

**City of Lake Mary
Comprehensive Plan Update
Public Participation**



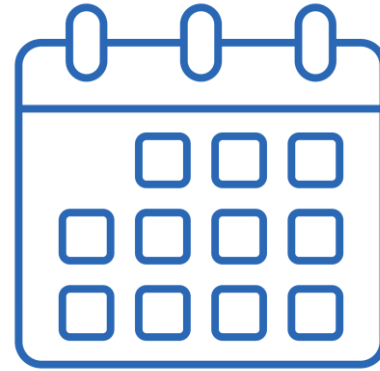
**Community
Survey
Results**

Community Survey Results

Background and Methodology



**Online survey hosted
on SurveyMonkey**



**Open from July 2nd through
October 15th, 2024**

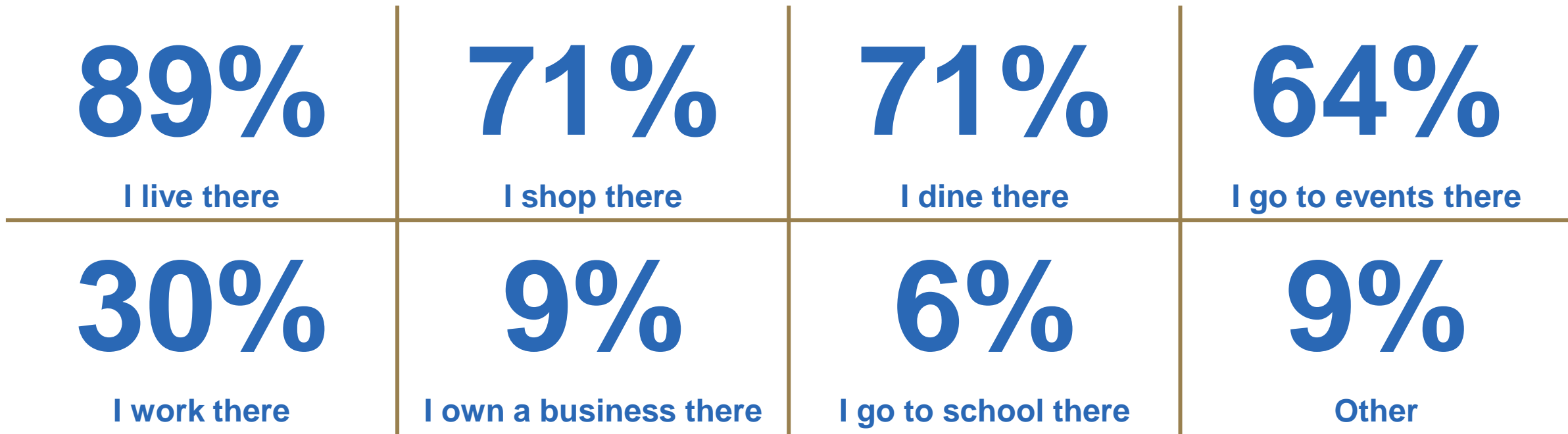


**Received 303 responses,
including 269 from residents**

Questionnaire writing, survey programming, survey link distribution, and analysis/report writing were all done in-house by staff.

Community Survey Results

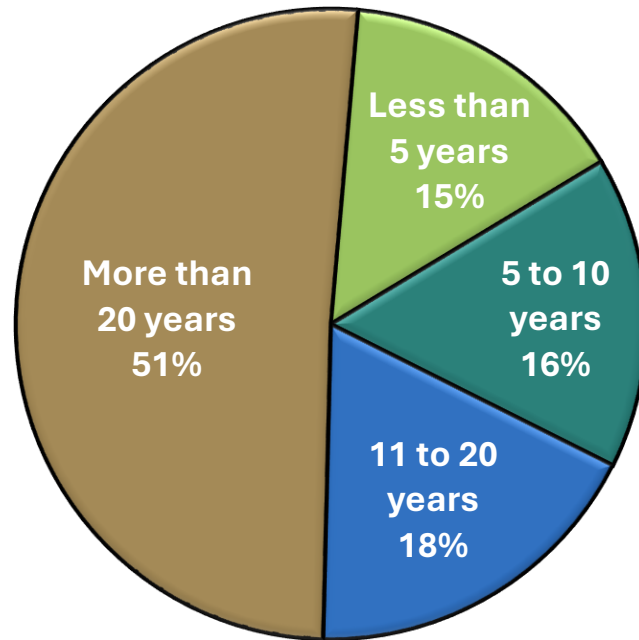
Most of the respondents live, shop, dine, and go to events in Lake Mary.



How would you describe your connection with the City of Lake Mary?

Community Survey Results

Among the respondents who live in Lake Mary, a little over half say they have lived in the city for more than 20 years.



*For how many years have you lived in the city?
(Asked among respondents who live in the City of Lake Mary, N=269)*

Community Survey Results

Many respondents associate Lake Mary with “home,” “safe,” or “beautiful/pretty.”

Response	%
Home	11%
Safe	10%
Good / Nice (General)	9%
Beautiful/Pretty	8%
Community	6%
Small Town	5%
Upscale / Affluent	5%
Peaceful	4%
Family Friendly / Family-Oriented	4%
Great Place to Live	4%



When you think of the City of Lake Mary, what is one word or phrase that comes to mind?

Community Survey Results

Around two-thirds of respondents strongly agree that Lake Mary maintains a high level of safety and a high quality of life.

Response	% Strongly Agree	% Total Agree
High Level of Safety	67%	96%
High Quality of Life	64%	93%
High-Quality Schools	56%	93%
Access to Parks, Trails, and Green Space	50%	88%
Various Housing Options	46%	89%
Well-Maintained Infrastructure	39%	85%
Access to Good Jobs	35%	91%
Easy to Travel Through	24%	65%
Vibrant / Active Downtown	21%	72%
Reliable Public Transportation	14%	60%
Various Cultural Opportunities	11%	64%

How strongly do you agree or disagree that each of the following describes the City of Lake Mary?

Community Survey Results

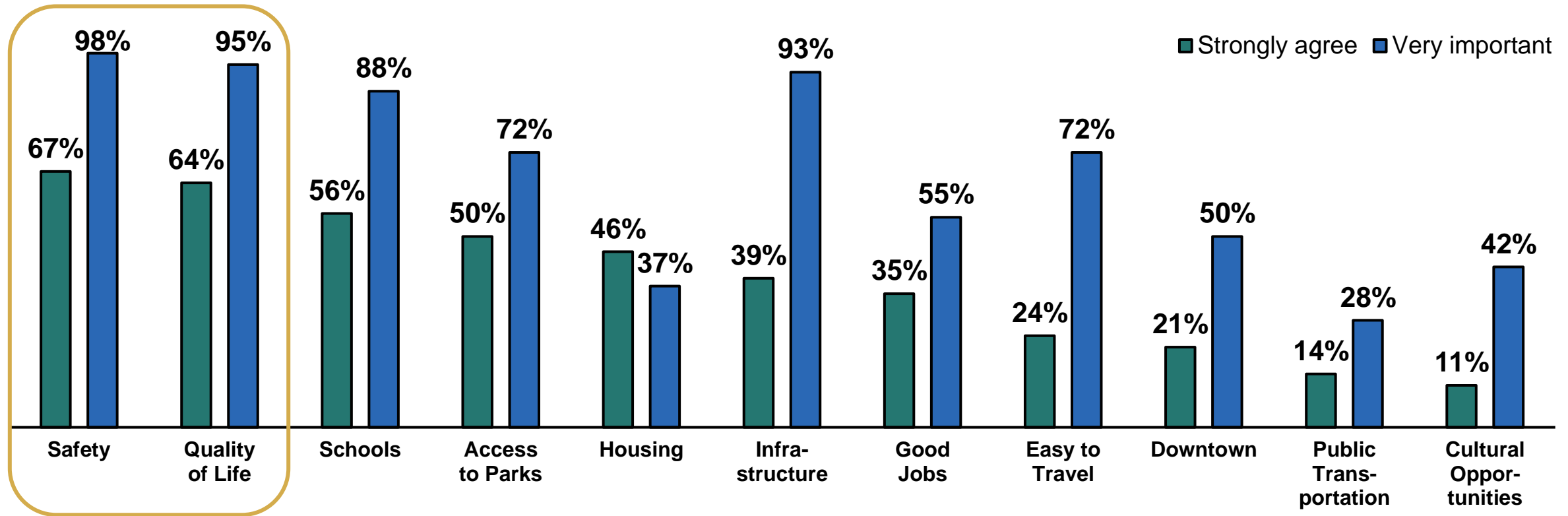
Over nine-in-ten respondents say it is very important that Lake Mary have a high level of safety, high quality of life, and well-maintained infrastructure.

Response	% Very Important	% Total Important
High Level of Safety	98%	100%
High Quality of Life	95%	100%
Well-Maintained Infrastructure	93%	100%
High-Quality Schools	88%	98%
Access to Parks, Trails, and Green Space	72%	100%
Easy to Travel Through	72%	98%
Access to Good Jobs	55%	92%
Vibrant / Active Downtown	50%	92%
Various Cultural Opportunities	42%	84%
Various Housing Options	37%	79%
Reliable Public Transportation	28%	72%

How important, if at all, is each of the following for the City of Lake Mary to have?

Community Survey Results

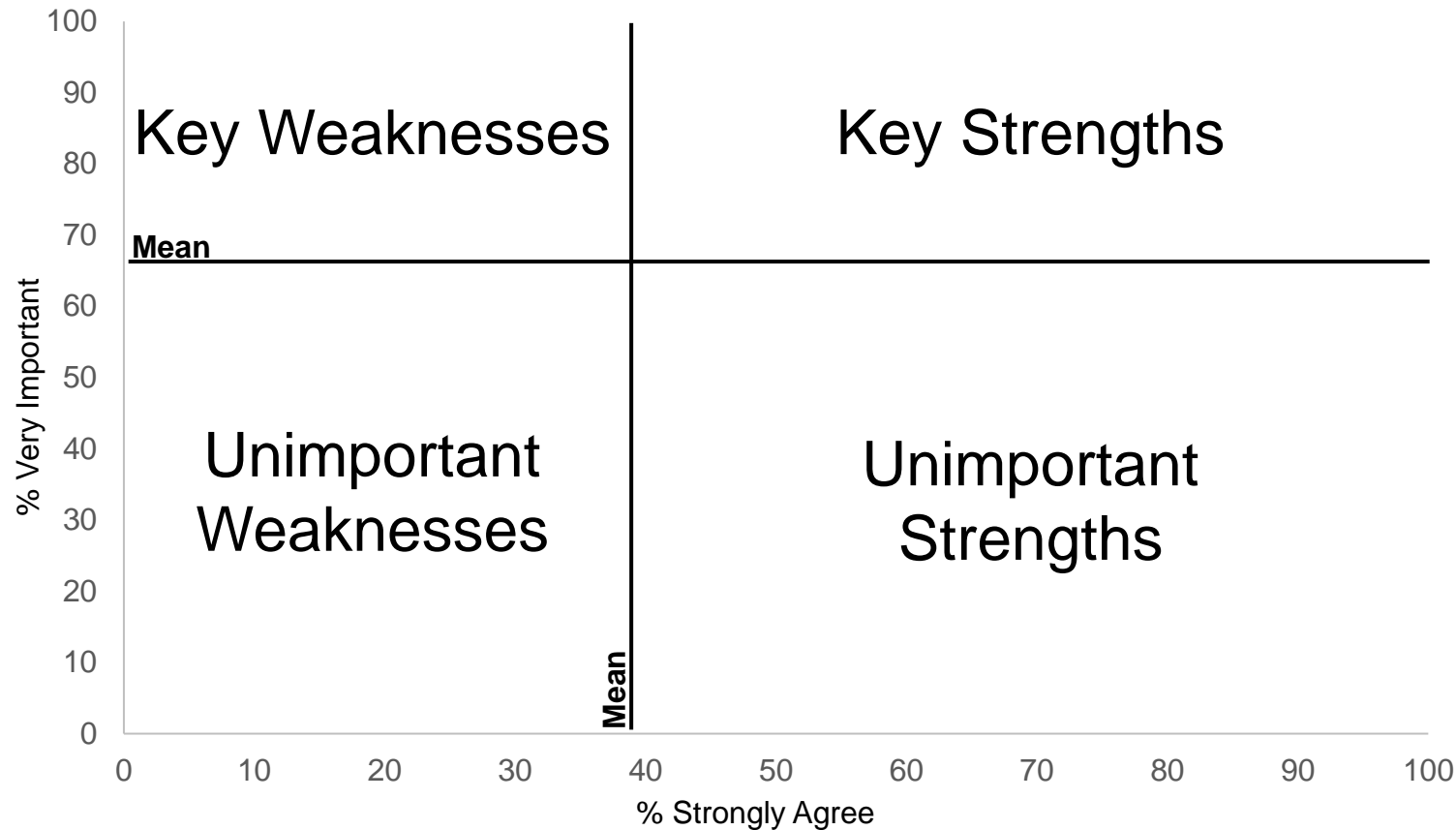
The top two areas that Lake Mary does best in – high level of safety and high quality of life – are the top two areas that are seen as very important.



