

Waterfront Redevelopment Implementation

CRA Catalyst Site Implementation Status

 Littlejohn



August 5, 2015

Agenda

- Waterfront Design Activities Recap
- Proposed Implementation Process
- Regulatory Updates to Facilitate Waterfront Development
- Proposed 10 Year CRA Project List
- Connection to the Strategic Priorities

Waterfront Design Activities RECAP

City Owned Parcels



Park Ave.

Hood Ave.

Palmetto Ave.

Commercial St.

Historic First St.

Sanford Ave.

Pine Ave.

CONCEPTUAL MASTER PLAN



- ① Single Family Detached: 6 Units
Lot size approx: 45'x 110'
Detached rear garage with courtyard
- ② Attached Townhouse: 21 Units
Unit size approx: 3 Story 25'x40'
Parking in adjacent structure
- ③ Attached Townhouse/Multi-Family: 29 Units
Unit size approx: 3 story 25'x38'
Parking under unit
Access by alley
- ④ Mixed Use: 19 Residential Flats
Commercial retail ground floor
Office or residential flat above.
20,100 s.f. Retail
- ⑤ Hotel:
80 - 100 keys - 3 to 4 Story
Ground floor retail on Sanford Avenue
9,068 s.f.
Parking Structure: 3 Story
240 Spaces
- ⑥ Parking Structure: 3 Story
285 Spaces

DEVELOPMENT PROGRAM

6 detached, single-family homes along Seminole Boulevard

50 attached multi-family units, town-homes

19 attached residential live/work flats

~20K Sq.Ft. Office/Retail Uses along E. Commercial Street and N. Sanford Avenue block

~9,000 Sq. Ft. Retail Uses along Sanford Avenue and First Street block

80-90 key boutique hotel

525 Parking spaces in 2 structured parking facilities

Proposed Implementation Process

PHASED APPROACH

- **Phase 1** SFR and TH Residential development
- **Phase 2** MFR
- **Phase 3** Mixed-Use (Commercial and Office) Parking Structure #1 after the Civic Center rehab/rebuild
- **Phase 4** Boutique Hotel and Parking Structure #2

PHASED APPROACH



- **Phase 1**
- **Phase 2**
- **Phase 3**
- **Phase 4**

CITY PATH

- **Complete Regulatory Updates**
- **City utilizes FS 163.380 process to solicit development proposals**
- **Proposals sought for each phase**
- **City establishes partnership with developer(s)**
- **City maintains active/participatory role in development process**

