



CITY OF LAKE MARY

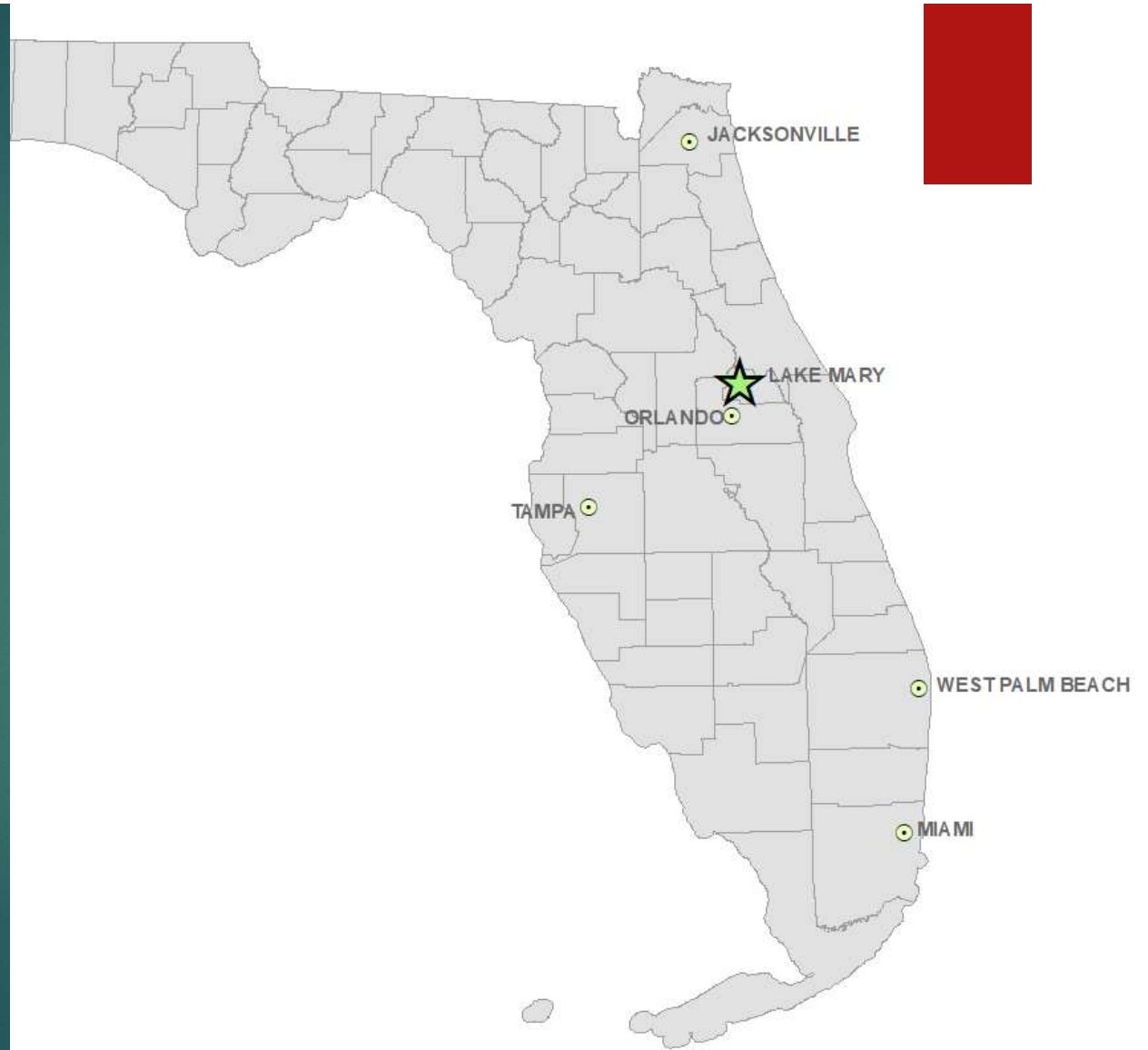
Downtown Planning

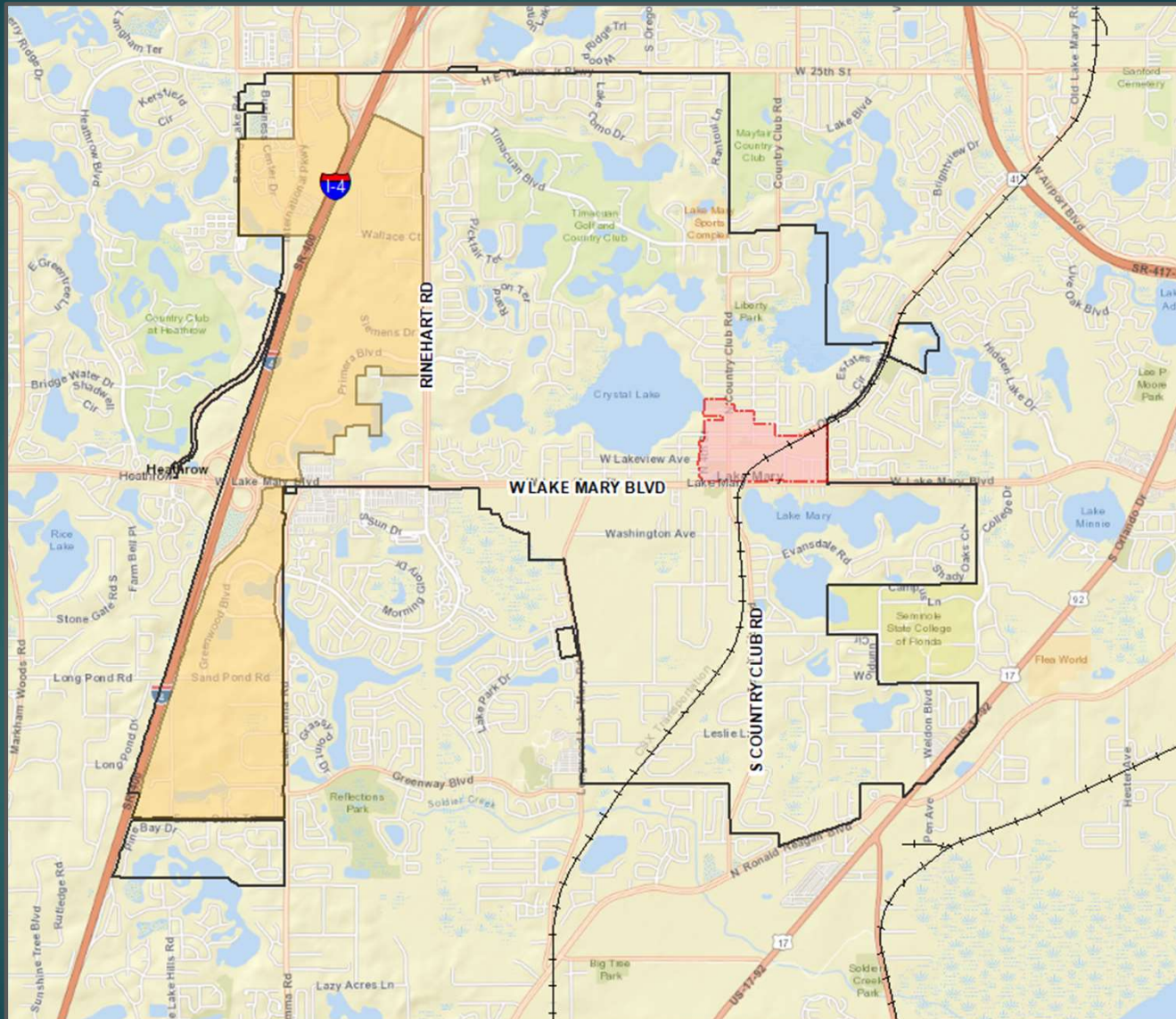
OCTOBER 30, 2019


FORWARD PINELLAS

Lake Mary

- ▶ Location
- ▶ 9.9 sq. miles
- ▶ Population 16,538
- ▶ SunRail Station
- ▶ Sought after location for families
 - ▶ Employment center
 - ▶ Great schools
 - ▶ Close proximity to Orlando







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

DR. CARL SAGAN

CRYSTAL LAKE - WINTER HOMES

SUBDIVISION

1920

SEMINOLE CO. FLA.

Location of
Comprising parts of S. 20
Township 20 South, of Range
From Lands to Lots: for
S.E. 1/4 of S.E. 1/4 Sec. 8, Tp. 20, R. 20,
S. 20, R. 20. Comprising the lands of