*How strongly do you agree or disagree that each of the following describes the City of Lake Mary?
How important, if at all, is each of the following for the City of Lake Mary to have?*

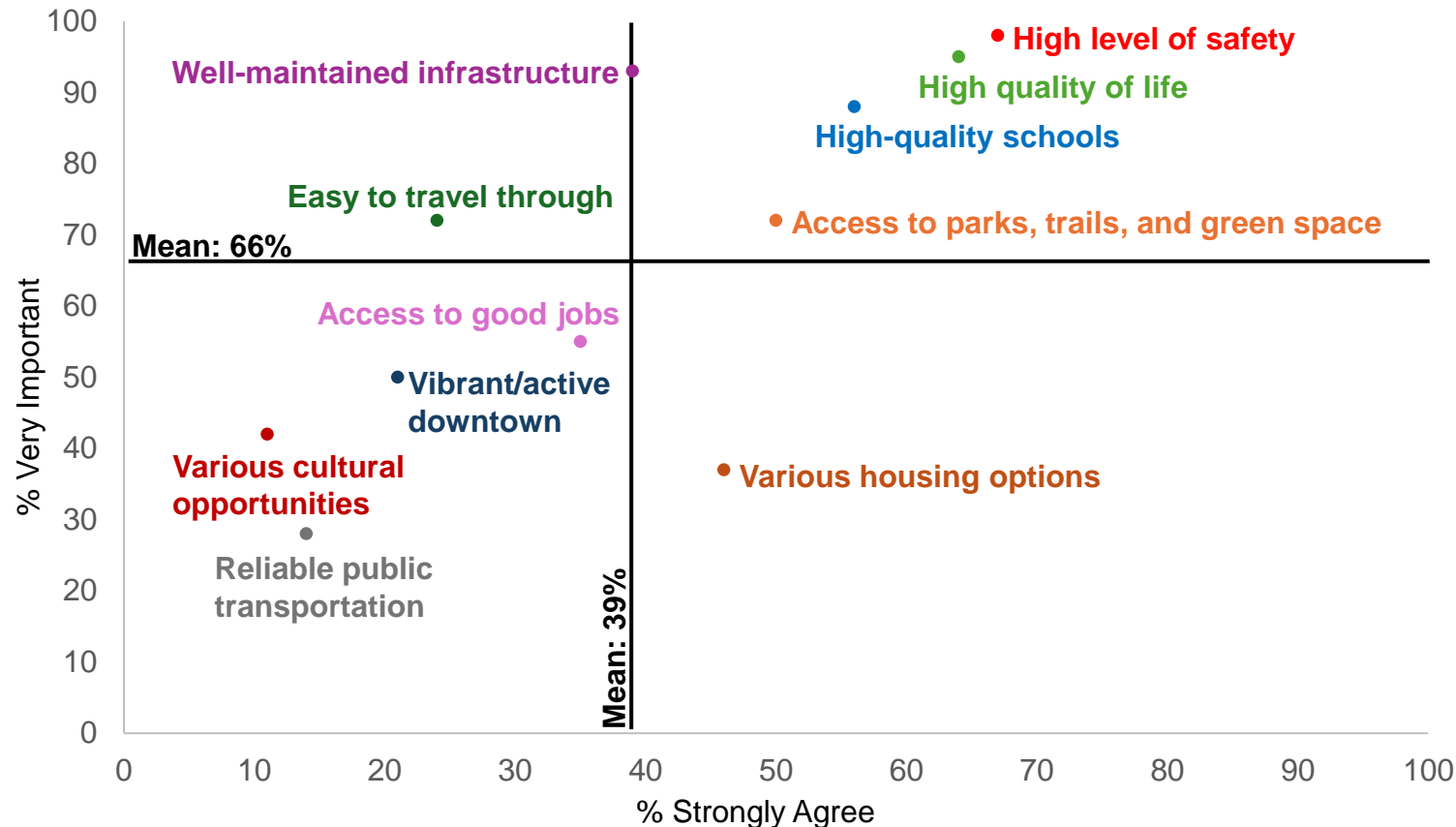
Community Survey Results

Attributes in the top right quadrant are strengths that should be maintained; any in the top left are weaknesses that should be improved.



Community Survey Results

The key strengths are safety, quality of life, schools, and access to parks.



*How strongly do you agree or disagree that each of the following describes the City of Lake Mary?
How important, if at all, is each of the following for the City of Lake Mary to have?*

Community Survey Results

Outside of slower growth and improved traffic, the top desired changes are improving/increasing parks, more events, and downtown development.

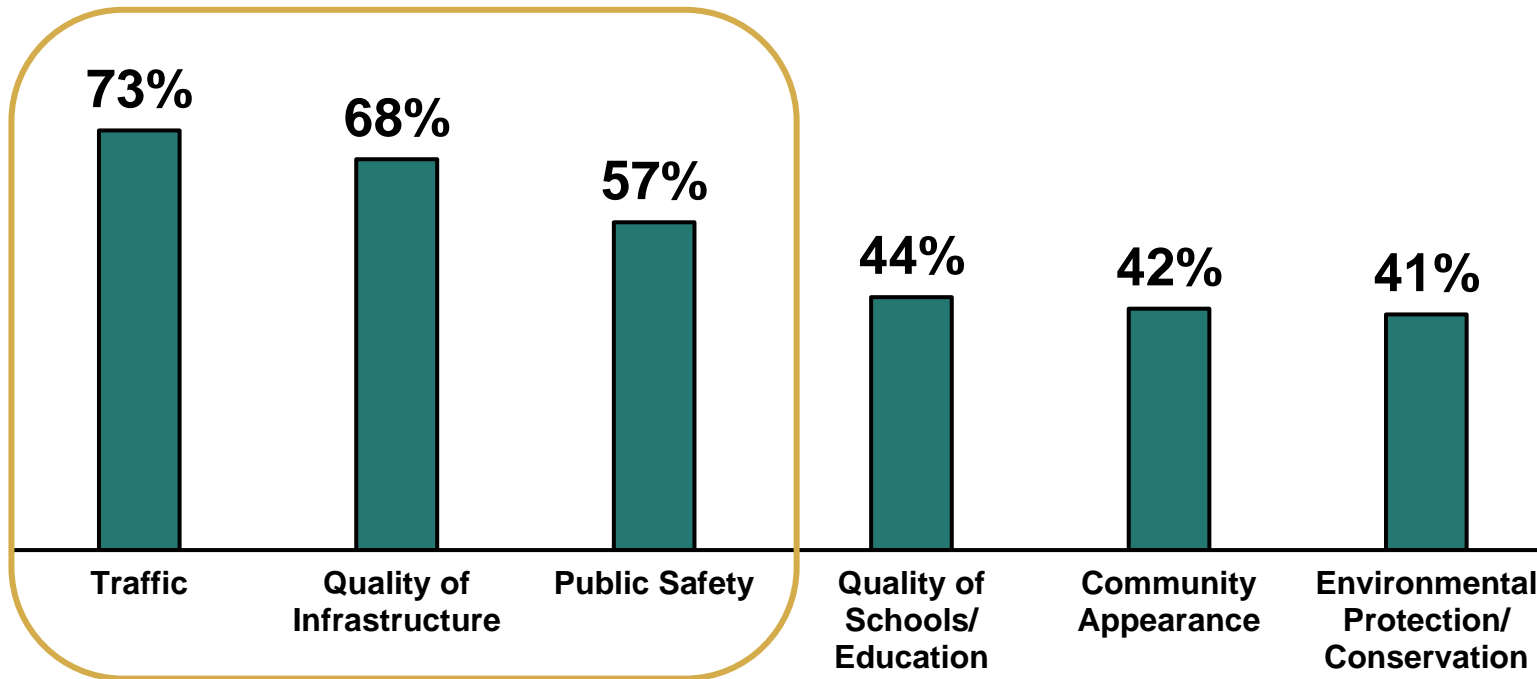
Response	%
Slow Growth / Limit Development	29%
Improve Traffic / Roads	25%
Improve / Increase Public Parks / Recreation	10%
More Events	8%
Downtown Development	8%
Better / More Restaurants	6%
Keep Open / Green Space	5%
Better / More Retail	4%
Better / More Grocery Stores	4%
I Don't Know / Nothing	6%



*To make the City of Lake Mary a better place to live and work, what is one change that you would like to see?
This can be either broad or specific.*

Community Survey Results

Most respondents say they are concerned about traffic, infrastructure quality, and public safety as they look towards the future.

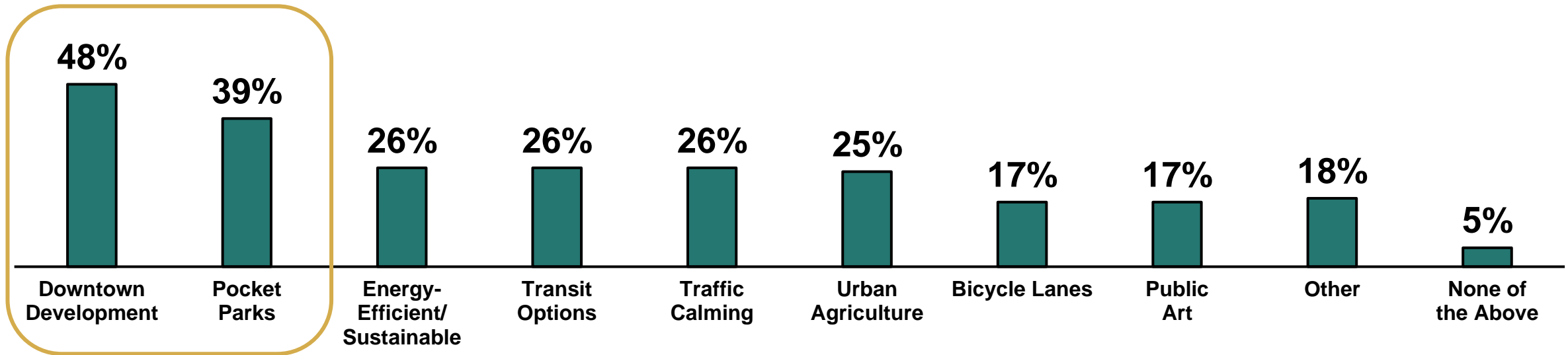


Response (cont'd)	%
Access to Parks, Trails, And Greenspace	36%
Strength of Local Economy	31%
Access to Quality Goods and Services	22%
Availability of Community Resources	19%
Community Health and Wellness	17%
Housing	16%
Other	8%
I Do Not Have Any Concerns	1%

The City of Lake Mary recently turned 50 years old. As you look towards the future, what are your top five concerns for Lake Mary over the next 25 years?

