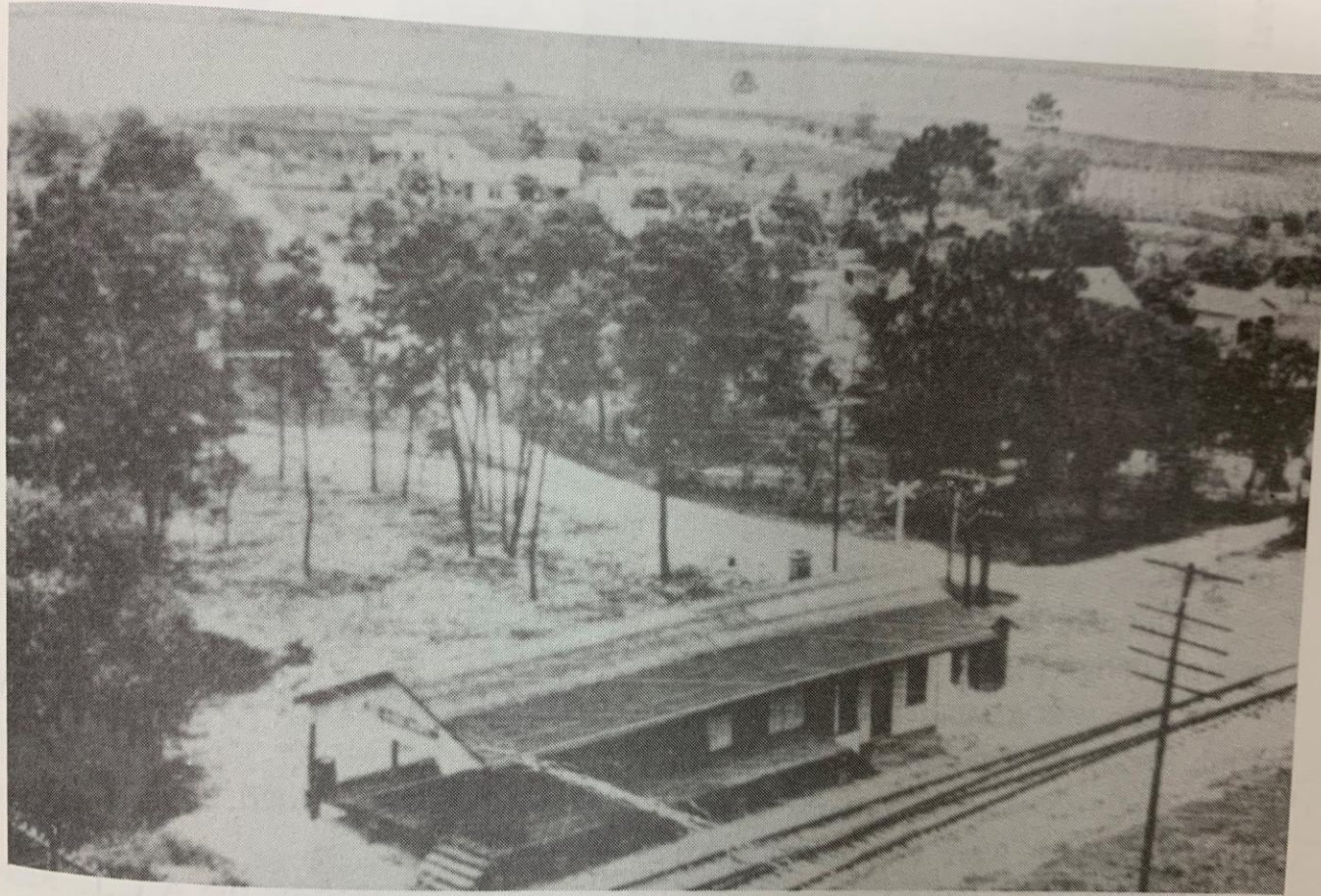


# Regulatory Table





# REMEMBER... 1920's



Lake Mary ACLRR depot, Palmetto St. in center, as seen from water tank.



