



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

WORK SESSION

THURSDAY, OCTOBER 02, 2014 5:30 PM

1. Items for Consideration

A. Washington Avenue Development and Infrastructure

2. THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.

If a person decides to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Per State Statute 286.0105.

NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.



MEMORANDUM

DATE: October 2, 2014

TO: Mayor and City Commission

FROM: Stephen Noto, Senior Planner

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: Washington Avenue Development and Infrastructure

BACKGROUND: As you are aware, Code requires developers to install a full urban cross section of roadway including sidewalks from their project boundaries to the nearest paved public road. In the late 1990's to mid-2000's, the City reviewed multiple projects on Washington Avenue that had different densities and impacts, as outlined below. Based on the outcomes of those projects, and the proposed Twelve Oaks at Lake Mary project, staff is requesting direction on how to proceed with potential infrastructure improvements along Washington Avenue (i.e. full urban section, sidewalks, etc.). The current roadway conditions of Washington Avenue from Longwood-Lake Mary Road to Fifth Street are +/-22' wide asphalt cartway (completed September 2014), no curb/gutter, and a 5' wide sidewalk on the River Oaks Church property.

PREVIOUS PROJECTS:

- **1996/1997 – River Oaks Church**
 - Applicant was required to install a sidewalk on the south side of Washington Avenue. The sidewalk exists today on their private property.
- **2003 – Butterfly Acres**
 - 4.37+/- acre, 2 lot subdivision. A subdivision plan was required due to the project having a flag lot. A variance was granted from providing a full urban roadway section to the nearest public paved road due to R-O-W constraints. It was at this time that the policy of "cold mix is appropriate for subdivisions of a certain size abutting existing cold mix roadways" was invoked.

- **2004/2006 – Washington Estates**
 - 3+/- acre, 5 lot subdivision.
 - The applicant was not required to provide a full urban roadway section to the nearest public paved road due to R-O-W constraints. While sidewalks were proposed in front of the development, Public Works asked for them not to be built as the City was going to look into what to do with Washington Avenue in the long run, and would handle the sidewalks at that time. The policy of “cold mix is appropriate” also came into play. However, there was much discussion as to when a full R-O-W section would be appropriate due to density.
- **2007 – Washington Avenue Small Area Study**
 - Staff was directed to prepare parameters of a small area study of the Washington Avenue area to review densities and infrastructure improvements. However, due to concerns with potential impacts from the study, it never occurred.
- **2007 – StarChild Academy**
 - Applicant was told not to provide a curb-cut for vehicular access on Washington Avenue due to traffic concerns.
- **2007/2008 – Twelve Oaks at Lake Mary Rezoning and Future Land Use Amendment**
 - The 4.8+/- acre property at 330 Washington Avenue was rezoned from RCE (1 du/acre) to R-1A (4 du/acre), and the Land Use was changed from RR (1 du/acre) to LDR (2.5 du/acre). The plan was to subdivide the property into 12 single-family residential lots. That plan is currently in the review process.

DISPOSITION: Recently, Mr. Pat Knight has reactivated his Preliminary Subdivision Plan for Twelve Oaks at Lake Mary. As a result, staff has had discussion with Mr. Knight regarding the possibility of providing a full urban R-O-W section from his property to Longwood-Lake Mary Road. Additionally, the Washington Estates subdivision is close to build-out. With that has come discussion of pedestrian connectivity via sidewalks on Washington Avenue. The only sidewalks that exist on Washington Avenue west of Pine Street are in front of the River Oaks Church.

