

Mount Plymouth & Sorrento Market Square

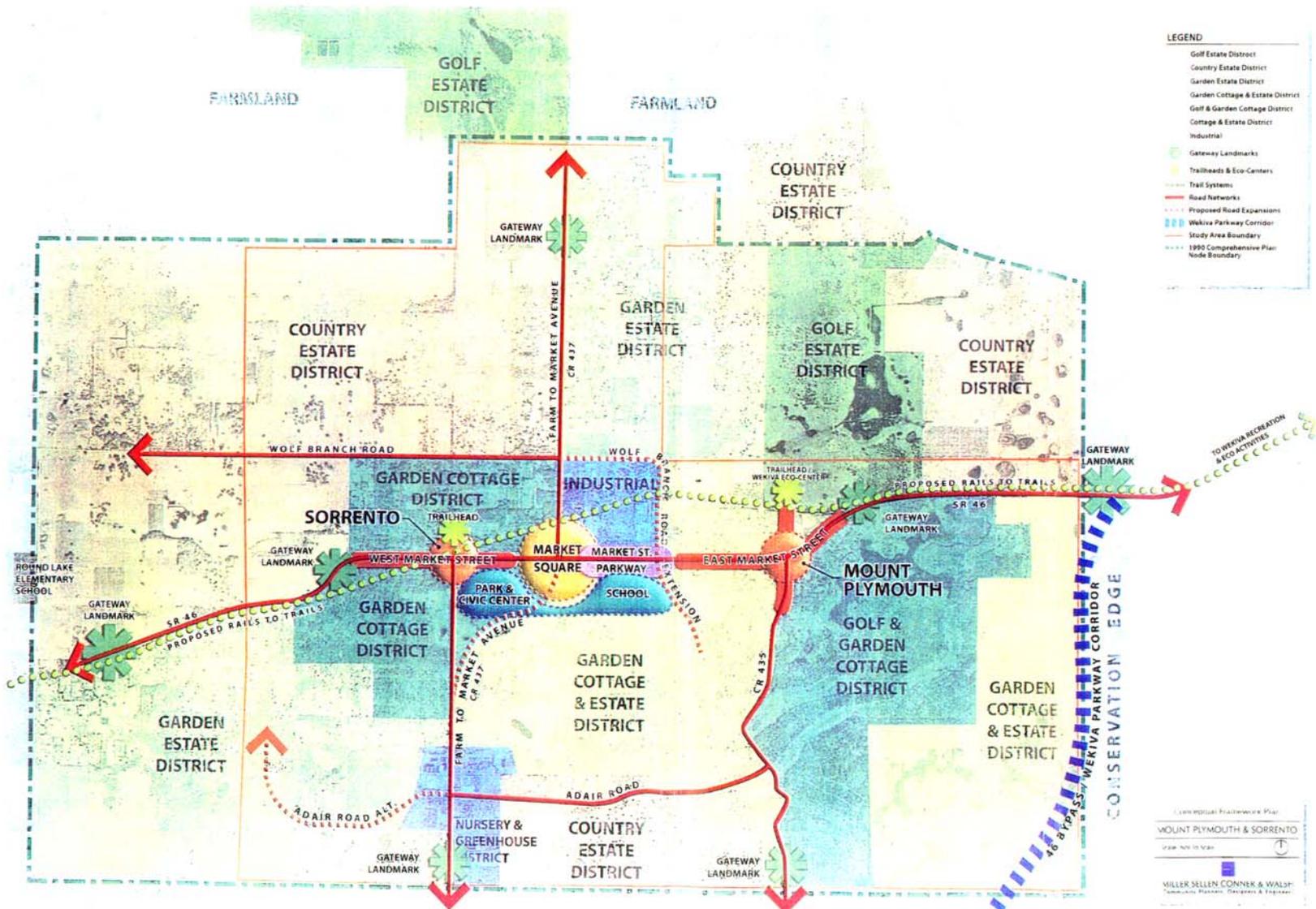
In November 2002, the Lake County Board of County Commissioners formally created the Mt. Plymouth-Sorrento Small Area Study Committee and engaged planners Miller, Sellen, Connor & Walsh to conduct a study of the area in order to plan for the impending growth. After a lengthy process that included extensive public participation workshops, meetings with the local Advisory Committee, FDOT and Lake County staff, a final report with recommendations for the area's future growth was published in June 2003. In October of 2003 the Board of County Commissioners adopted the Mt. Plymouth-Sorrento Small Area Framework Study Report.