Community Survey Results

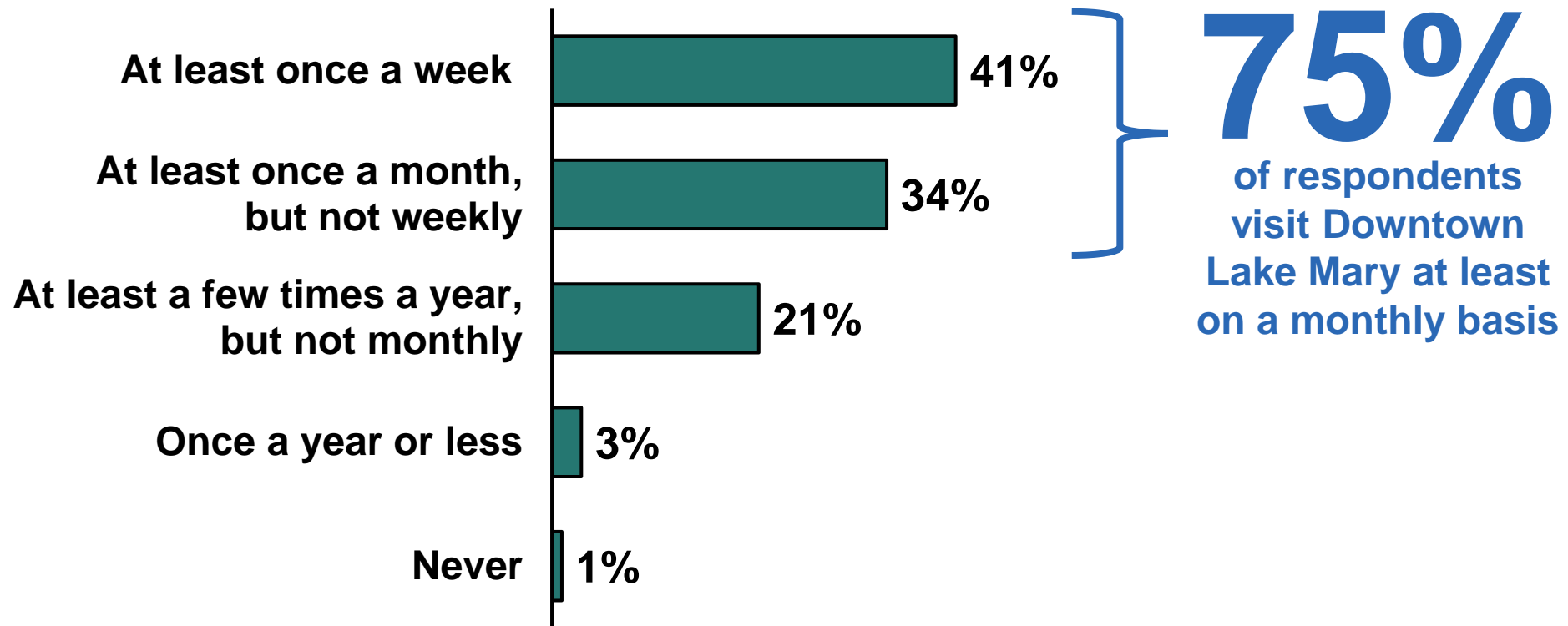
Downtown development is the top project respondents would like to see completed in Lake Mary, with nearly half selecting this option, followed by pocket parks.



Which of the following projects, if any, would you want to see completed in the City of Lake Mary?

Community Survey Results

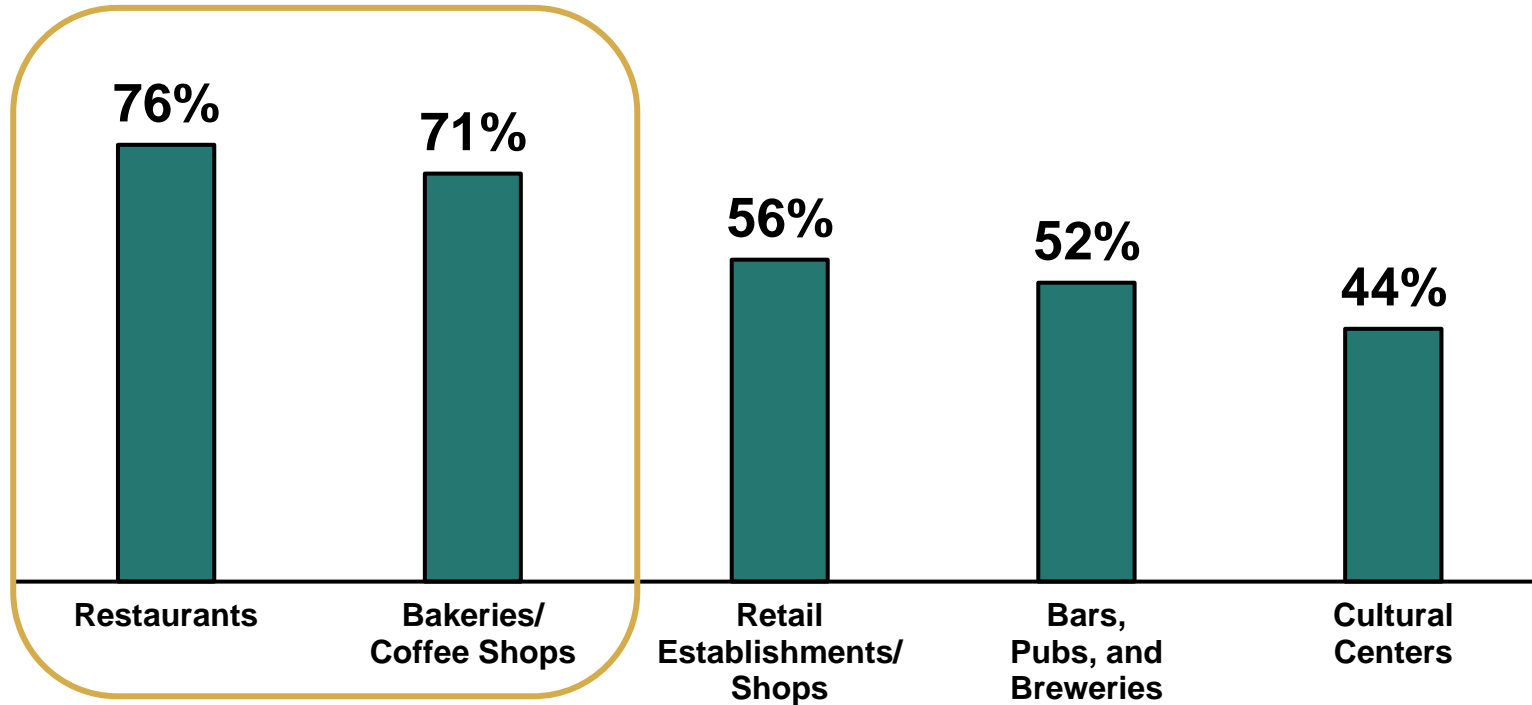
Most respondents say they visit Downtown Lake Mary, with three-quarters going at least once a month, including around two-fifths who go weekly.



How often, if ever, do you typically visit the City of Lake Mary's downtown area?

Community Survey Results

Respondents are most likely to want restaurants and bakeries/coffee shops in Downtown Lake Mary, with over seven-in-ten selecting each option.

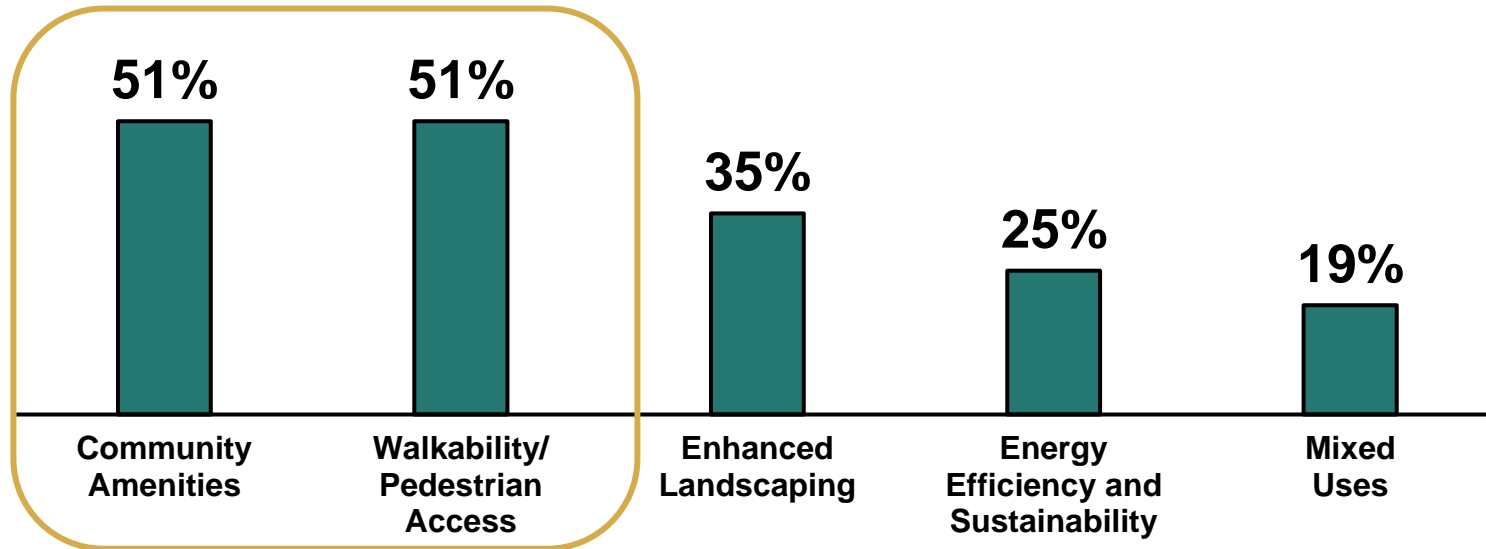


Response (cont'd)	%
Personal Services	34%
Recreation and Entertainment Facilities	31%
Professional Services	9%
Housing	7%
Other	15%
None of the Above	2%

What would you like to have in the City of Lake Mary's downtown area?

Community Survey Results

Most respondents want housing developments in Lake Mary to prioritize community amenities and walkability/pedestrian access. Over a third would like to see enhanced landscaping.

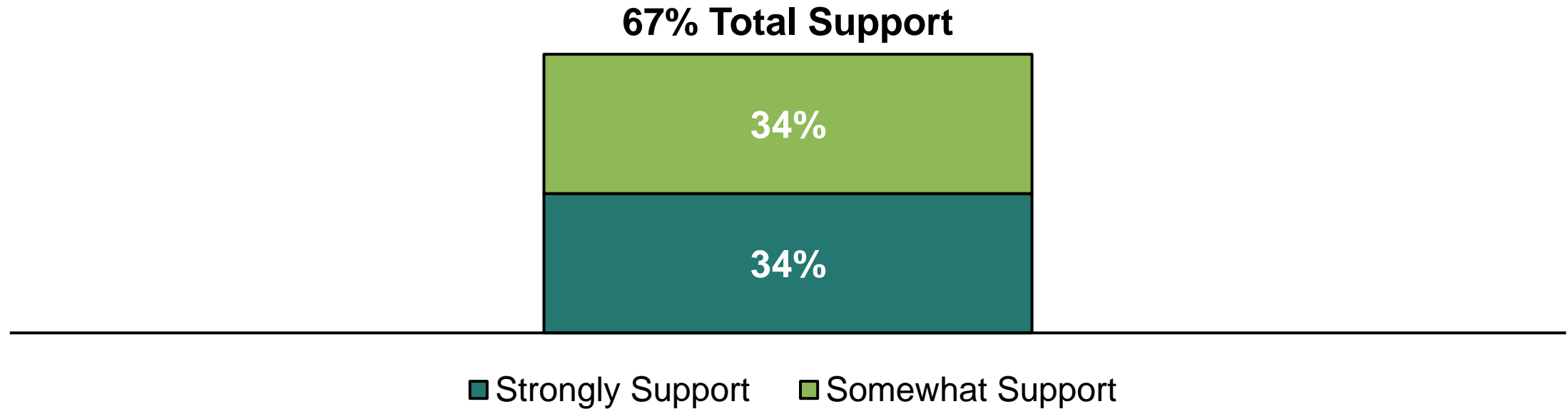


Response (cont'd)	%
Diverse Housing Options	14%
Affordable Housing	13%
Age-Restricted Housing	13%
Garage/Covered Parking	13%
Other	11%
None of the Above	5%

Which of the following, if any, should housing developments within the City of Lake Mary prioritize?