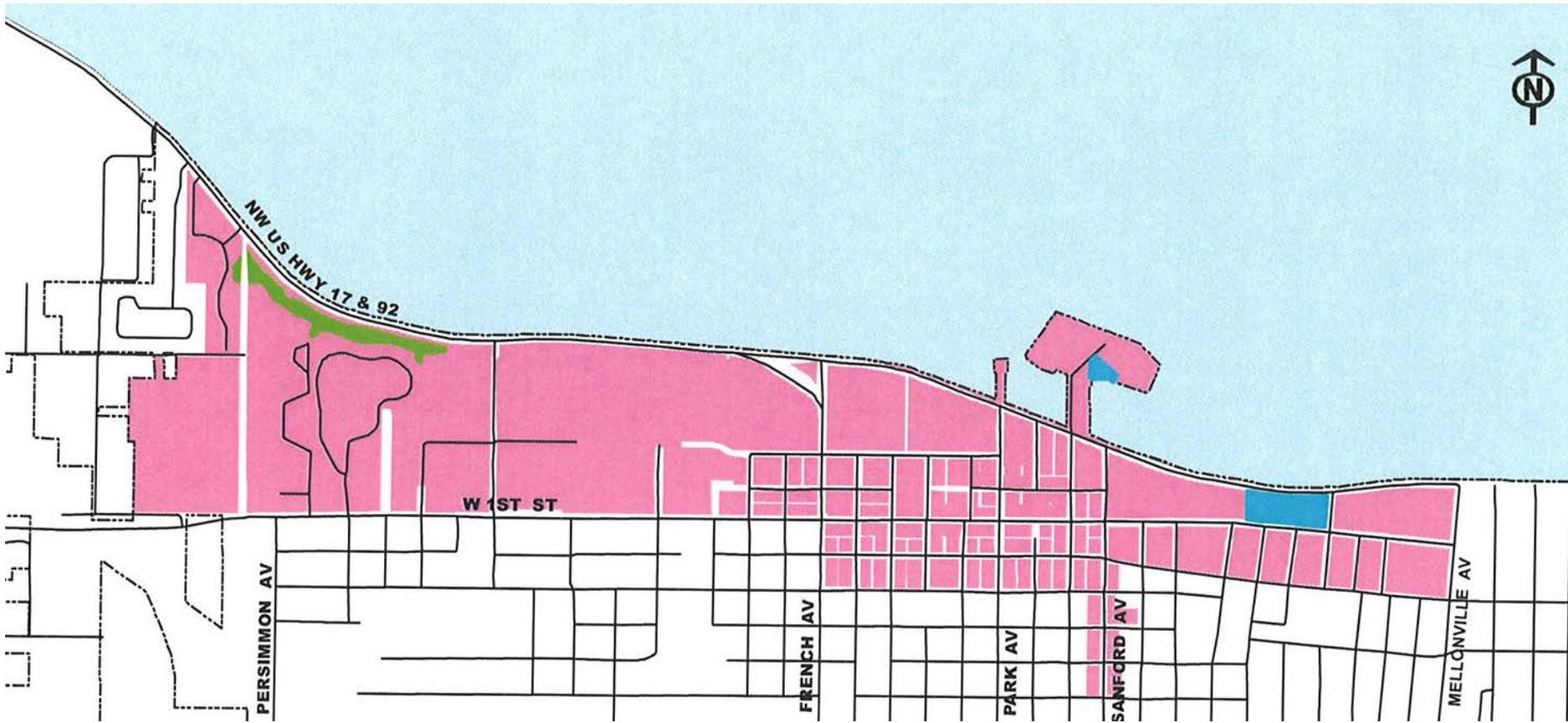
Regulatory Updates to Facilitate Waterfront Development