J.W. Luck, J.M. Bruns, and the Queen
1800. Less school lot situate in S.E.

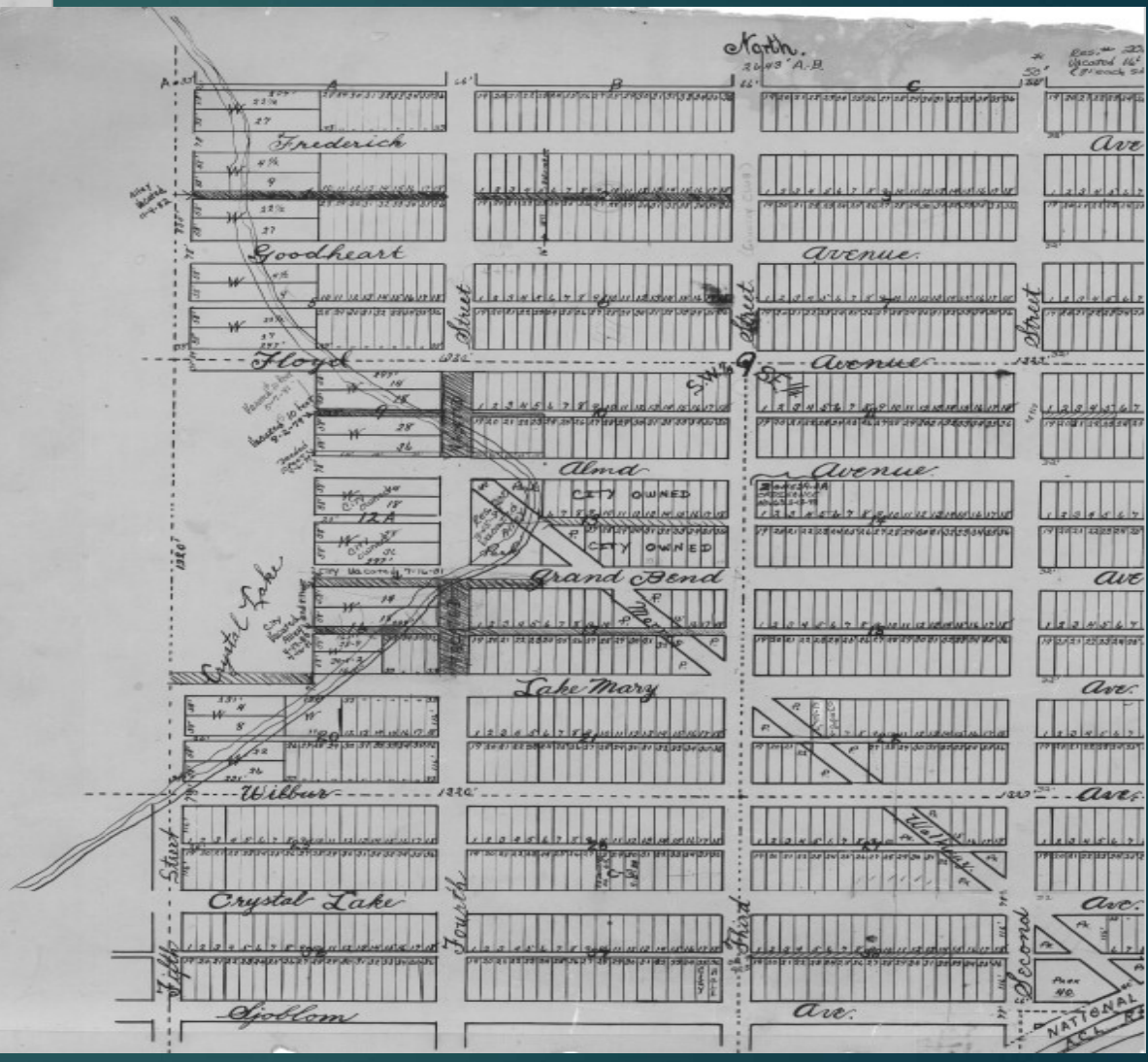
Also the 3/4 of lot 3 and 4 of Sec. 9, Tp. 20, R. 20, (mostly in Crystal Lake) A.E. Spillman, and Copulley, to A. H. King
Lot 5, Sec. 9. Comprising 15.0, previously owned by DuPont & Seminoles Co., 10.0, C. G. and J. H. and S. of S. 20,
S. A. E. Spillman, Also the NW 1/4 of S.E. 1/4, 32.72 in Spillman, 32.80 in Luck, all transferred to A. H. King
Also NW 1/4 of S.W. 1/4 of S.E. 1/4 of S. 20, R. 20, Tp. 20, R. 20, including Church and public grounds, 12 acres in
the transfer of this entire amount of lands into the Subdivision above named - 128 acres of 16 lots in the western