Community Survey Results

Two-thirds of respondents support allowing ADUs within Lake Mary's residential neighborhoods, including a third who are strongly supportive.



How strongly would you support or oppose allowing accessory dwelling units (ADUs) within residential neighborhoods in the City of Lake Mary? An ADU is an additional, smaller housing unit on the same property as a primary residence, such as an in-law suite, garage apartment, or guest house.

Community Survey Results

Nearly one-in-five respondents listed restaurants as something they would benefit from having within Lake Mary, with several others saying grocery stores, retail, and different types of eating and drinking establishments.

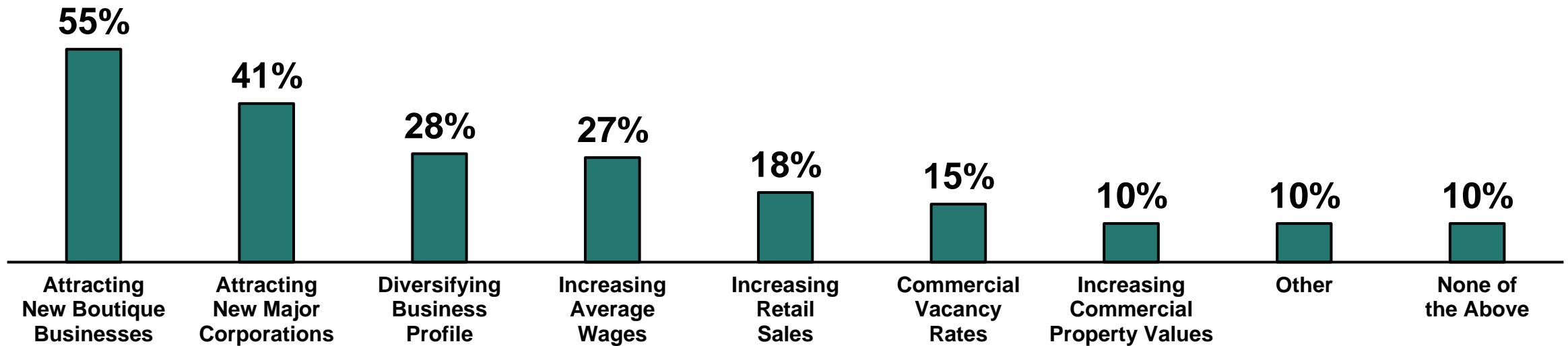
Response	%
Restaurant	17%
Grocery store	11%
Retail	6%
Brewery	4%
Bakery	3%
Coffee shop	3%
Performing Arts Center / Theater	3%
Recreation / Sports	3%
Fast Food / Chain Restaurant	3%
I Don't Know / Nothing	42%



Please think about the businesses that you frequent. Broadly speaking, are there any types of businesses that are not currently available in the City of Lake Mary that you would personally benefit from having within the city?

Community Survey Results

A majority of respondents say that attracting new boutique businesses and retailers is important to growing the local economy.

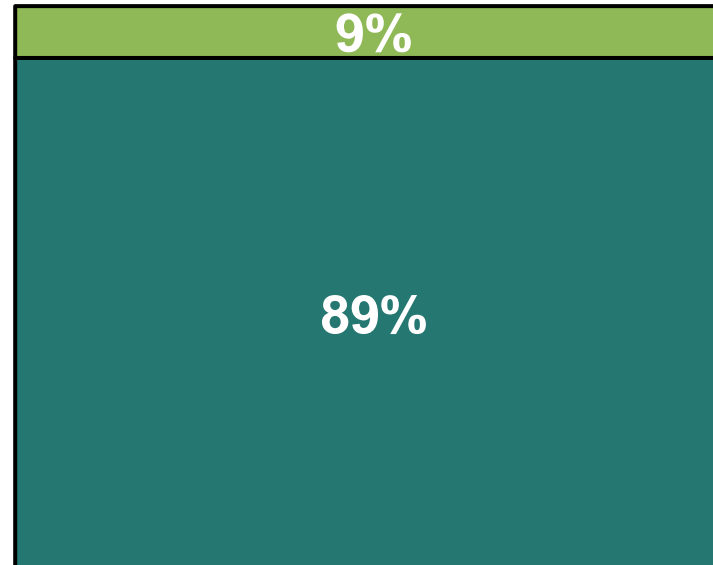


Which of the following, if any, do you think is important to growing the local economy in the City of Lake Mary?

Community Survey Results

Nearly all respondents say the natural environment is important to Lake Mary's quality of life, with a vast majority saying it is very important.

98% Total Important

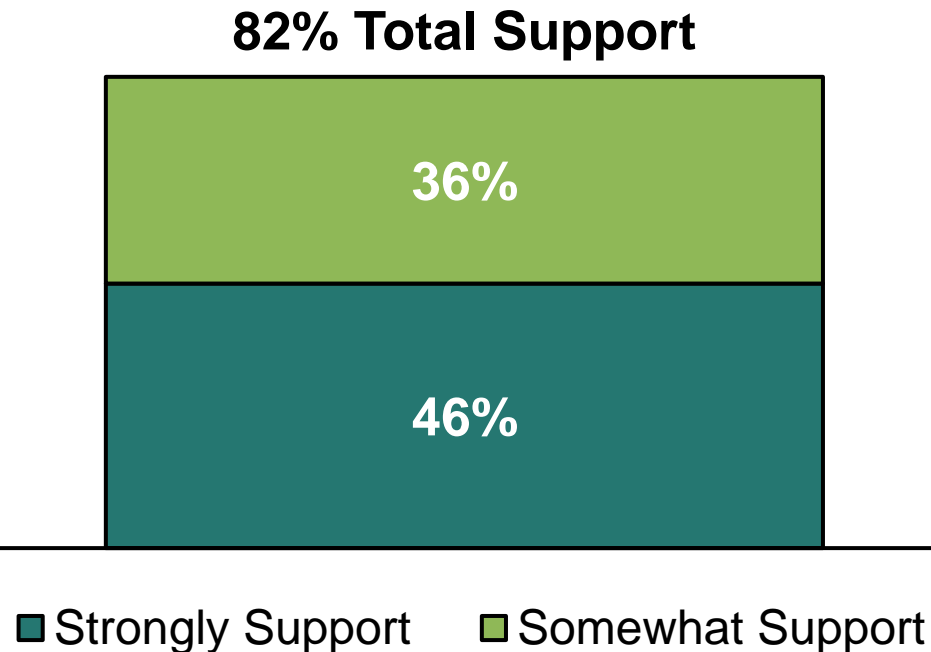


■ Very Important ■ Somewhat Important

How important, if at all, is the natural environment of the City of Lake Mary to the quality of life? This includes natural areas, such as lakes and wetlands.

Community Survey Results

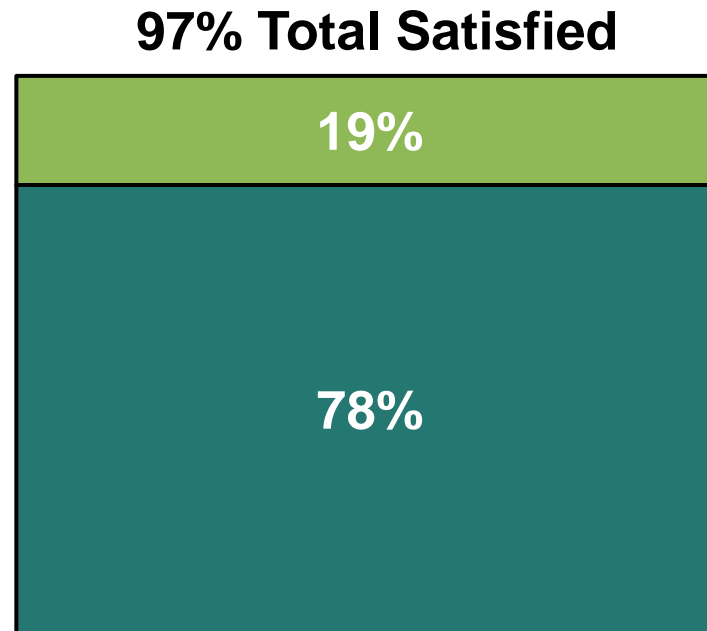
More than four-in-five respondents are supportive of protecting the natural environment in Lake Mary through restrictions on private property.



How strongly do you support or oppose restrictions on private property to protect the natural environment in the City of Lake Mary?

Community Survey Results

Nearly all respondents are satisfied with the emergency services provided in Lake Mary, with over three-quarters saying they are very satisfied.



■ Very Satisfied ■ Somewhat Satisfied

How satisfied, if at all, are you with the emergency services provided in the City of Lake Mary. This includes the Lake Mary Police Department and Lake Mary Fire Department.

Community Survey Results

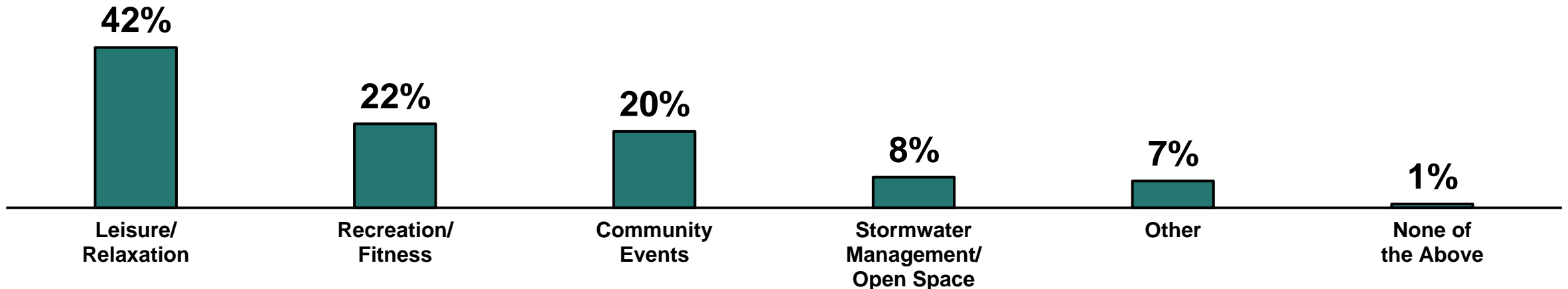
Similarly, a vast majority of respondents are satisfied with the quality of Lake Mary's parks and community facilities.



*How satisfied, if at all, are you with the quality of the parks and community facilities offered in the City of Lake Mary?
This includes Trailblazer Park, the Events Center, the Senior Center, etc.*

Community Survey Results

Forty-two percent of respondents say leisure/relaxation is the most important aspect of public parks, with nearly a quarter saying recreation/fitness and a fifth saying community events.

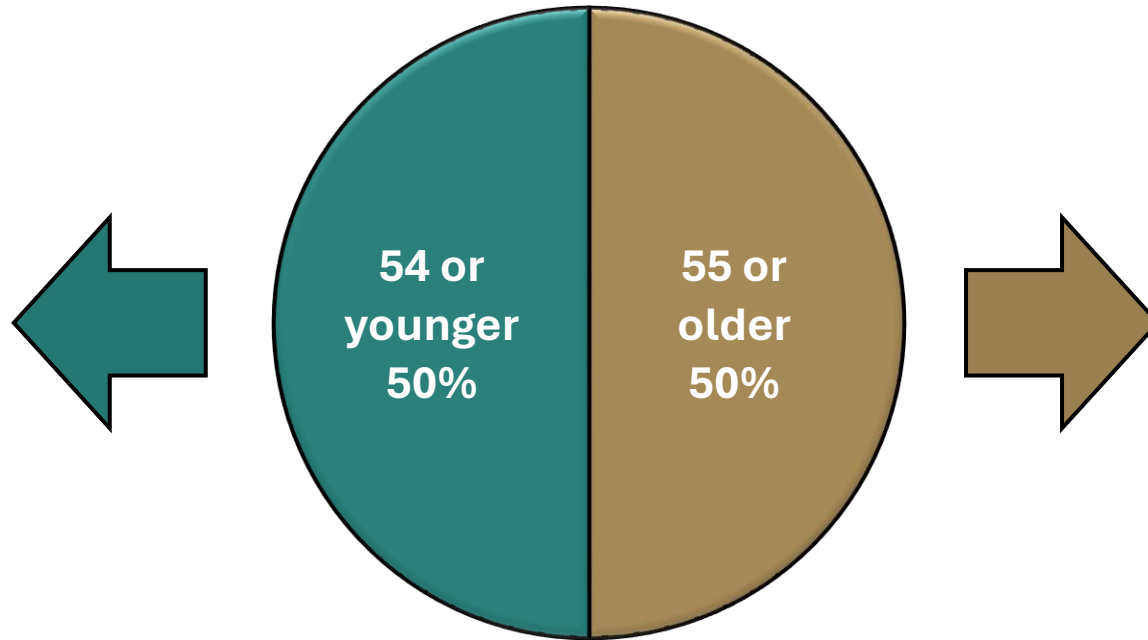


Which of the following, if any, would you consider to be the most important aspect of public parks?