# NOW





# Streetview Progress



1st. St. and E. Crystal Lake Ave.  
November 2007 (Google Street View)



1st. St. and E. Crystal Lake Ave.  
July 2018 (Google Street View)



# NOW





# NOW

[#transit](#)

[#tod](#)



[#choochoo](#)

[#coffee](#)

***All in the suburbs!***

# Accomplishments

- ▶ First TOD project outside of Downtown Orlando along SunRail line
- ▶ Busiest SunRail station in Seminole County several years running
- ▶ Improved pedestrian connectivity from SunRail
- ▶ Central Park voted Top Four Great Place in Florida by the Florida Chapter of the American Planning Association
- ▶ Private investment in the Downtown is nearing \$100 million





# More Progress is Coming



Dwell at Lake Mary

# Existing Downtown TOD Plan

**City of Lake Mary**  
Downtown Design Standards  
100% Draft Document 12-15-09  
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**12-15-09**

**Full TOD Option**

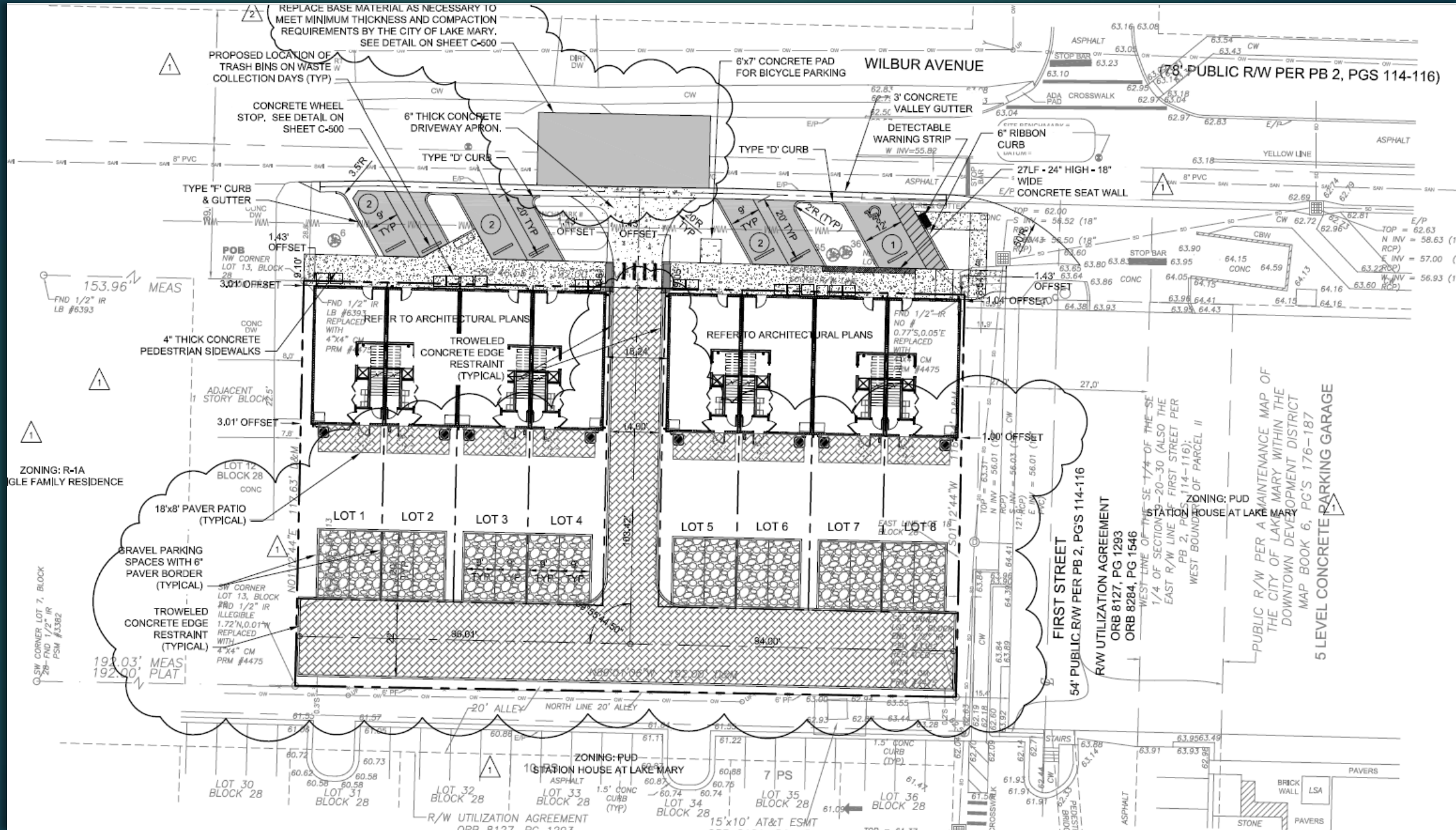
1 Commercial/Mixed-Use	2 Lake Mary Institute/Strategic Partnership	3 Aquatic and Multi-Arts/Multi-Use Community Center	4 Lake Mary Cemetery
2 Mixed-Use Commercial/Residential	2 Parking Garage	10 Lake Mary City Hall	14 History Center
3 Village Lofts	2 Lake Mary Police Station	11 Religious	15 Amphitheater
4 Live-Work Homes	2 Lake Mary Fire Station	12 Residential	16 Commuter Rail Station