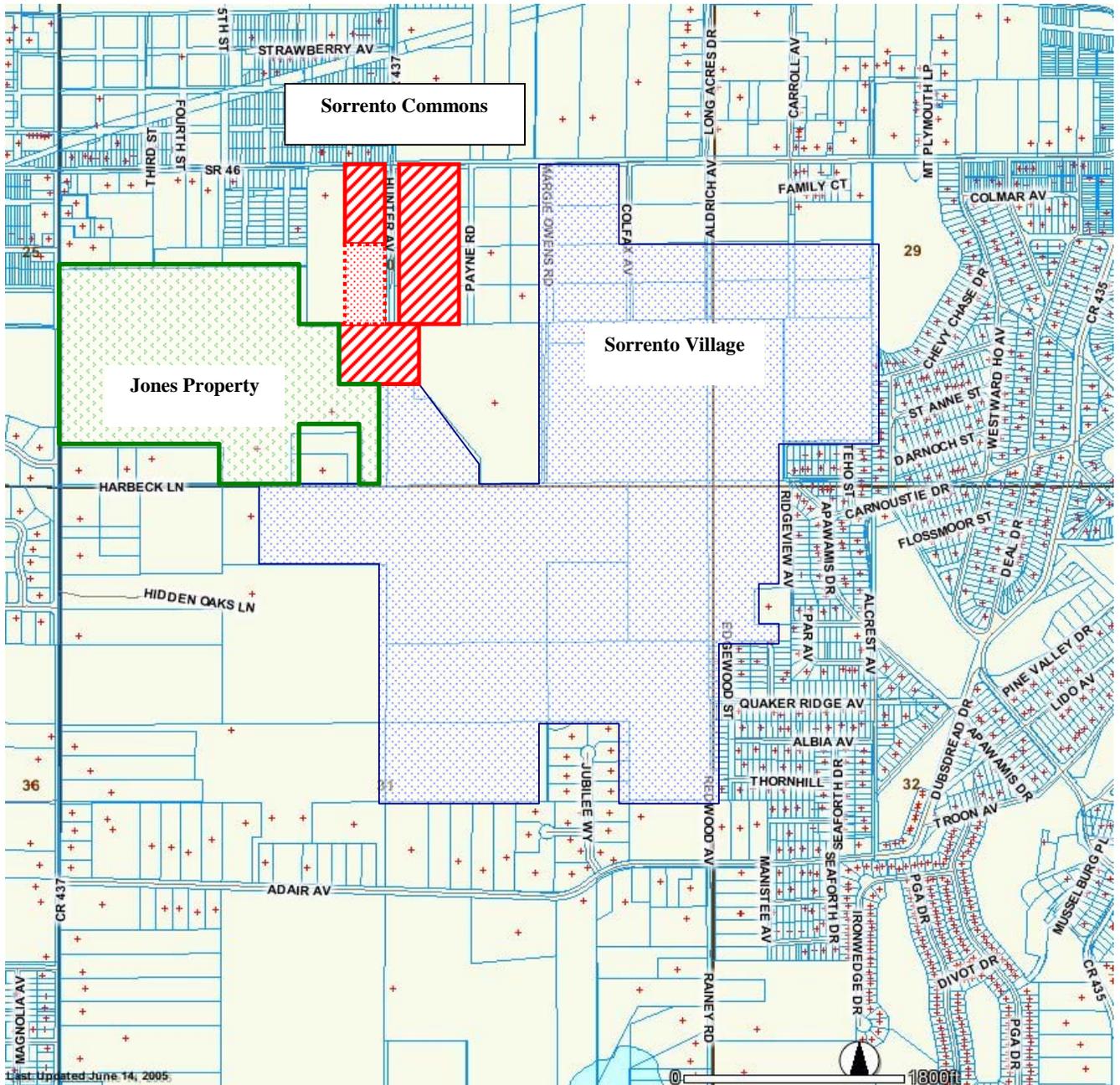
The **Framework Study Plan** calls for a **Market Square** to be located at the intersection of State Road 46 and the realigned County Road 437. “...***The Market Square is intended to create a mixed-use center that will serve as the highest intensity center of the community.....***”.