Sanford Florida, Fla.
Surveyors Certificate: The undersigned Surveyor do hereby certify that
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 CORRECTION SE 1/4 Sec. 8 and all of Sec. 9 (EXCEPT ROAD OF W. H. A.
Sec. 9 and 1/4 and 3/4 of S.W. 1/4 of S.E. 1/4, and all S.E. 1/4 of S.W. 1/4, and all in Township 20 South) and the following
STREETS - all streets are 66 feet wide, excepting 1st St. which is 32 feet. ALLEYS - all alleys are 30 feet wide on
all lighting circuits, telephone, sewer and water service, this in order to protect the streets and avenues. AVENUES - all
AVENUES which are 100 feet wide, 1/2 mile long, 33 feet wide by 1/2 mile long, with the exception of the lots to
be added to allow width for 1st St. on the West side of the survey line. IRREGULAR LOTS - these consist of, PARK AND PUBLIC
the plat they represent. Water fronts on plots of ground laid out for WHARVES, BOATHOUSES, DOCKS, BUIES, ANCHORAGE, and
some of them have had sufficient, these are completely in the waters of CRYSTAL LAKE, and are used to designate the
and these privileges are in the nature of grants of Water Share Connections for all owners, and especially the use back of
this layout has been made at the direction of the owners, and the same arranged substantially as authorized, and in
witness to the foregoing and of
G. W. Wilson, Surveyor

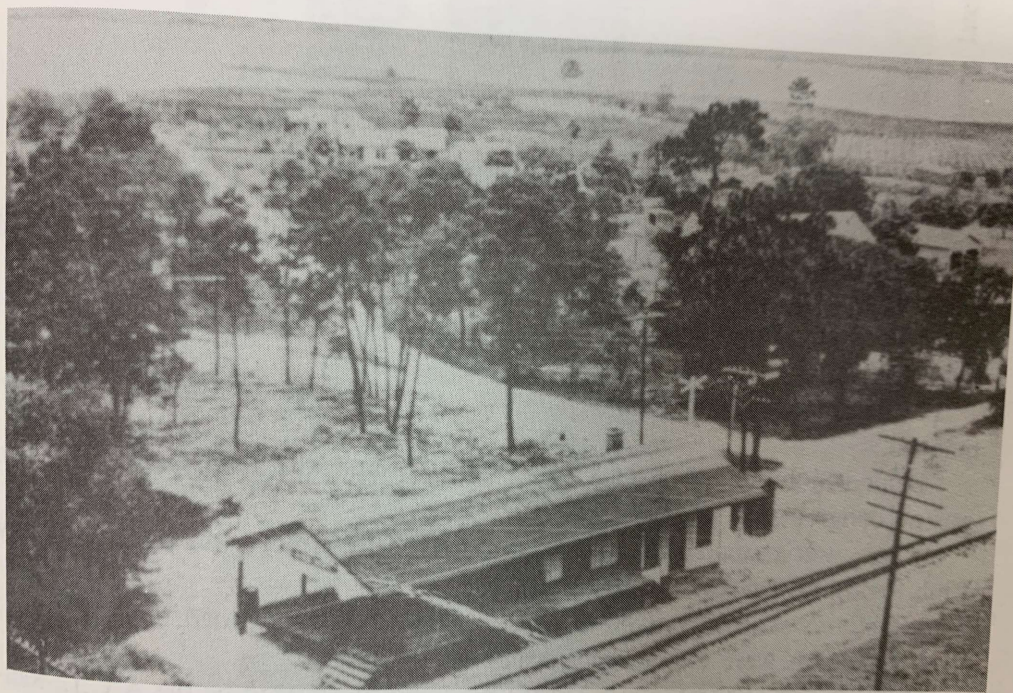
DEDICATION - This is to Certify that the undersigned owner of the foregoing described lands, and as shown
Subdivision, to be hereinafter known as the CRYSTAL LAKE WINTER HOMES, of LAKE MARY, FLA., does hereby, of
their use and convenience forever, to have and to hold for the use as set forth, ALL STREETS, AVENUES, ALLEYS,
In testimony whereof, We the undersigned owners have hereunto set our hands and seals this 1st day of
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. Spillman, and his wife, Ouida E. Spillman, the persons who are vested in
and in whose 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, and all reasonable rights, in the
are accorded in law, and who acknowledge their signatures to said DEDICATION as above. In testimony
Office of Clerk of Circuit, for Seminole Co. Fla. Off. the Seal

a fact in this plat entered for record in this Office this
9th day of June A.D. 1920. And Recorded in
Plat Book 2, page 1211/12 on the 13th of June A.D. 1920.
G. W. Wilson, Clerk of Circuit
Seminole Co.