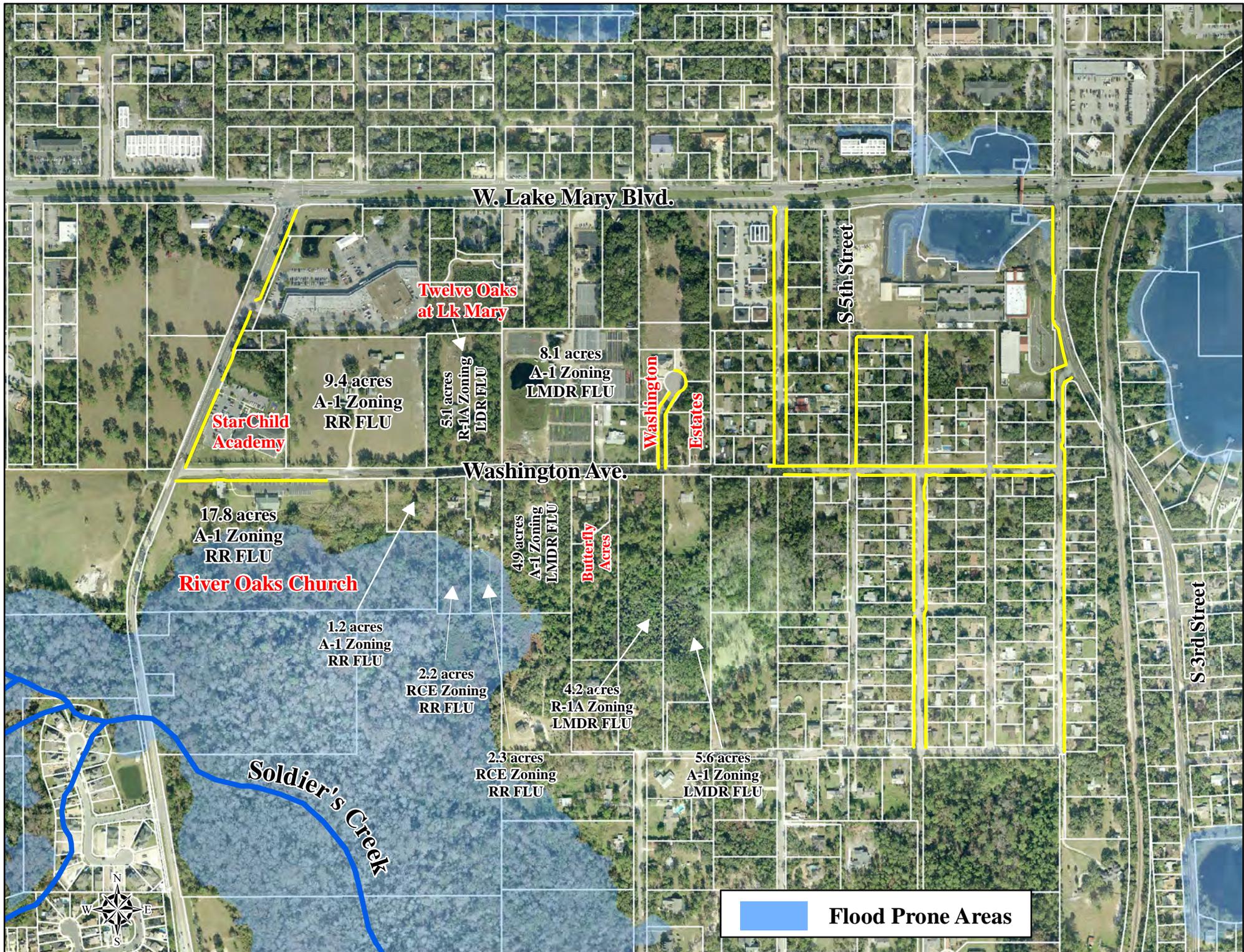
During the final approval of Washington Estates, there was discussion on the “trigger point” of when does the City require a full urban section on Washington Avenue. Based on that, staff is requesting direction on how to move forward with not only Twelve Oaks at Lake Mary, but as well as sidewalk connectivity and the overall transportation infrastructure policy for Washington Avenue. The following options are provided for discussion:

- Require the applicant to provide a full R-O-W section to Longwood-Lake Mary Road.
- Require the applicant to provide sidewalks from their property to Longwood-Lake Mary Road (no road improvements).
- Require the applicant to provide sidewalks in front of their property only and direct City staff to plan a sidewalk program for Washington Avenue from Rolex Point west to Longwood-Lake Mary Road.

Attached for reference is a location map showing previous development areas, proposed development, and future density potential based on current zoning and future land use policies.

ATTACHMENTS:

- Washington Avenue Location Map



W. Lake Mary Blvd.

S 5th Street

S 3rd Street

Washington Ave.

Twelve Oaks at Lk Mary

StarChild Academy

Washington Estates

River Oaks Church

Butterfly Acres

Soldier's Creek

Flood Prone Areas

9.4 acres
A-1-Zoning
RR FLU

5.1 acres
R-1A Zoning
LDR FLU

8.1 acres
A-1 Zoning
LMDR FLU

17.8 acres
A-1 Zoning
RR FLU

4.9 acres
A-1 Zoning
LMDR FLU

1.2 acres
A-1 Zoning
RR FLU

2.2 acres
RCE Zoning
RR FLU

4.2 acres
R-1A Zoning
LMDR FLU

2.3 acres
RCE Zoning
RR FLU

5.6 acres
A-1 Zoning
LMDR FLU