--- Modified

**City of Lake Mary**  
Downtown Design Standards  
100% Draft Document 12-15-09  
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MASTER VISION PLAN B





REPLACE BASE MATERIAL AS NECESSARY TO MEET MINIMUM THICKNESS AND COMPACTION REQUIREMENTS BY THE CITY OF LAKE MARY. SEE DETAIL ON SHEET C-500

PROPOSED LOCATION OF TRASH BINS ON WASTE COLLECTION DAYS (TYP)

CONCRETE WHEEL STOP. SEE DETAIL ON SHEET C-500

6" THICK CONCRETE DRIVEWAY APRON.

TYPE 'D' CURB

6'x7' CONCRETE PAD FOR BICYCLE PARKING

WILBUR AVENUE

3' CONCRETE VALLEY GUTTER

DETECTABLE WARNING STRIP W INV=55.82

6" RIBBON CURB

27LF - 24" HIGH - 18" WIDE CONCRETE SEAT WALL

78' PUBLIC R/W PER PB 2, PGS 114-116)

TYPE 'F' CURB & GUTTER

POB NW CORNER LOT 13, BLOCK 28

MEAS 153.96' FND 1/2" IR LB #6393

4" THICK CONCRETE PEDESTRIAN SIDEWALKS

REFER TO ARCHITECTURAL PLANS  
TROWELED CONCRETE EDGE RESTRAINT (TYPICAL)

REFER TO ARCHITECTURAL PLANS  
TROWELED CONCRETE EDGE RESTRAINT (TYPICAL)

ZONING: R-1A SINGLE FAMILY RESIDENCE

ADJACENT STORY BLOCK 28

18'x8' PAVER PATIO (TYPICAL)

GRAVEL PARKING SPACES WITH 6" PAVER BORDER (TYPICAL)

TROWELED CONCRETE EDGE RESTRAINT (TYPICAL)

MEAS 192.03' 192.00'

LOT 1 LOT 2 LOT 3 LOT 4

LOT 5 LOT 6 LOT 7 LOT 8

FIRST STREET  
54' PUBLIC R/W PER PB 2, PGS 114-116

R/W UTILIZATION AGREEMENT  
ORB 8127, PG 1293  
ORB 8284, PG 1546

WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 9-20-30 (ALSO THE EAST R/W LINE OF FIRST STREET PER PB 2, PGS 114-116); WEST BOUNDARY OF PARCEL II

ZONING: PUD  
PUBLIC R/W PER A MAINTENANCE MAP OF THE CITY OF LAKE MARY WITHIN THE DOWNTOWN DEVELOPMENT DISTRICT MAP BOOK 6, PGS 176-187  
5 LEVEL CONCRETE PARKING GARAGE