1920's

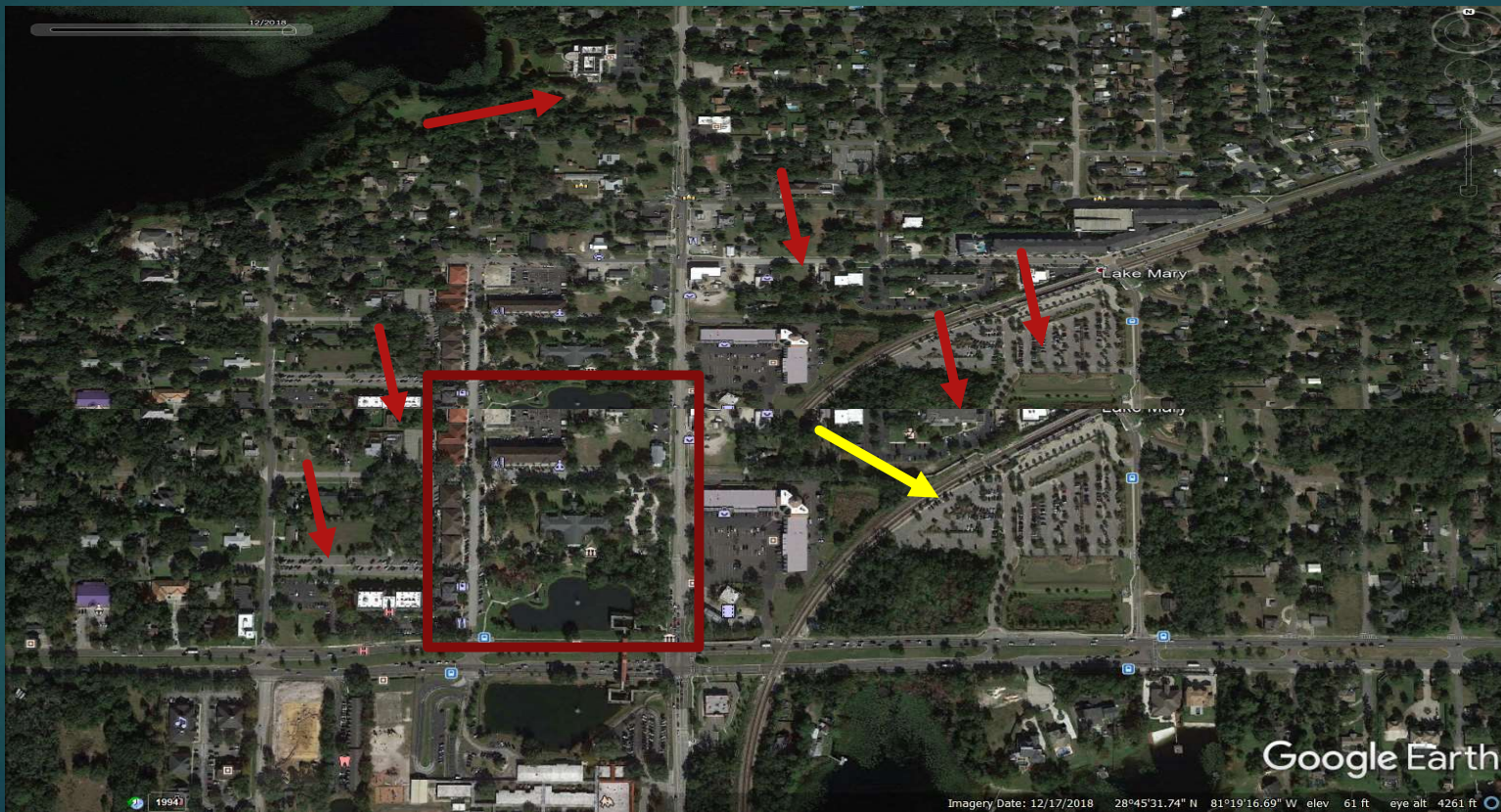


Lake Mary ACLRR depot, Palmetto St. in center, as seen from water tank.

1994

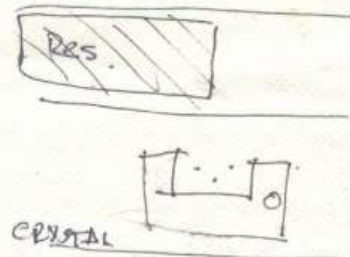
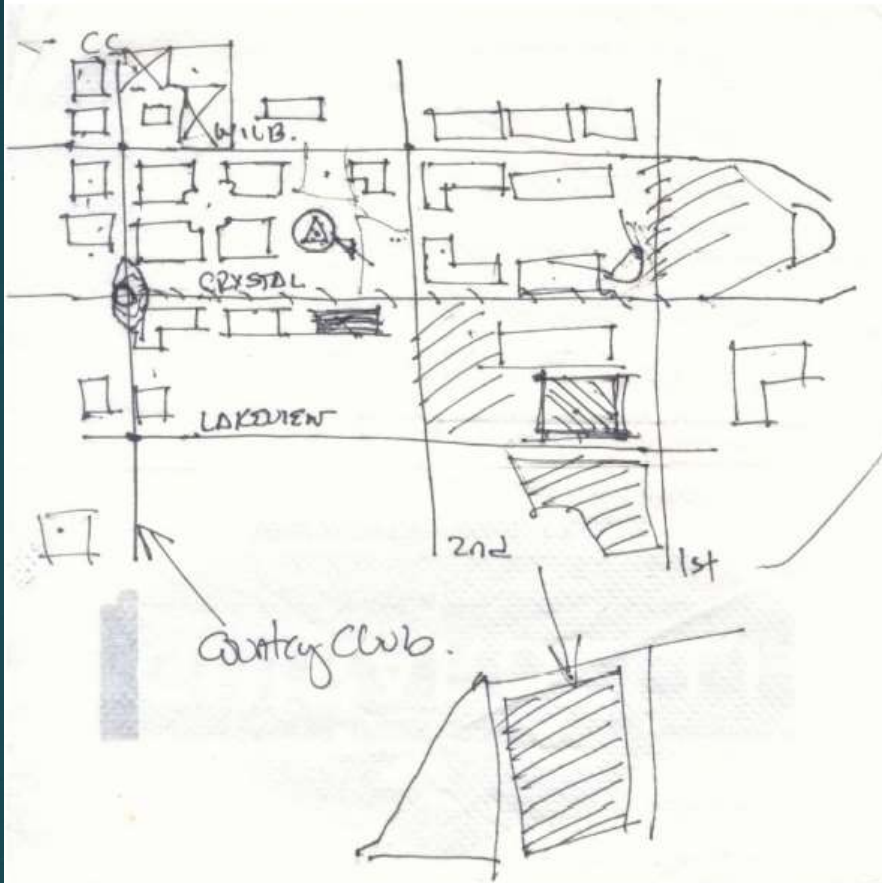