Community Survey Results

Around half of the respondents were 54 or younger, with the other half 55 or older.

Age	%
17 or younger	0%
18 to 24	0%
25 to 34	8%
35 to 44	19%
45 to 54	23%



Age	%
55 to 64	19%
65 to 74	22%
75 or older	8%

What is your age?

**City of Lake Mary
Comprehensive Plan Update
Public Participation**



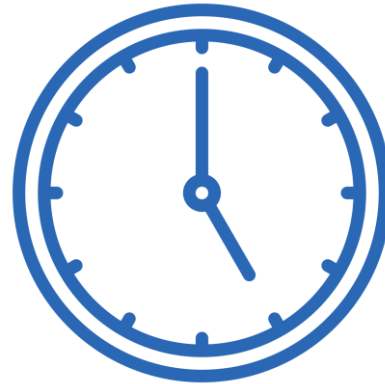
**Open
House
Results**

Open House Results

Background and Methodology



**Hosted in the Commission
Chambers at City Hall**



**Held between 5 p.m. and 7 p.m.
on September 24th, 2024**



**Approximately 40
people participated**

**Development of open house stations, set-up and execution of open house, and analysis/
report writing were all done in-house by staff.**

Open House Results

Overview of Stations

The community open house had eight stations (as shown in the table to the right) for public participation, focusing on different topics relevant to the comprehensive plan.

Station	Description
Housing	Select preferred housing type
Infrastructure / Capital Improvements	Prioritize infrastructure/capital improvement projects
Conservation/Open Space	Select most important aspect of conservation
Future Land Use	Provide ideas to improve areas
Downtown SWOT Analysis	Provide strengths and weaknesses of and opportunities and threats to downtown
Downtown Project Timeline	Prioritize downtown projects
Mind Map Analysis	Provide ideas associated with comprehensive plan elements
Transportation	Select transportation projects to improve areas

Open House Results

Housing Station

Participants were presented with nine housing types alternative to single-family homes, ranging in intensity and style. They selected one option (if any) that they would like to see the most throughout the city.



Accessory Dwelling Unit (ADU)



Cottage Court



Side-by-Side Duplex



Stacked Duplex



Fourplex



Townhouse



Courtyard Building



Live-Work



Multiplex

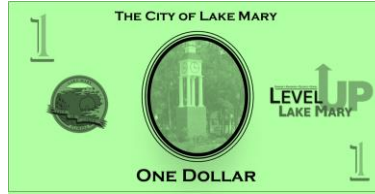
Open House Results

Accessory dwelling units were the most popular housing type, with nearly half of participants selecting this, followed by live-work units.

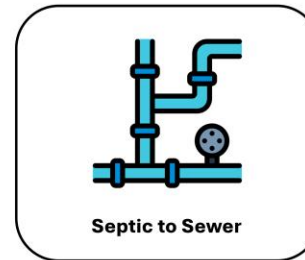
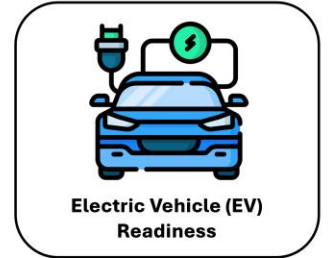
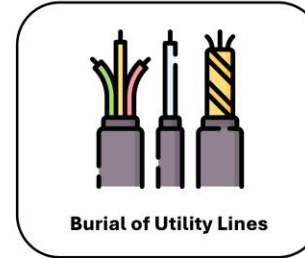
Housing Type	# of Responses	% of Responses
Accessory Dwelling Unit (ADU)	11	44%
Live-Work	6	24%
Cottage Court	4	16%
Townhouse	3	12%
Courtyard Building	1	4%
Side-by-Side Duplex	0	0%
Stacked Duplex	0	0%
Fourplex	0	0%
Multiplex	0	0%
Total	25	100%

Open House Results

Infrastructure/Capital Improvements Station



Participants were provided with five “Lake Mary Money” dollars and presented with seven infrastructure/capital improvement projects. They distributed the dollars as they saw fit to prioritize these different projects. Choices could range from putting one dollar in each of five selected projects to placing all of the dollars in one selected project.



Open House Results

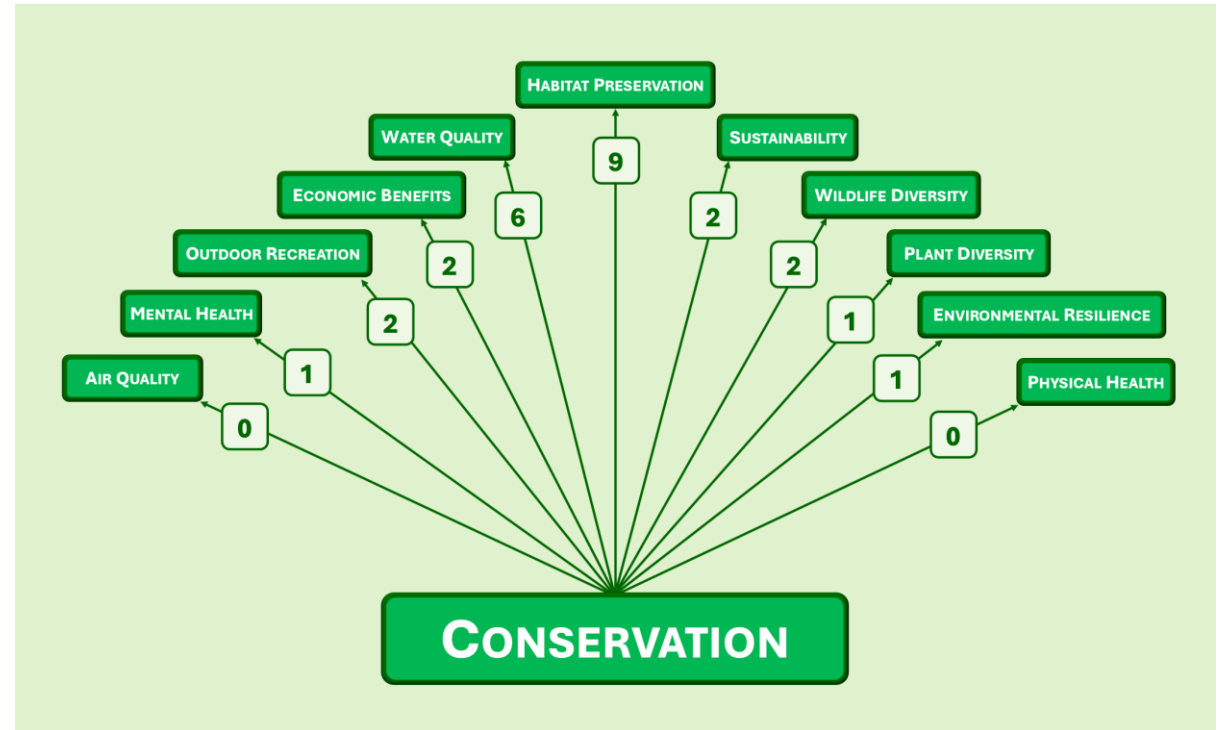
While infrastructure/capital improvement project priorities were spread among all options, burial of utility lines took the top spot, with over a quarter of “Lake Mary Money” being invested in this option.

Infrastructure/Capital Improvement Project	# of Responses	% of Responses
Burial of Utility Lines	45	28%
Public Park Upgrades	28	18%
Septic to Sewer	26	16%
Stormwater/Drainage Improvements	24	15%
Street Beautification	15	9%
Trail Creation and Connection	12	8%
Electric Vehicle (EV) Readiness	10	6%
Total	160	100%

Open House Results

Conservation / Open Space Station

Participants were provided with 11 aspects of conservation. They selected the aspect they felt was most important to conservation by connecting a piece of yarn from the word “Conservation” at the bottom of the board to the aspect at the top of the board.



Open House Results

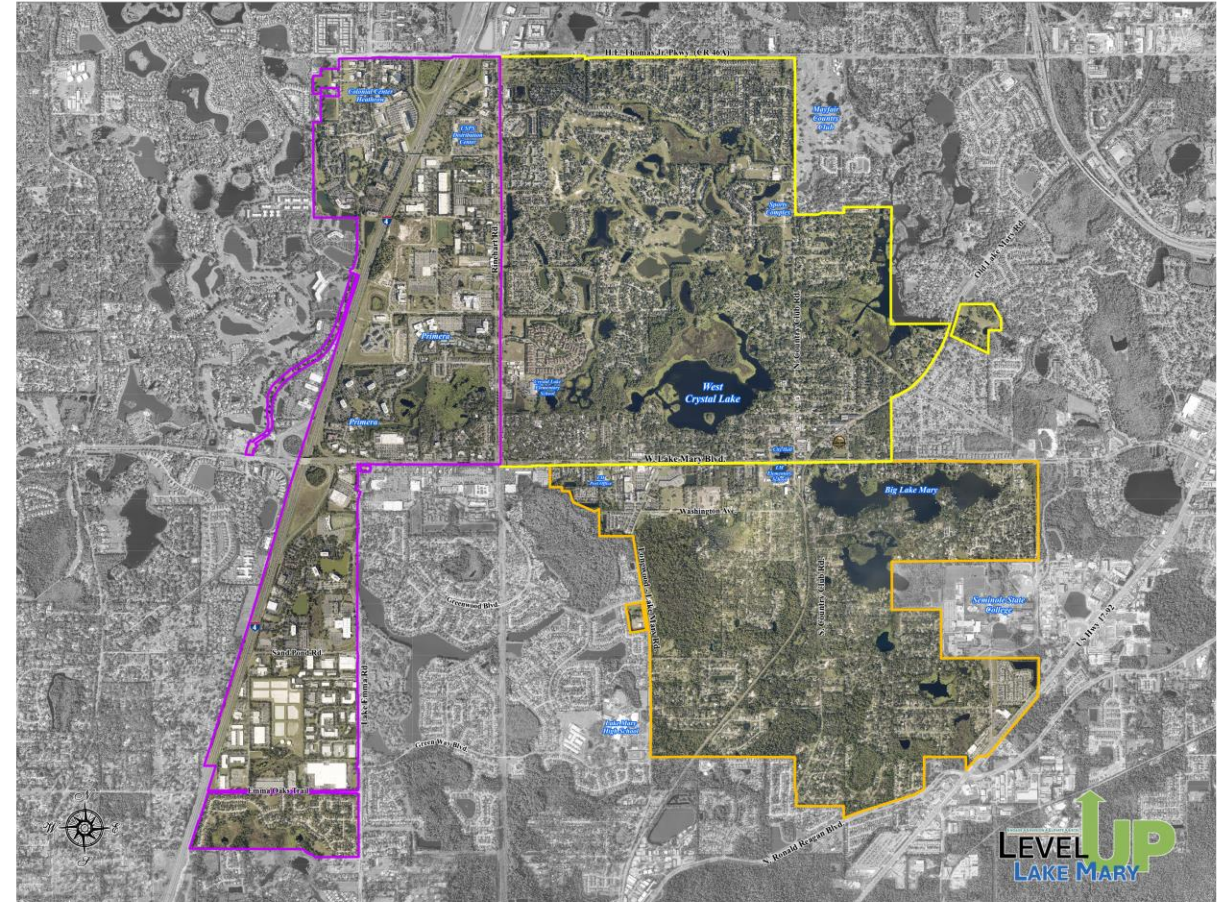
Over a third of participants said habitat preservation is the most important aspect of conservation, with nearly another quarter saying it's water quality.