20' ALLEY NORTH LINE 20' ALLEY

ZONING: PUD  
STATION HOUSE AT LAKE MARY

LOT 30 BLOCK 28

LOT 31 BLOCK 28

LOT 32 BLOCK 28

LOT 33 BLOCK 28

LOT 34 BLOCK 28

LOT 35 BLOCK 28

LOT 36 BLOCK 28

R/W UTILIZATION AGREEMENT ORB 8127, PG 1293

15'x10' AT&T ESMT

**DENIED**

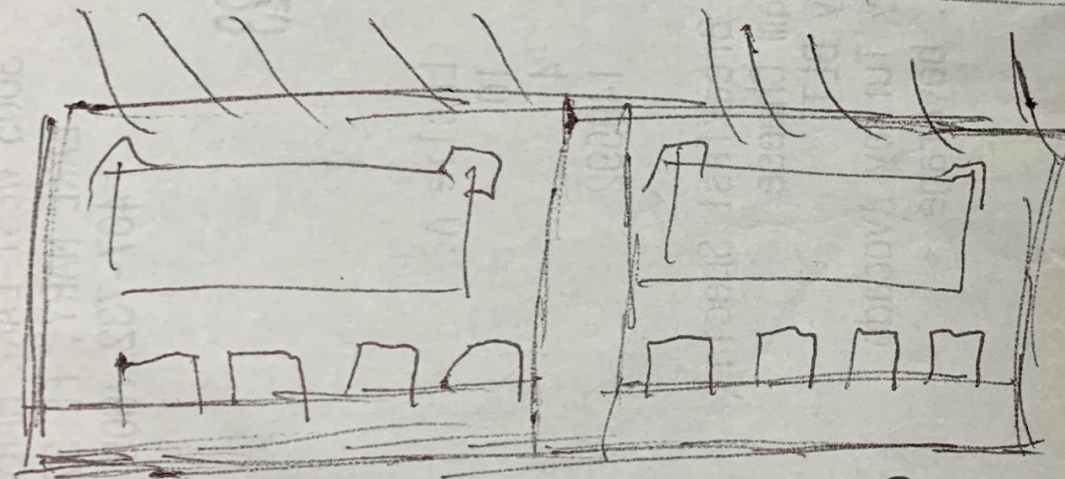




-Context

Worregy 40 F

Price Expectations ==> Drive Density



- TOD Shed
- Stormwater
- 
- 

- FF -> Design

- GB (START)

Find ?

Nice Pics

10/19/18

Sketch Room

# Where Do We Go From Here?

- ▶ Is the Downtown Master Plan and TOD Vision Plan context sensitive enough to allow for neighborhood level redevelopment?
- ▶ Should the Neighborhood Beautification Grant program be revisited to include neighborhoods and commercial properties within the Downtown boundaries?
- ▶ Is a Market Study needed to analyze the maximum build out potential?



# Regulatory Table



TOD Density Bonus  
TDR's Master Plan DDD

# Downtown Visualization Tool



A new way to understand context sensitive development and help in future decision making.