2018



Urban Planning

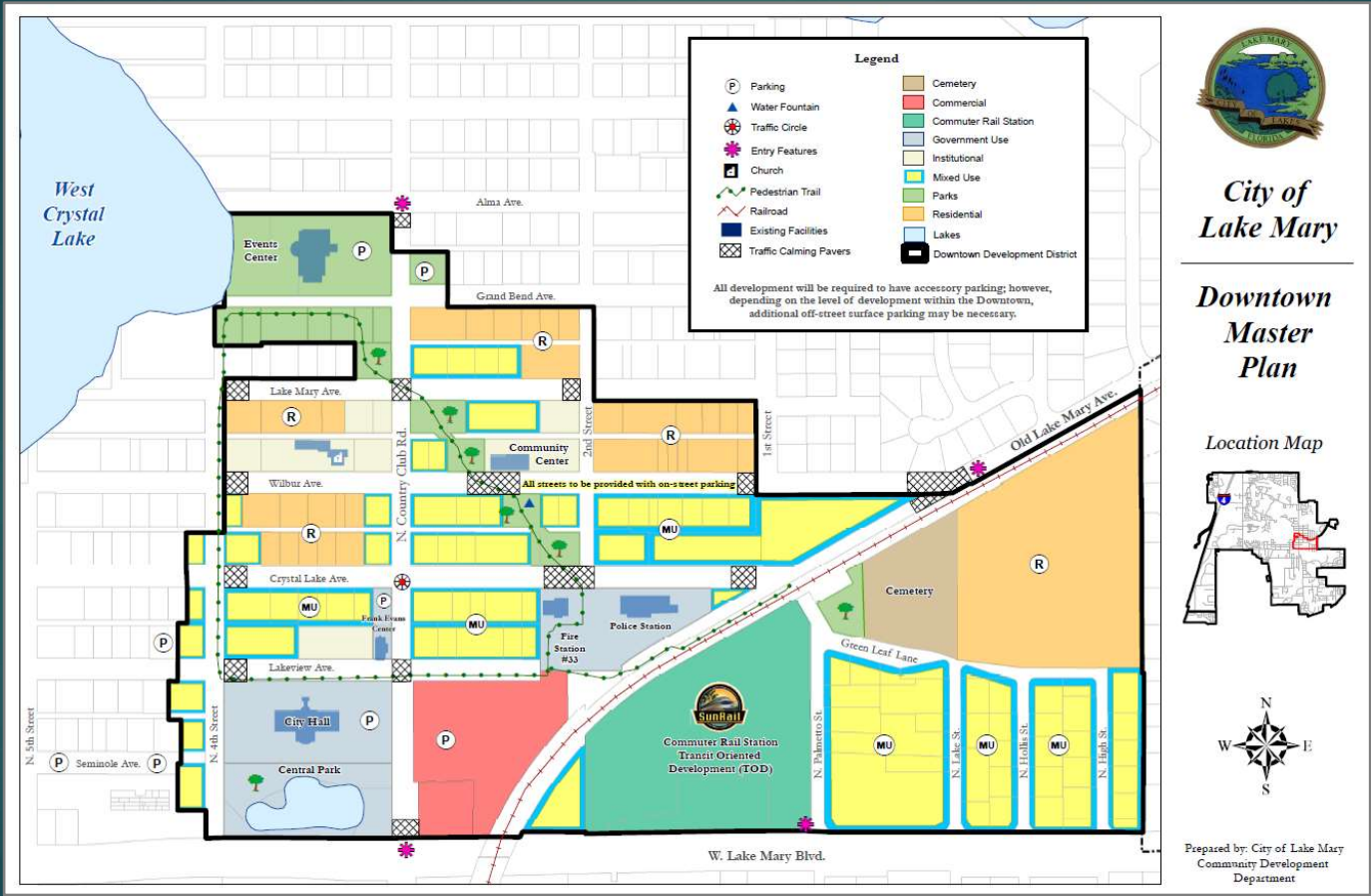
- ▶ All of this history, how has the Planning Division dealt with creating regulations to promote the Downtown Development District, SunRail, etc.?



Tom Gentry
Michael [unclear]
James [unclear]
 City of Lake Mary
 Downtown Master Plan
 J. Orava 6/21/01
 @ 8:19 PM.
 in WPB, Fla.

Jim [unclear]
 2001
 [unclear]