Conservation Aspect	# of Responses	% of Responses
Habitat Preservation	9	35%
Water Quality	6	23%
Economic Benefits	2	8%
Outdoor Recreation	2	8%
Sustainability	2	8%
Wildlife Diversity	2	8%
Plant Diversity	1	4%
Environmental Resilience	1	4%
Mental Health	1	4%
Air Quality	0	0%
Physical Health	0	0%
Total	26	100%

Open House Results

Future Land Use Station

Participants selected up to three specific areas around the city and provided ideas on how to change and improve them.



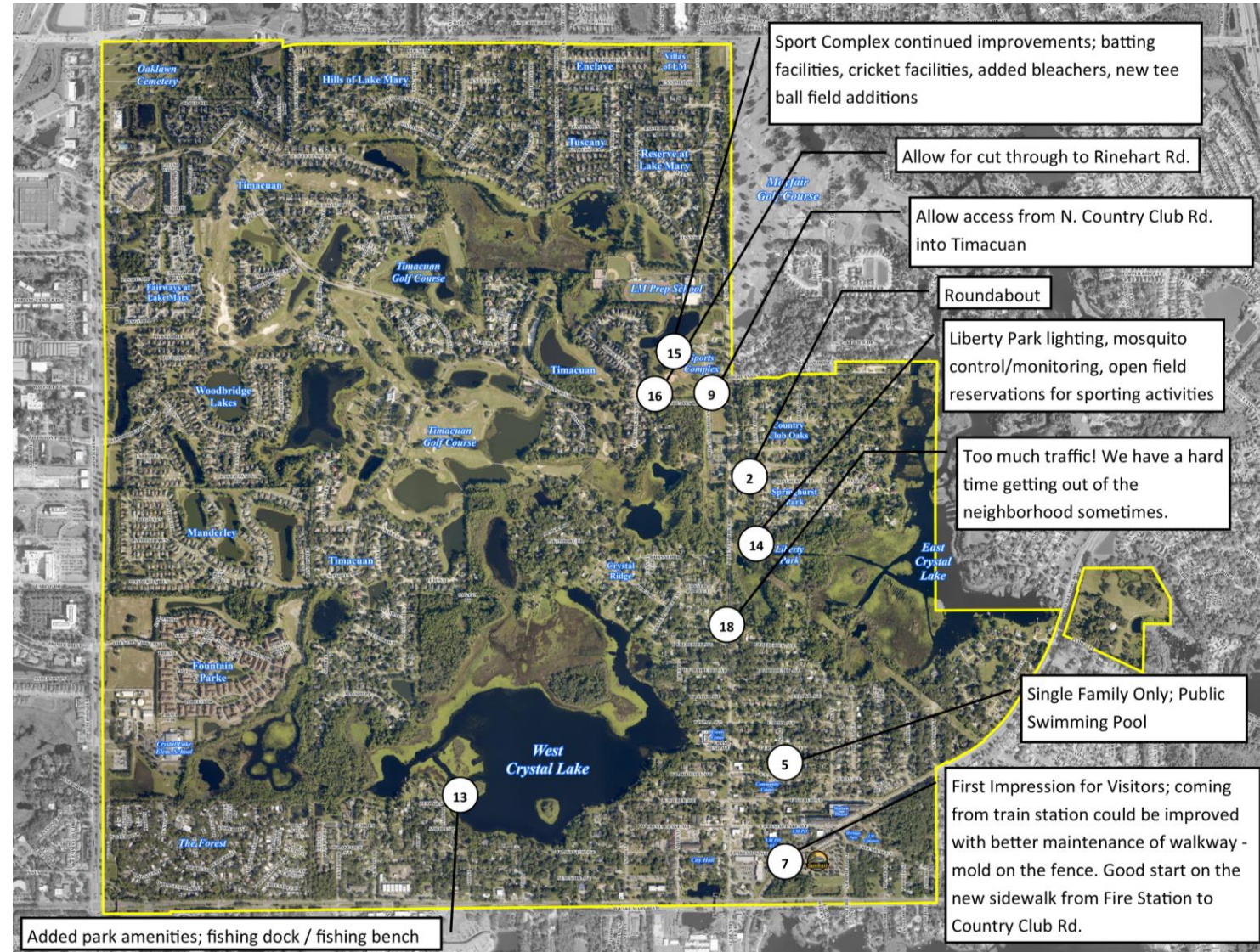
Open House Results

The top suggestions / improvements were transportation-related, followed by a few focusing on parks and cleaning areas up.

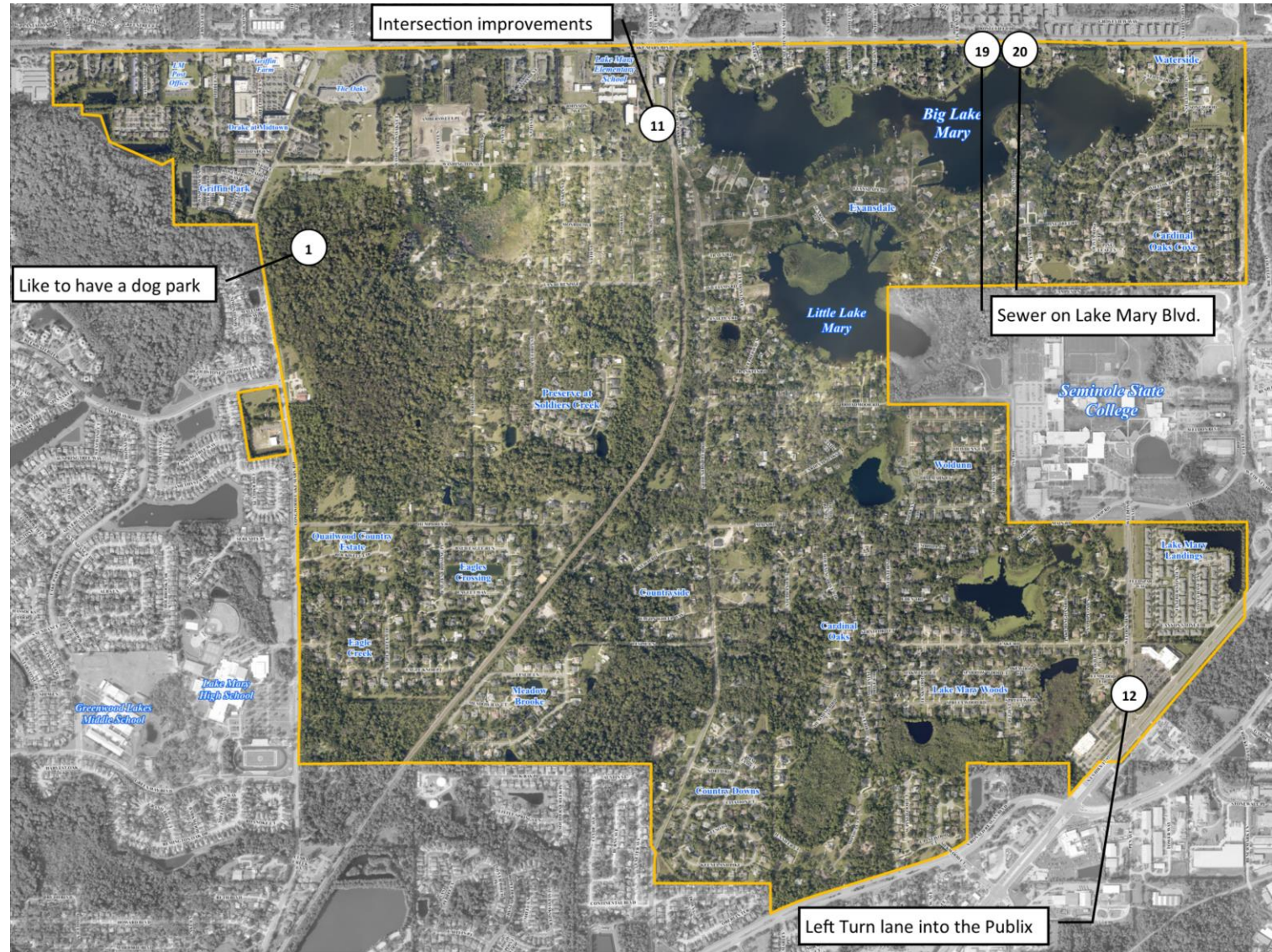
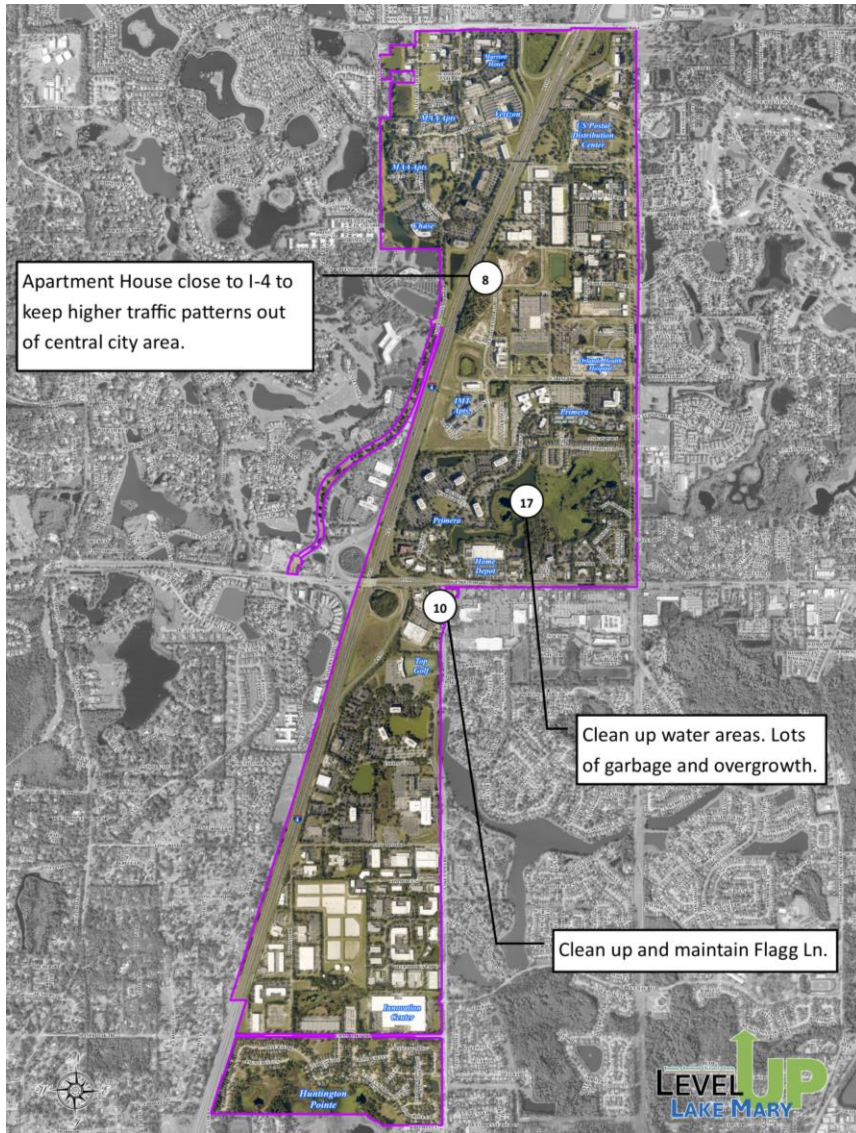
Change	# of Responses	% of Responses
Transportation	5	26%
Park upgrades	3	16%
Cleaning up	3	16%
Dog park	2	11%
Sewer	2	11%
Housing	2	11%
Public pool	1	5%
Community garden	1	5%
Total	19	100%

Open House Results

A majority of the suggestions/improvements were for the portion of the city north of W. Lake Mary Blvd. and east of Rinehart Rd.