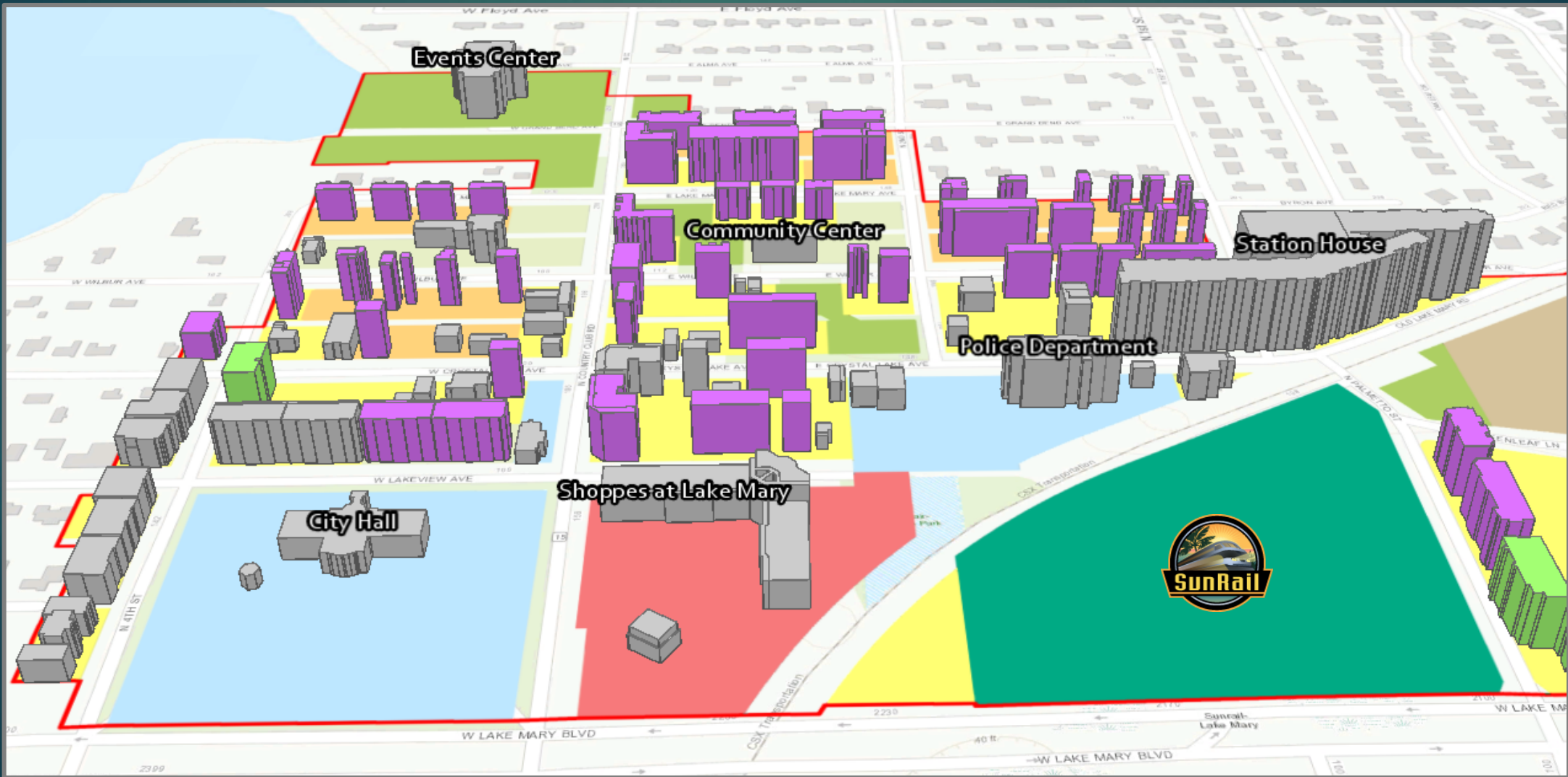


# Downtown Visualization Tool

## Existing Condition



# Downtown Visualization Tool Maximum Build Out (West)





# Downtown Visualization Tool Max Build Out (East Village)

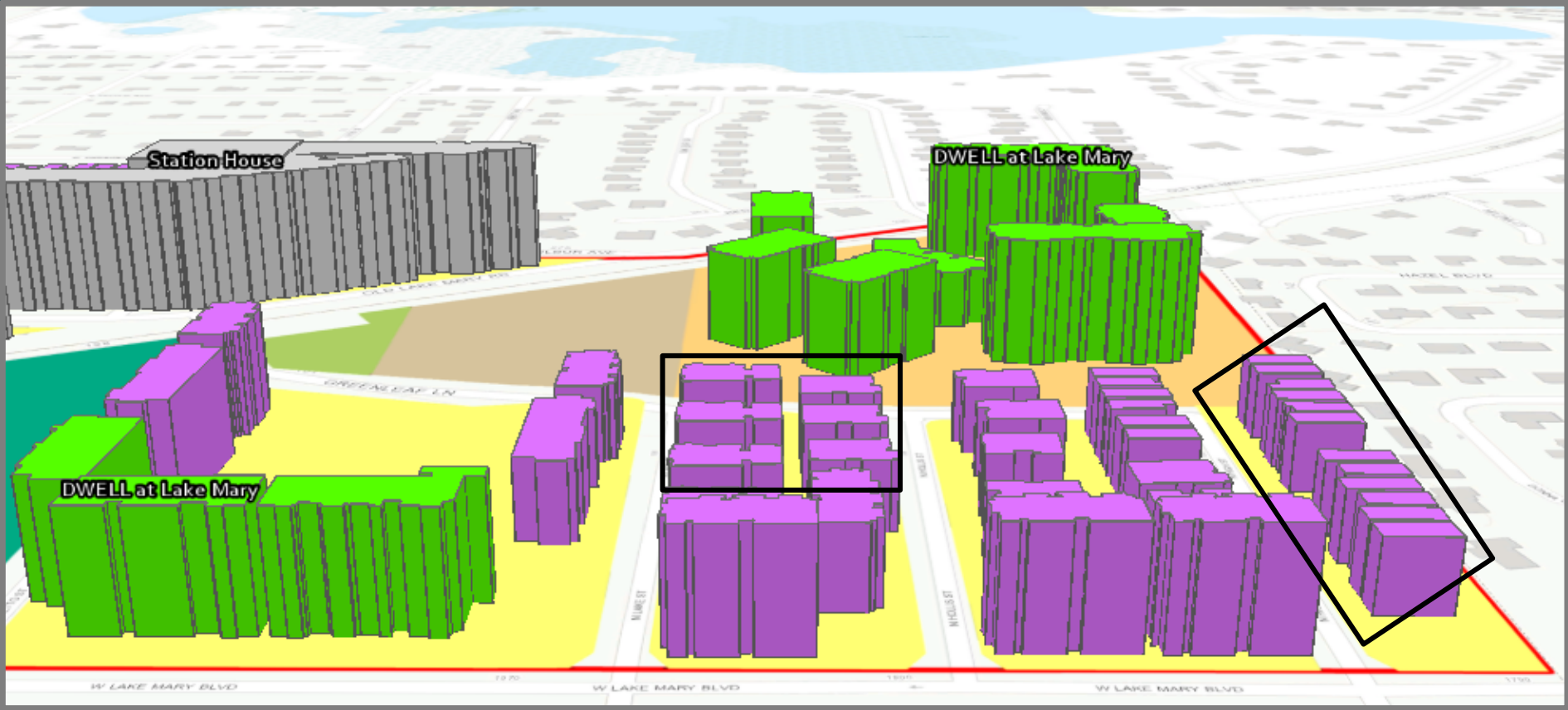


# Downtown Visualization Tool West – Context Sensitive





# Downtown Visualization Tool East Village – Context Sensitive

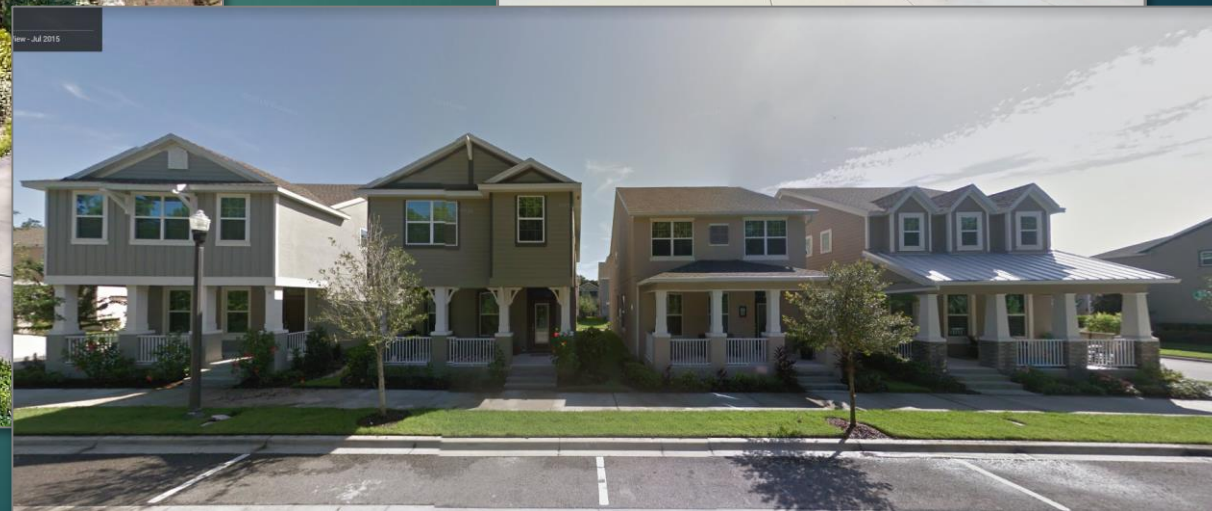


# Scenario 3 - Profile





# Context Sensitive Bungalows & Townhome Examples

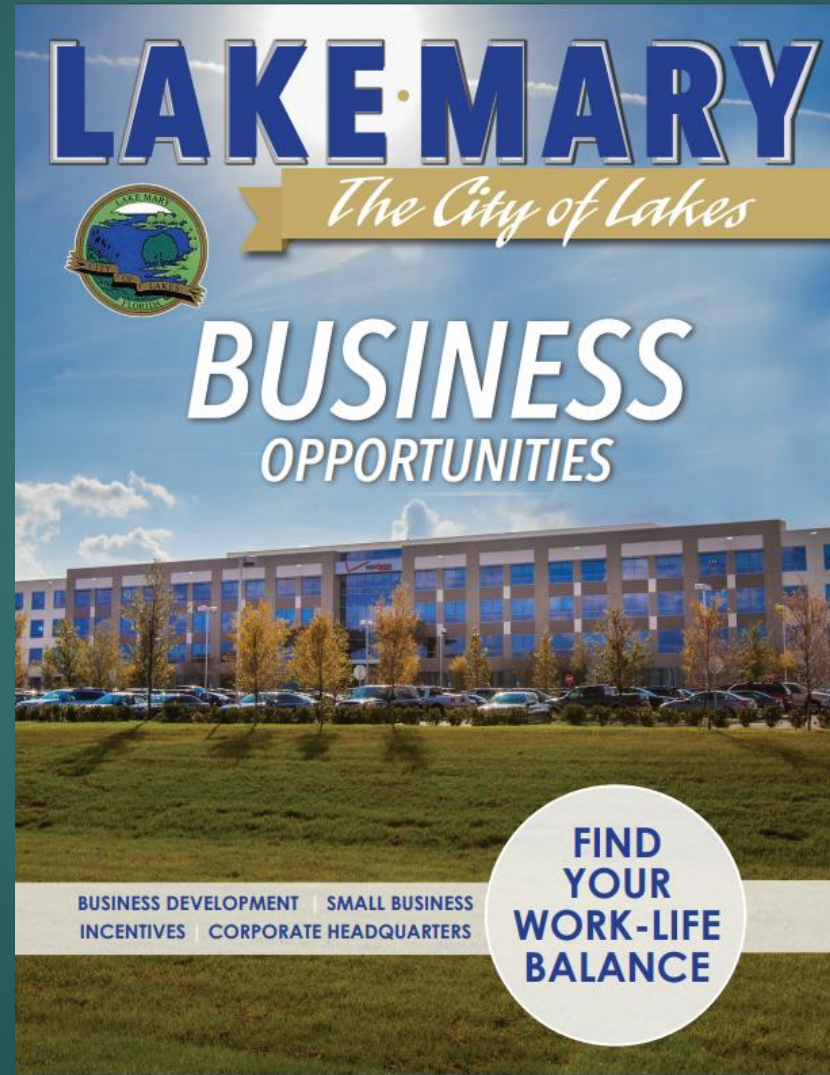


# Potential Master Plan Adjustments

- ▶ Adjusting some mixed used areas to residential/ single-use