Downtown Master Plan



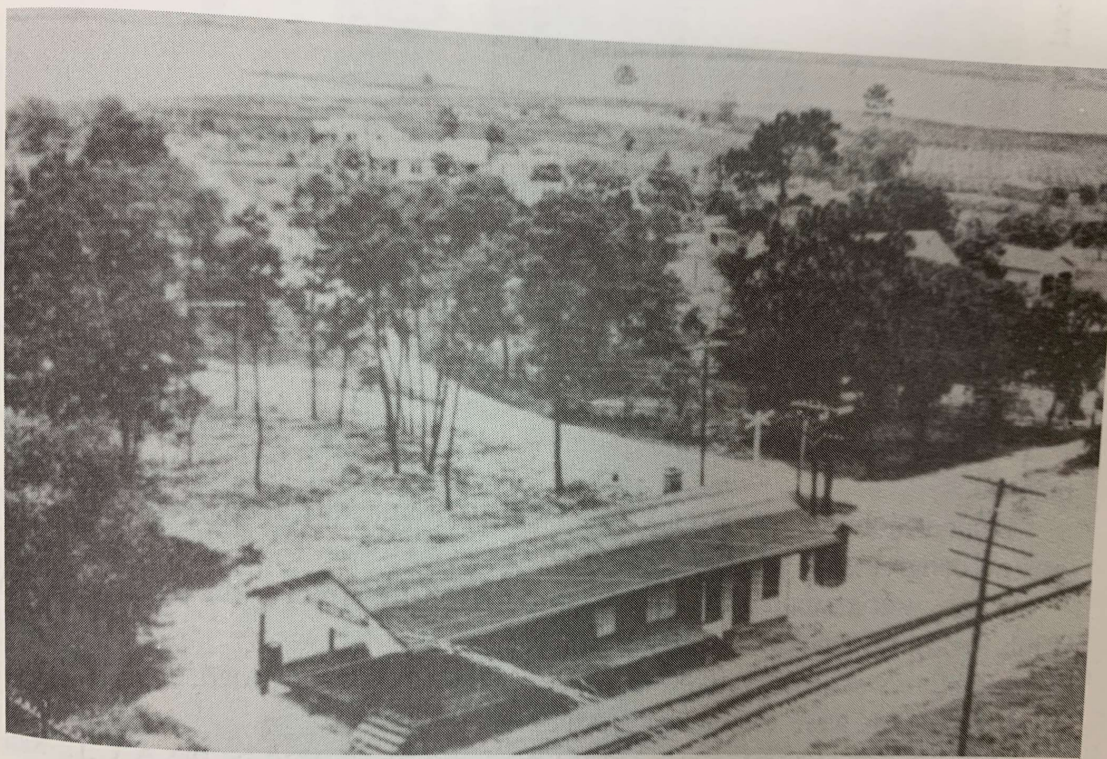
Existing Downtown TOD Plan



Regulatory Table



REMEMBER... 1920's



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

NOW



Streetview Progress

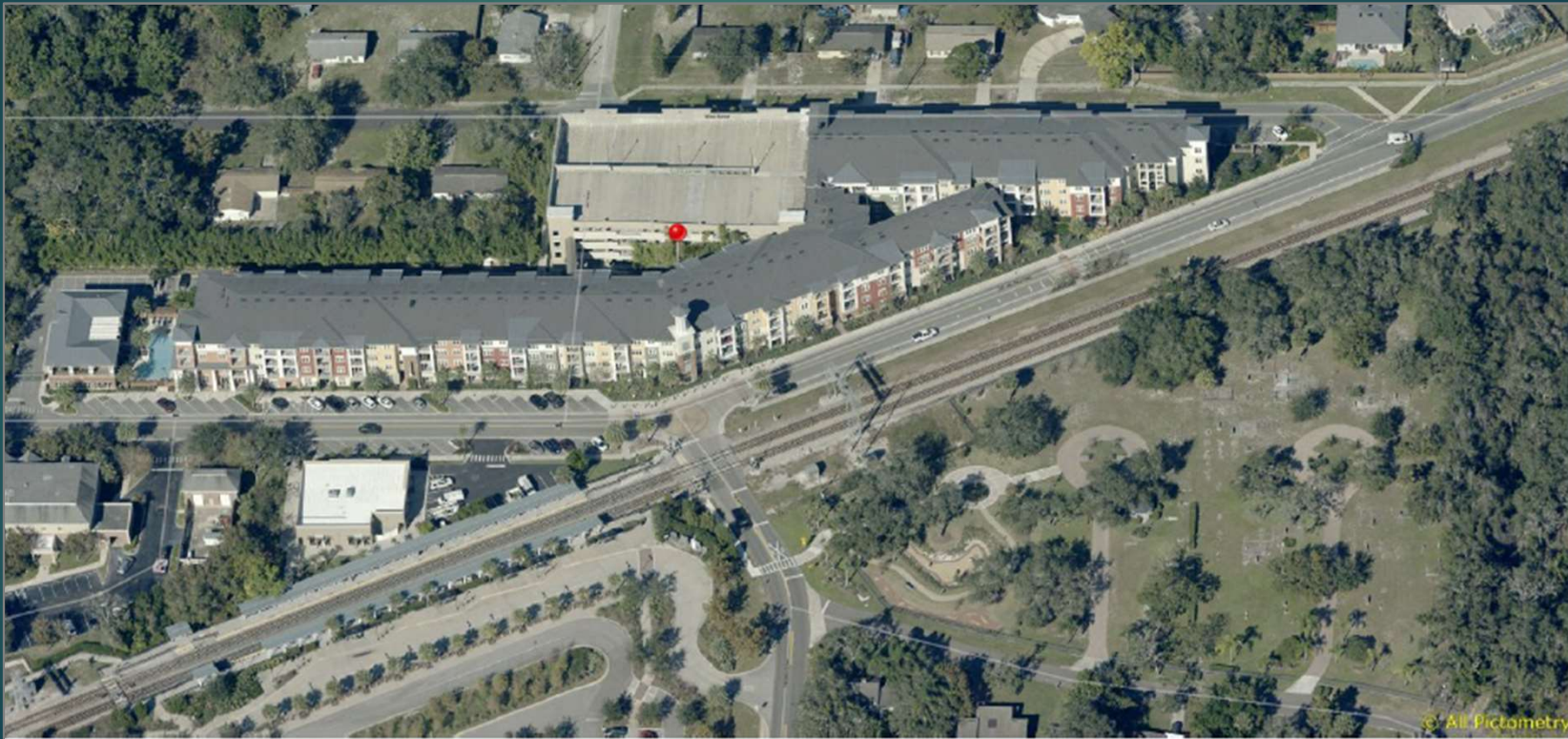


1st. St. and E. Crystal Lake Ave.
November 2007 (Google Street View)



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

Station House at Lake Mary Aerial View



NOW



NOW

#transit
#tod



#choochoo



#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



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.

WILBUR AVENUE

6'x7' CONCRETE PAD FOR BICYCLE PARKING

3' CONCRETE VALLEY GUTTER

DETECTABLE WARNING STRIP

6" RIBBON CURB

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

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

TYPE 'F' CURB & GUTTER

TYPE 'D' CURB

TYPE 'D' CURB

143' OFFSET

143' OFFSET

POB NW CORNER LOT 13, BLOCK 28

4" THICK CONCRETE PEDESTRIAN SIDEWALKS

ADJACENT 1 STORY BLOCK

3.01' OFFSET

REFER TO ARCHITECTURAL PLANS

REFER TO ARCHITECTURAL PLANS

143' OFFSET

1.00' OFFSET

18'x8' PAVER PATIO (TYPICAL)

GRAVEL PARKING SPACES WITH 6" PAVER BORDER (TYPICAL)

TROWELED CONCRETE EDGE RESTRAINT (TYPICAL)

MEAS PLAT

MEAS

MEAS

FIRST STREET

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

R/W UTILIZATION AGREEMENT

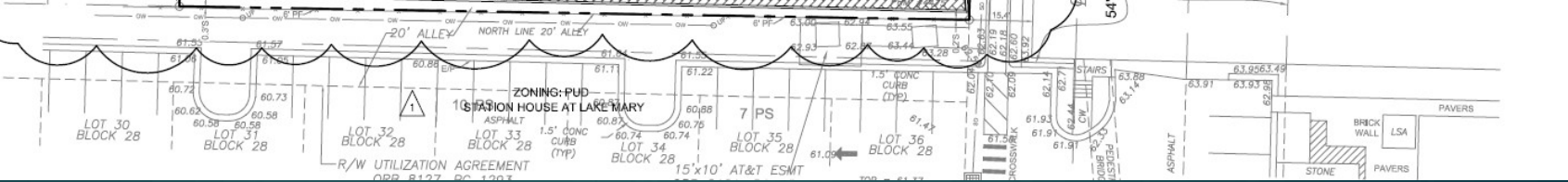
ORB 8127, PG 1293

ORB 8284, PG 1546

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

ZONING: PUD
STATION HOUSE AT LAKE MARY
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