Regulatory Updates

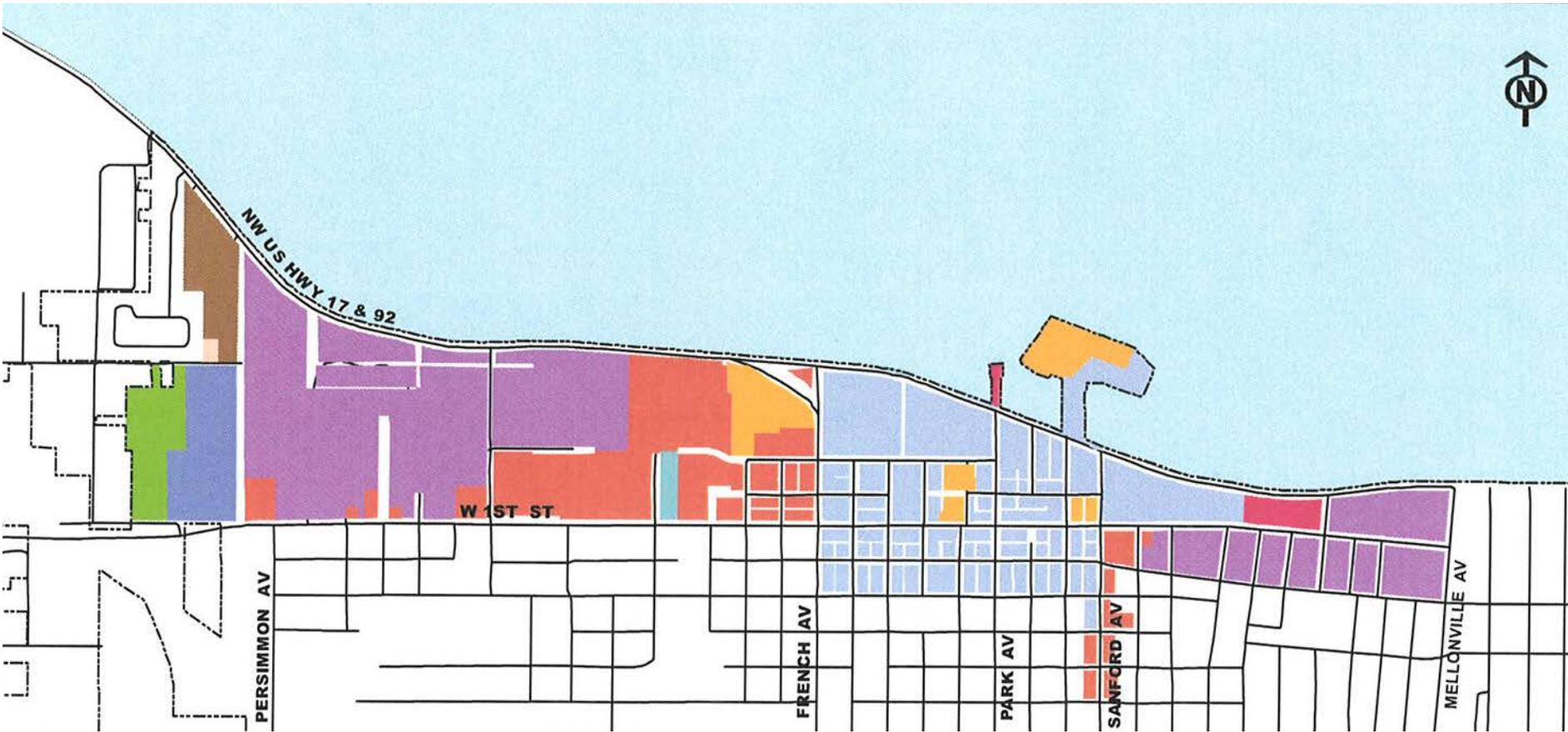
Governing Regulatory Documents

- Community Redevelopment Plan
- Comprehensive Plan
- Land Development Regulations