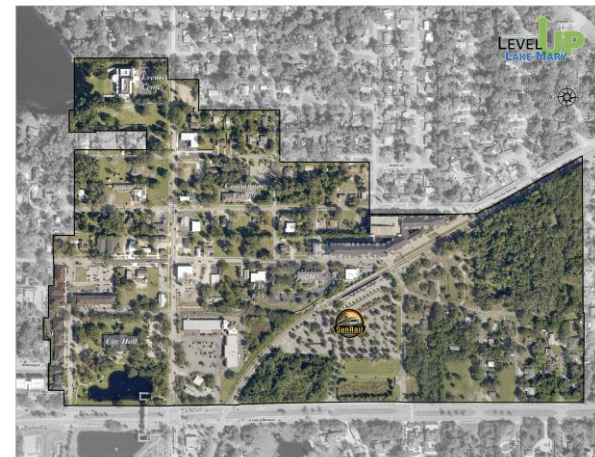
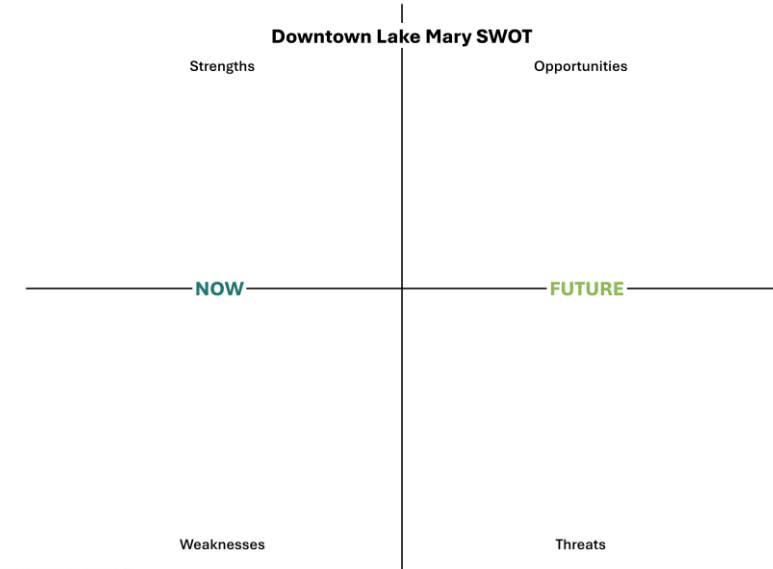
Open House Results



Open House Results

Downtown SWOT Analysis Station

Participants provided one strength, weakness, opportunity, and threat regarding the city's downtown area. Strengths and weaknesses relate to current conditions, while opportunities and threats relate to future conditions.



Open House Results

Safety is seen as the top strength, and a variety of opportunities were presented. Traffic is seen as the top weakness and one of the top threats.

Strengths		Weaknesses	
Safe	7	Traffic/congestion	10
Christmas	3		
Clean	2		
Downtown	2	Need more events	2
Parks	2		
Small town	2	Need more trees	2
Walkable	2		
Opportunities		Threats	
Pedestrian connectivity/walkability/trails	4	Over-development/crowding	8
		Traffic	6
Parades/events	3	Empty buildings	2
Community garden	2	Lake health	2
Dog park	2	Tree removal	2

Open House Results

Downtown Project Timeline Station

Participants were provided with 10 potential downtown projects and selected three that they would like completed. Among the three projects they selected, participants would prioritize the projects by placing one under each provided timeframe (“Within 5 years,” “Within 5-10 years,” “Within 10-15 years”) based on how quickly they would like each project to be completed.



Open House Results

Street trees, special events, and community gardens were the most popular options for downtown projects, both overall and to be done within 5 years.

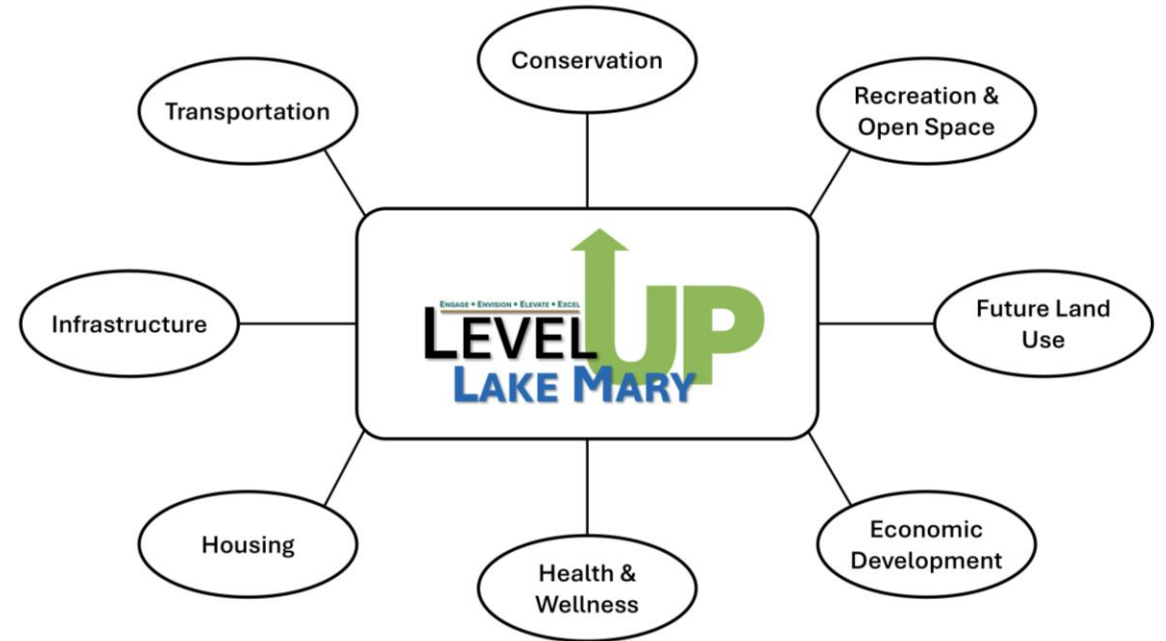
Downtown Project (Overall)	# of Responses	% of Responses
Street Trees	23	24%
More Special Events	19	20%
Community Gardens	14	14%
Outdoor Dining	9	9%
Street-Level Mobility Choices	7	7%
Food Truck Spaces	7	7%
Pocket Parks	5	5%
Wayfinding Signage	5	5%
Public Art	4	4%
Public Wi-Fi	4	4%
Total	97	100%

Downtown Project (Within 5 Years)	# of Responses	% of Responses
Street Trees	16	29%
Community Gardens	9	16%
More Special Events	8	15%
Street-Level Mobility Choices	4	7%
Food Truck Spaces	4	7%
Outdoor Dining	3	5%
Pocket Parks	3	5%
Wayfinding Signage	3	5%
Public Art	3	5%
Public Wi-Fi	2	4%
Total	55	100%

Open House Results

Mind Map Analysis Station

Participants were provided with eight comprehensive plan elements and were asked to write down any words, phrases, or ideas that they felt were important to each element next to the respective element. They were also asked to review other participants words, phrases, and ideas to build off them.



Open House Results

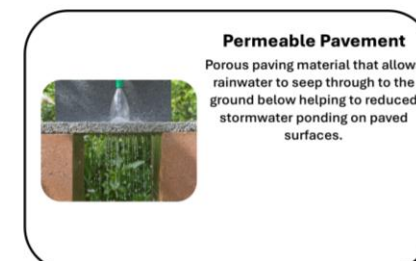
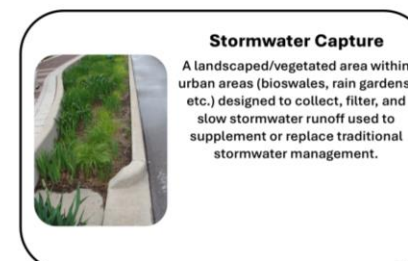
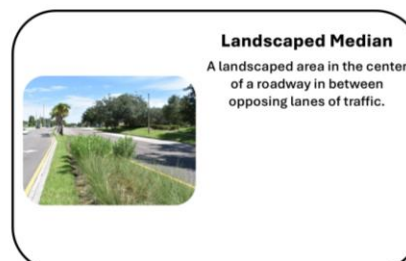
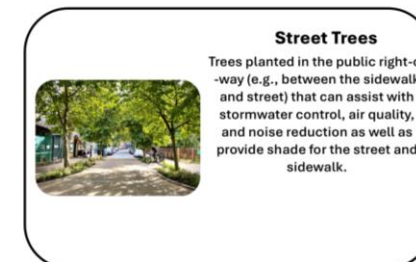
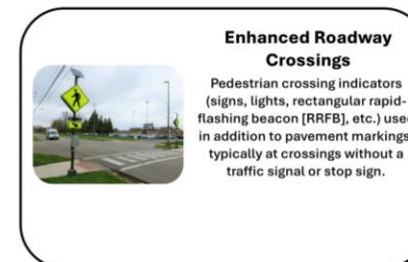
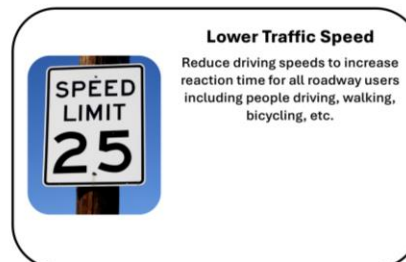
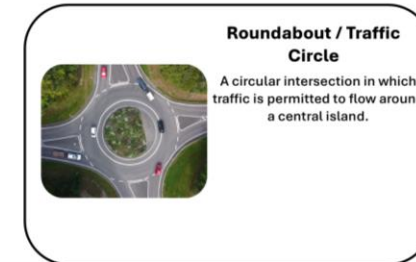
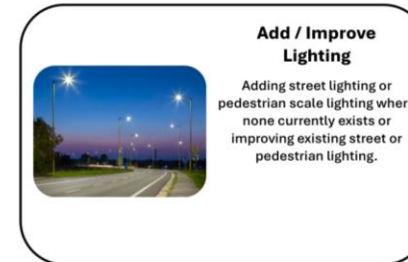
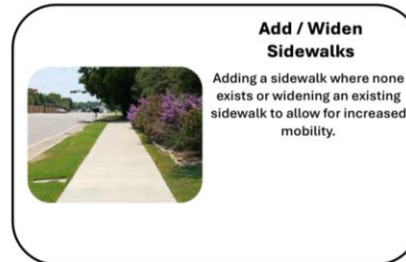
Each comprehensive plan element had at least one word or phrase that more than one participant wrote down, such as buried utilities for infrastructure or community garden for recreation and open space.

Infrastructure		Transportation		Conservation		Recreation and Open Space			
Buried Utilities	4	More SunRail Access	3	Lake Health / Quality	3	Community Garden	5		
		Traffic	3			Events	2		
Water / Sewer	3					Multimodal	2	Green Space	2
								Parade	2
						Parks	2		
Future Land Use		Economic Development		Health and Wellness		Housing			
Designated Conservation	3	Infill	2	Parks	2	Affordability	3		
						No / Less Multi-Family	2		
						Small Town	2		

Open House Results

Transportation Station

Participants selected up to three of the provided transportation-related improvements and placed them in the specific area of the city where they believed each improvement was needed.