ZONING: R-1A
SINGLE FAMILY RESIDENCE

QSW CORNER LOT 7, BLOCK 28
FND 1/2" IR
LB #6393

ZONING: PUD
STATION HOUSE AT LAKE MARY

R/W UTILIZATION AGREEMENT
ORB 8127, PG 1293

15'x10' AT&T ESMT

DENIED



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

ZONING: R-1A
SINGLE FAMILY RESIDENCE

ZONING: PUD
HOUSE AT LAKE MARY

FIRST STREET
54' PUBLIC R/W PER PB 2,
R/W UTILIZATION AGREEMENT
ORB 8127, PG 128
ORB 8284, PG 154

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

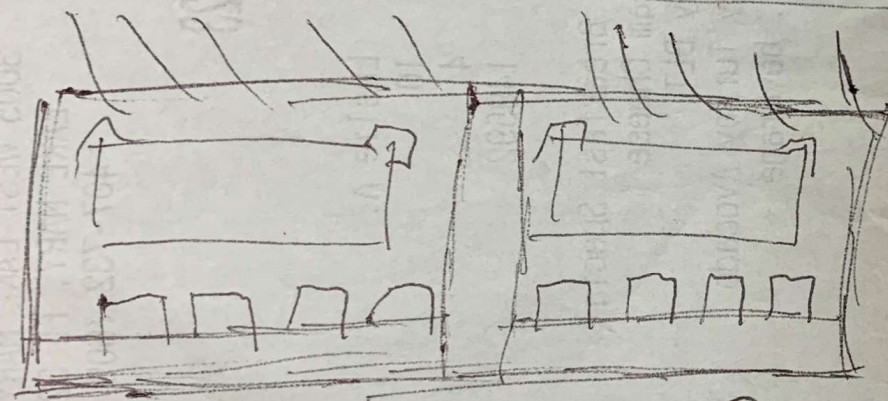
ZONING: PUD
STATION HOUSE AT LAKE MARY
R/W UTILIZATION AGREEMENT
ORB 8127, PG 128

15'x10' AT&T ESMT

-Context

Worregy HSF

Price Expectations \Rightarrow Done Density



- TOD Shed
- Stormwater
-
-

- FF \rightarrow Design

- GB **START**

Find ?

Nice Pics

10/19/18
8/16/01

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



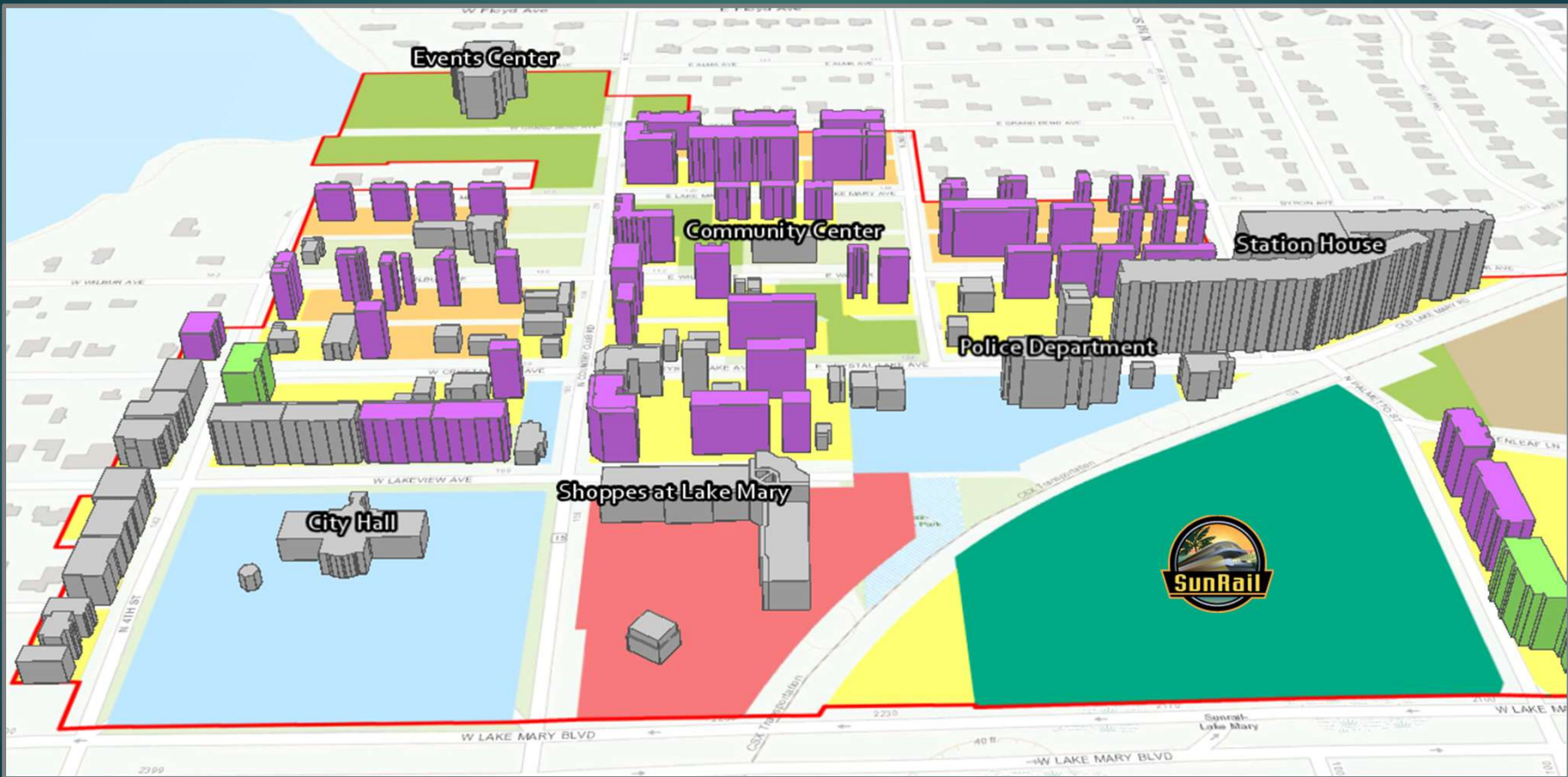
A new way to understand context sensitive development and help in future decision making.