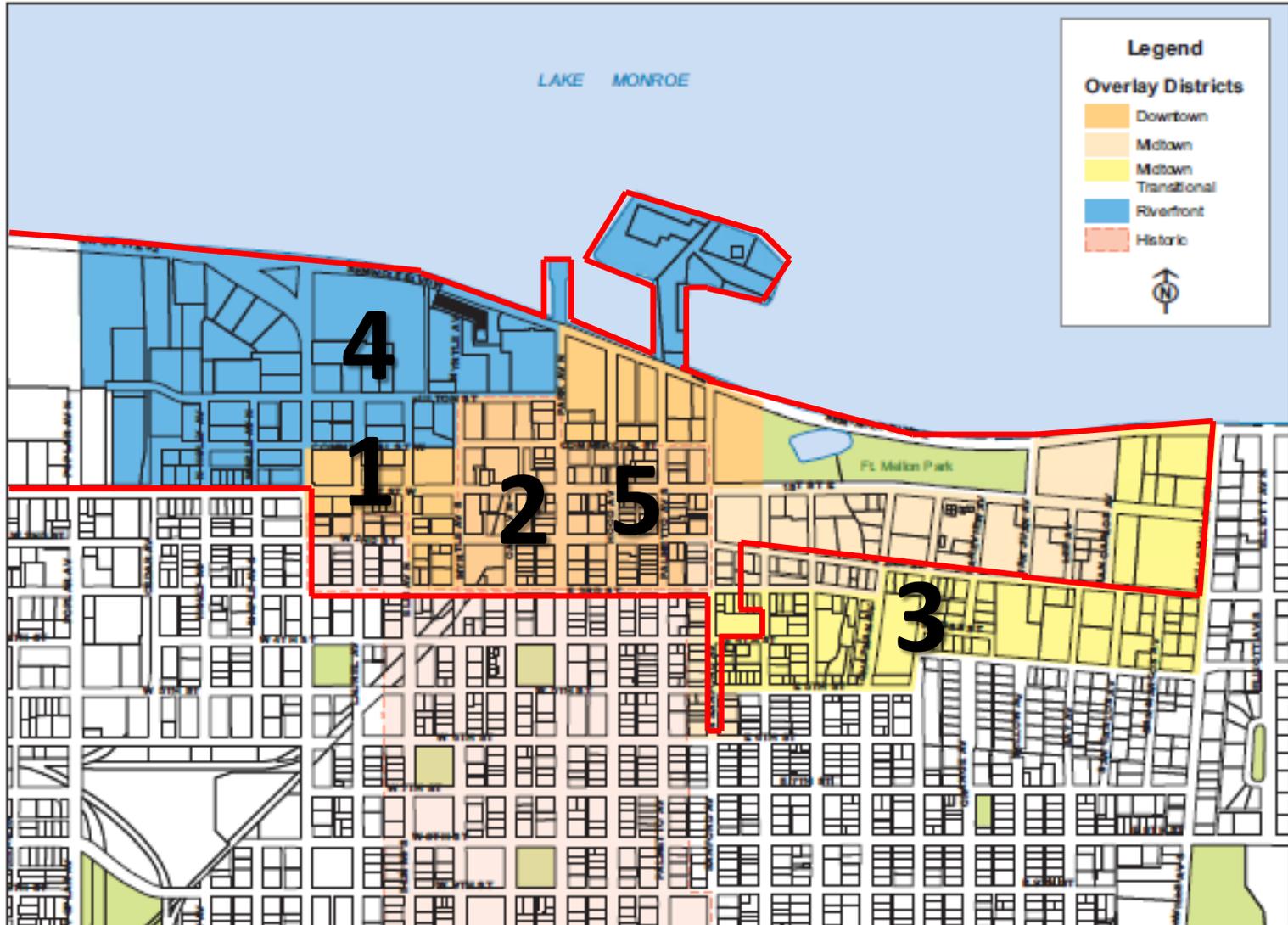
Community Redevelopment Area-FLUM



Community Redevelopment Area-Zoning



Community Redevelopment Area-Overlays



Regulatory Updates

- Comprehensive Plan
 - Remove internal inconsistencies affecting CRA
 - Reference redevelopment objectives
 - No changes to densities/intensities
- Land Development Regulations
 - Remove internal inconsistencies, add clarification and cross references for regulations affecting CRA
 - Implement revised Comprehensive Plan Goals, Objectives and Policies affecting the CRA
- Community Redevelopment Plan
 - Updated to address CRA Operational Term
 - Updated to reflect coordination with Seminole County redevelopment objectives
 - Updated to include new projects and programming