- ▶ Defining maximum heights in certain areas
  - ▶ Reducing heights as we move away from the SunRail station
- ▶ Adding illustrative and architecturally sensitive guides to the code
- ▶ Introducing different types of housing products
  - ▶ Single Family Bungalow Housing
  - ▶ Two Story townhomes
  - ▶ Two Story Mixed Use Product
- ▶ Maintaining existing housing stock



# Downtown Opportunities Guide



# Additional Considerations

- ▶ Stormwater will continue to be a challenge for small lot redevelopment.
- ▶ The Stair Step Parks System will need a full design – this impacts the future of stormwater in the Downtown.





# TOD – Lessons Learned

- ▶ Community buy-in is key, but could also be “forgotten”
- ▶ Market research is helpful
- ▶ Public-Private Partnerships may be necessary
- ▶ Traditionally low-density communities may have TOD growing pains
- ▶ Include “missing middle” housing to encourage variety in density
- ▶ Code visualization can better help tell the story related to TOD
- ▶ Connectivity to other modes and other land uses is paramount
  - ▶ “Last Mile Connection”

# Questions ?

▶ Stephen Noto, AICP  
[snoto@lakemaryfl.com](mailto:snoto@lakemaryfl.com)

▶ Krystal Clem, AICP, GISP  
[kclem@lakemaryfl.com](mailto:kclem@lakemaryfl.com)