Downtown Visualization Tool

Existing Condition



Downtown Visualization Tool Maximum Build Out (West)



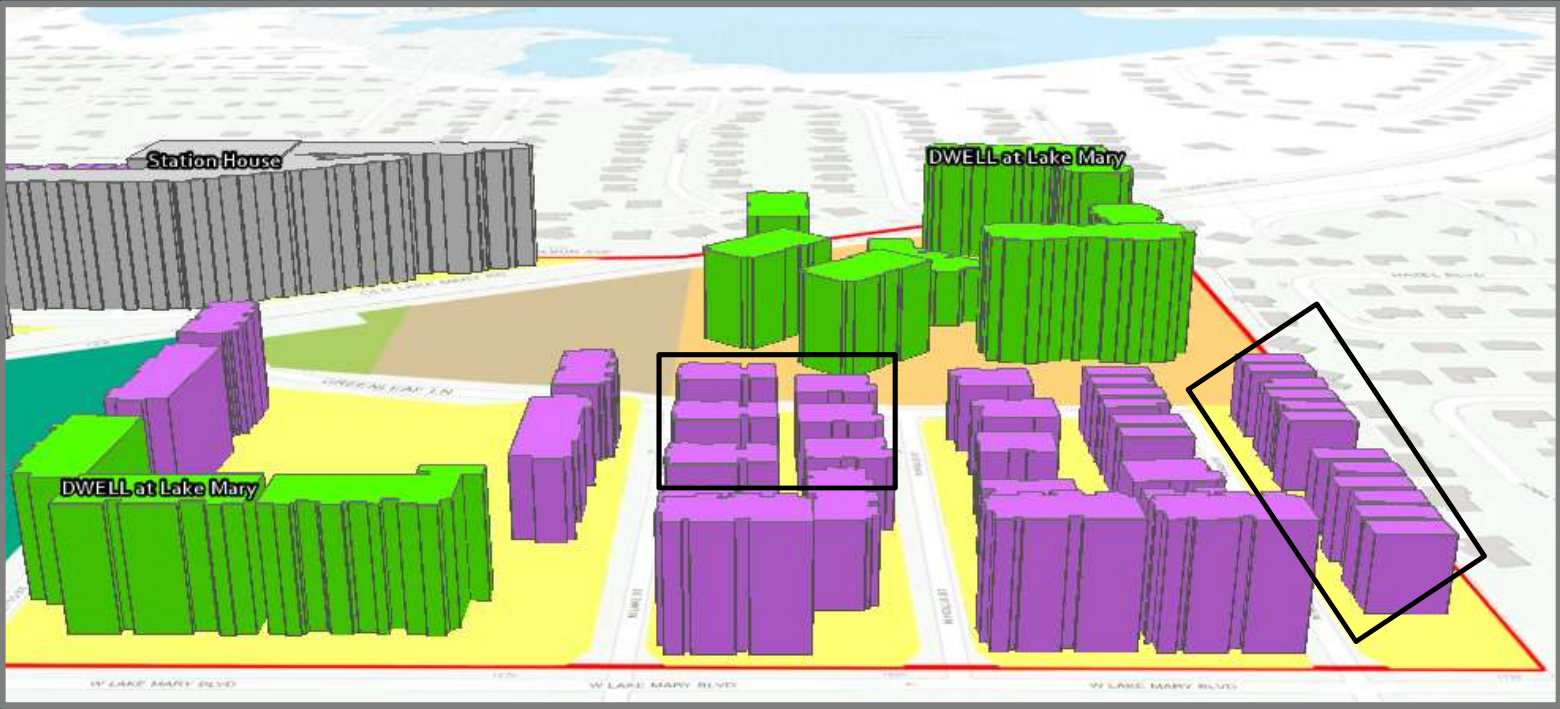
Downtown Visualization Tool Max Build Out (East Village)



Downtown Visualization Tool West – Context Sensitive



Downtown Visualization Tool East Village – Context Sensitive



Scenario 3 - Profile



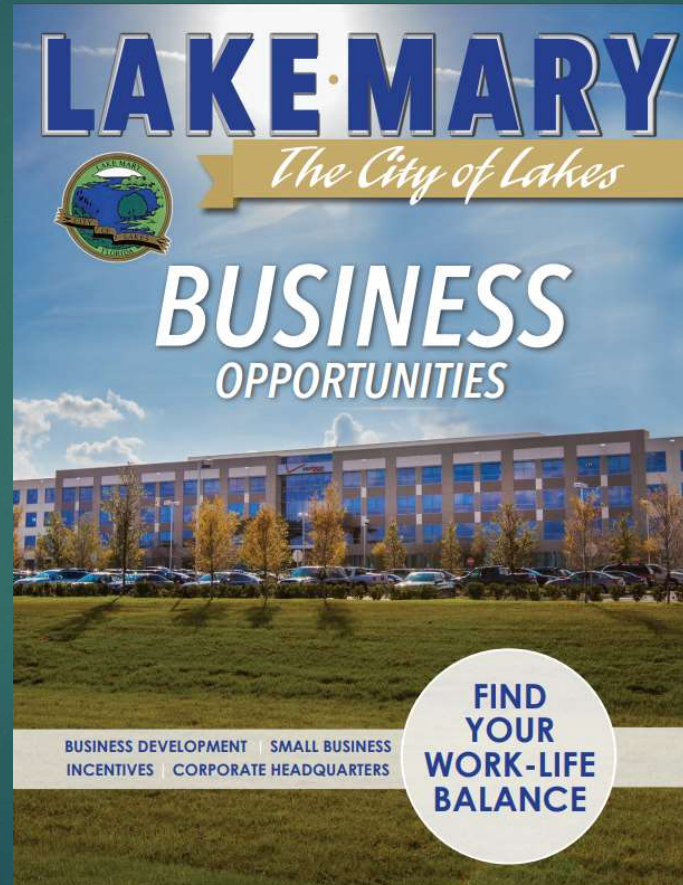
Context Sensitive Bungalows & Townhome Examples



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 ?

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▶ Krystal Clem, AICP, GISP
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