Open House Results

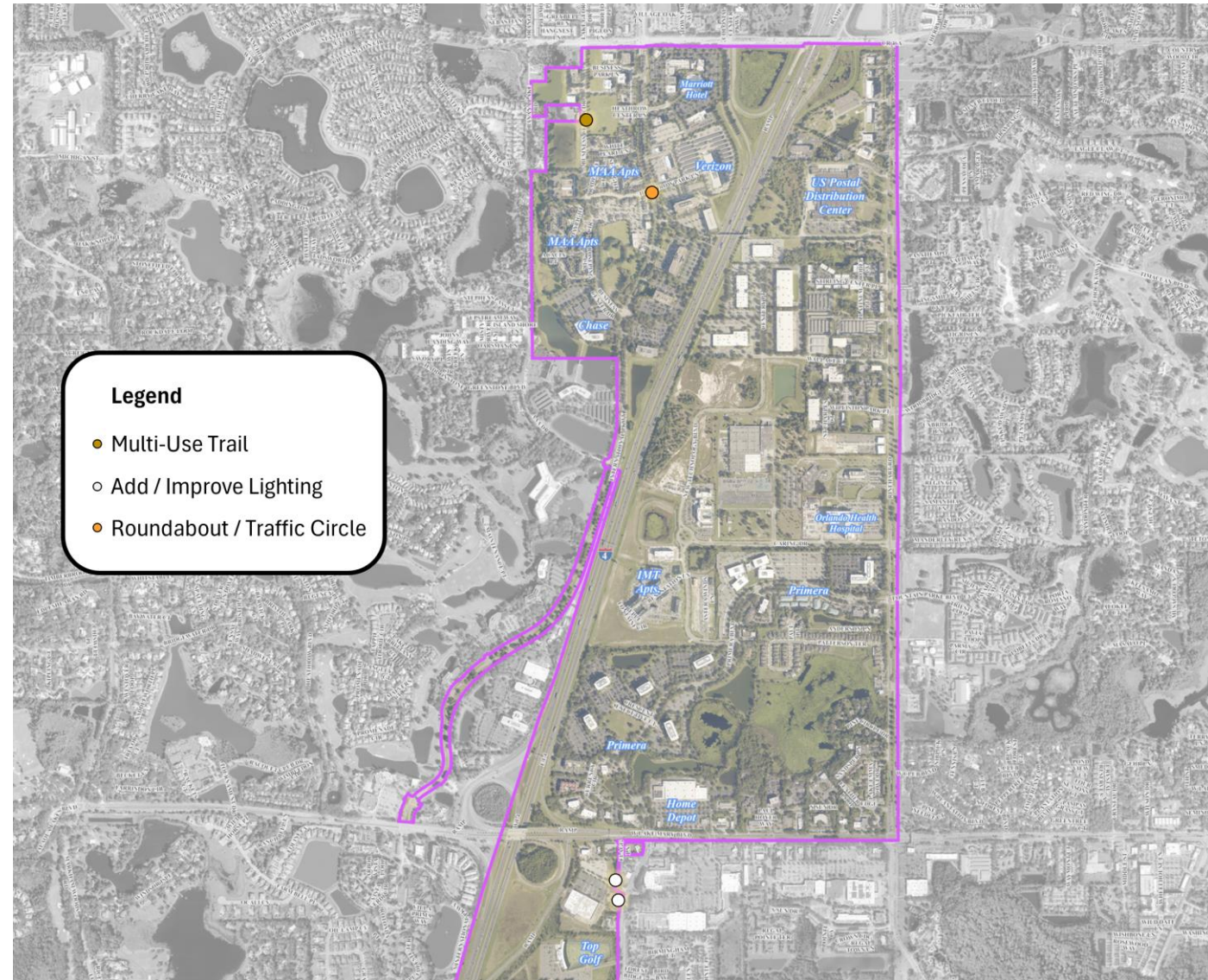
There were several locations participants wanted to lower traffic speeds, add/widen sidewalks, or add/improve lighting.

Transportation-Related Improvement	# of Responses	% of Responses
Lower Traffic Speed	13	16%
Add / Widen Sidewalk	12	15%
Add / Improve Lighting	11	14%
Multi-Use Trail	9	11%
Street Trees	9	11%
Protected Bike Lanes	7	9%
Roundabout / Traffic Circle	7	9%
Stormwater Capture	7	9%
Enhanced Roadway Crossings	5	6%
Permeable Pavement	1	1%
Bus Stop	0	0%
Landscaped Median	0	0%
Total	81	100%

Open House Results

West

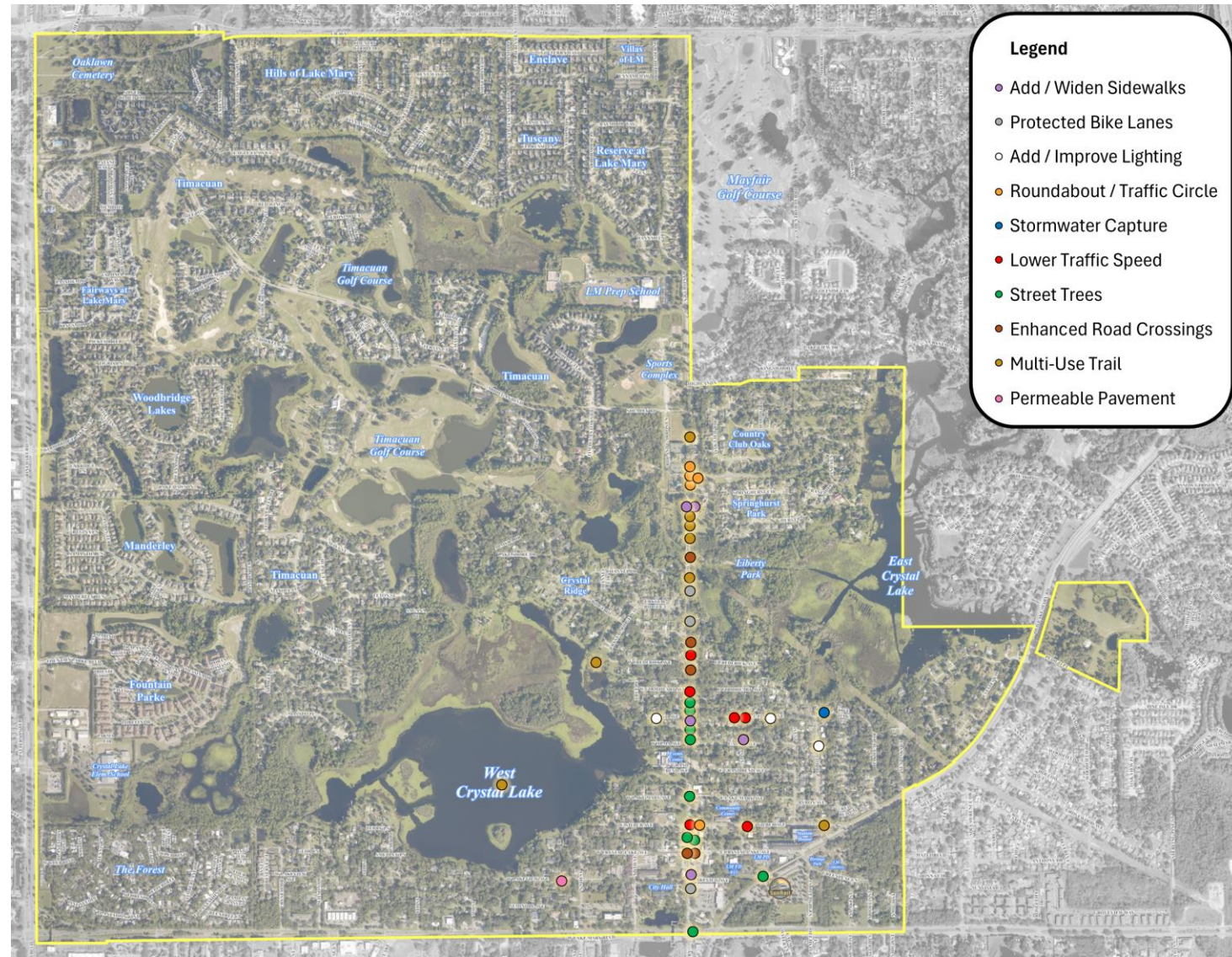
Not many improvements were chosen for the portion of the city west of Rinehart Rd. However, a few votes for added or improved lighting near Flagg Ln. and Lake Emma Rd. were tallied.



Open House Results

North

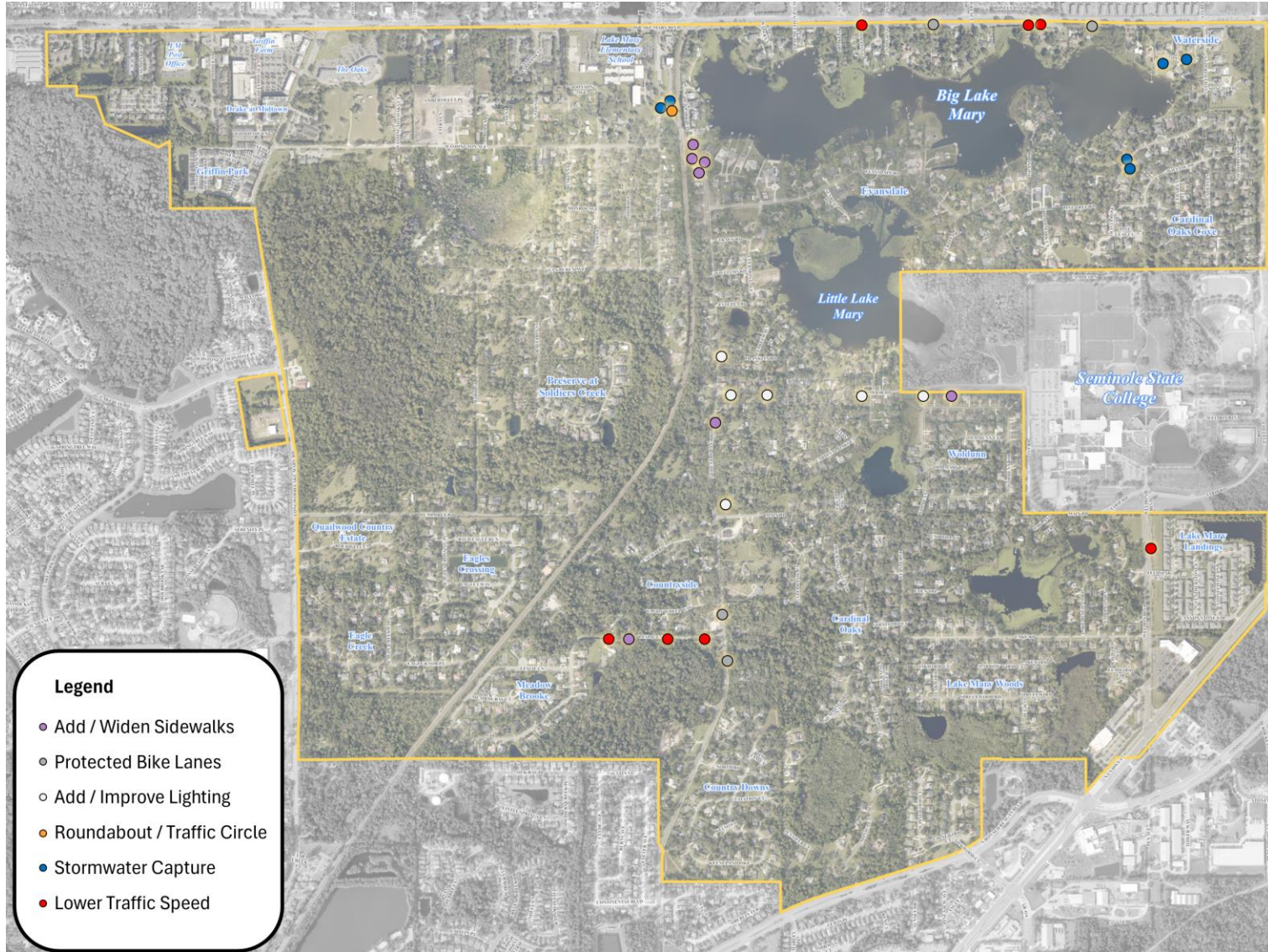
N. Country Club Rd. received many suggestions for improvements, including adding/ widening sidewalks, protected bike lanes, lower traffic speed, street trees, enhanced road crossings, multi-use trails, and roundabouts/ traffic circles. The downtown area received several suggestions, including some of the above as well as adding/improving lighting.



Open House Results

Southeast

Adding/widening sidewalks was a popular choice along S. Country Club Rd. Stormwater capture received several votes along S. Country Club Rd., W. Stillwood Ln., and Shady Oaks Cir. Broadmoor Rd. received a number of votes for adding/improving lighting, and Leslie Ln. received a few for lower traffic speed.



**City of Lake Mary
Comprehensive Plan Update
Public Participation**

**Discussion/
Questions**