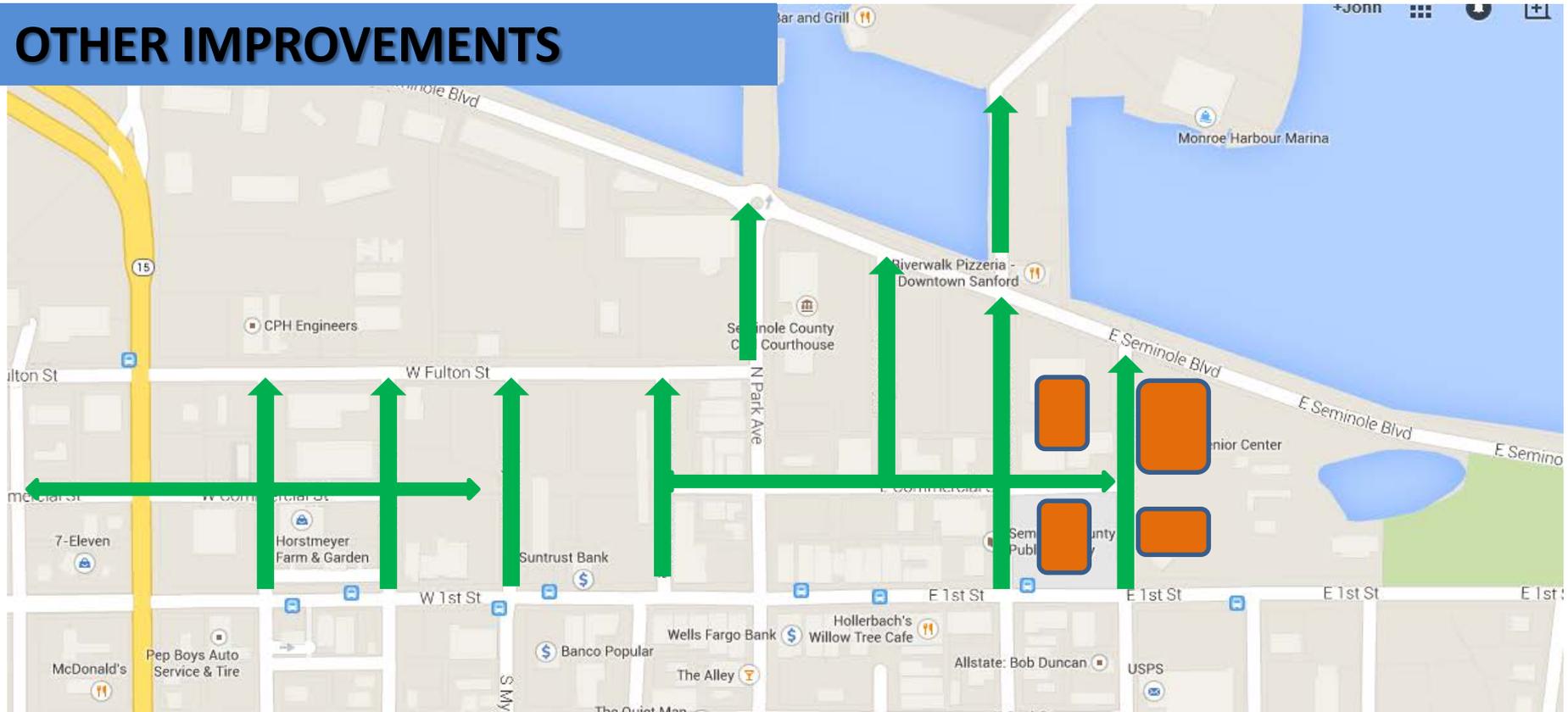
Proposed 10 Year CRA Projects

Proposed CRA Projects

DESCRIPTION	COST
Park Avenue - Fulton St. to Riverwalk	\$1,702,701.00
Sanford Avenue - 1st St. to Riverwalk	\$1,117,116.00
Palmetto Avenue - 1st St. to Riverwalk	\$972,972.00
Sanford Event Center	\$5,332,800.00
Entrance Road to Marina Isle	\$1,711,710.00
Laurel Avenue - 1st St. to Fulton St.	\$1,009,008.00
Elm Avenue - 1st St. to Fulton St.	\$1,009,008.00
Myrtle Avenue - 1st St. to Fulton St.	\$1,009,008.00
Hood Avenue - Commercial St. to Seminole Blvd.	\$1,072,071.00
Commercial Street - French Ave. to Elm Ave.	\$1,108,107.00
Commercial Street - Oak Ave. to Sanford Ave.	\$2,036,034.00
Oak Avenue - 1st St. to Fulton St.	\$1,009,008.00
Chamber of Commerce Rehabilitation	\$369,600.00
Parking Garage #1 240 spaces	\$3,600,000.00
<u>Parking Garage #2 285 spaces</u>	<u>\$4,275,000.00</u>
TOTAL ESTIMATED COST	\$27,334,143.00

Proposed CRA Projects

OTHER IMPROVEMENTS

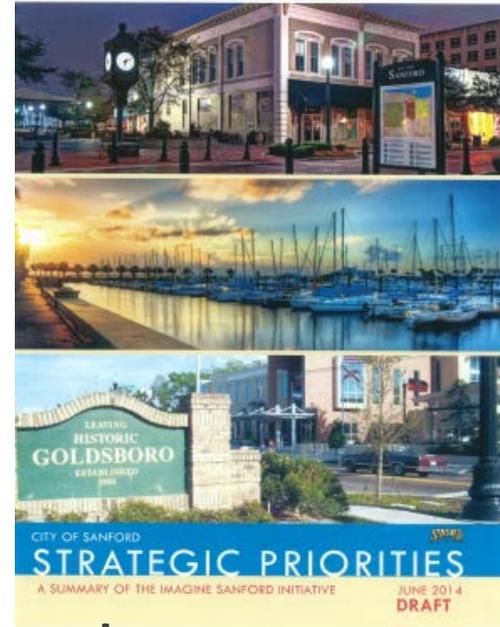


Connection to the Strategic Priorities

Purpose and Objective

Activities Address Sanford's Strategic Priorities

- Update Regulatory Framework
- Unify Downtown and the Waterfront
- Promote the City's Distinct Culture
- Redevelop and Revitalize Disadvantaged Communities



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COMMENT FORMS/FOLLOW UP

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THANK YOU!