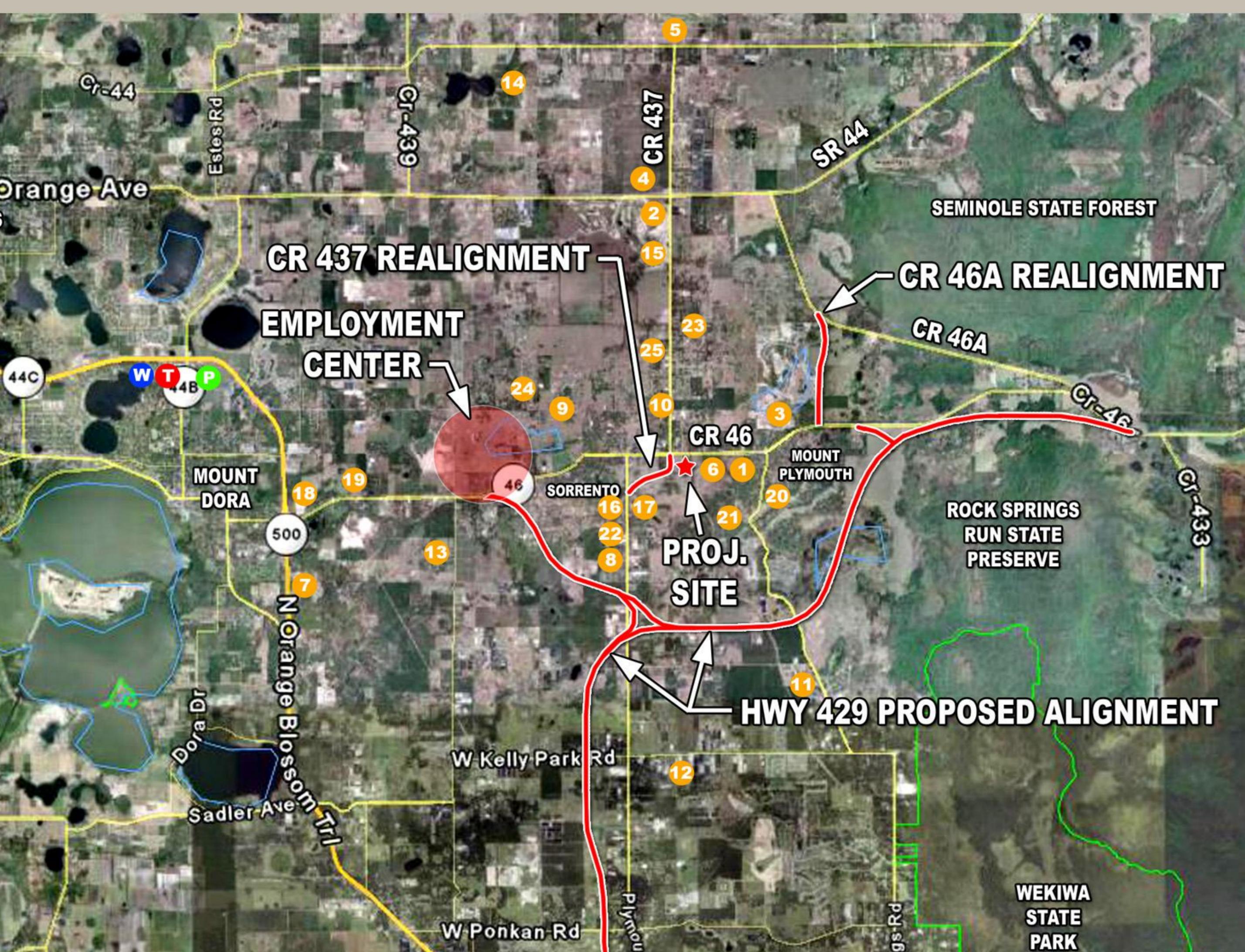
Following the recommendations from the Framework Study, County Commissioners kept the Community Advisory Group in place to continue its roll of providing input to the BCC and Lake County planning. Subsequently the Mount Plymouth Sorrento Planning Advisory Committee incorporated concepts from the Framework Study into policies that are now proposed for the Comprehensive Plan 2025. However, the restrictive nature of some of the proposed policies threatens to undermine the viability of a Market Square and ultimately a sustainable Mount Plymouth-Sorrento Community as envisioned by the Framework Study.

In order for the Market Square to be feasible a number of critical elements must be in place including: **i)** Sufficient available land at the right location; **ii)** common or cooperative ownership of that land; **iii)** willingness of the landowners to participate in such a project; **iv)** an anchor providing a basic need of the community and the economic foundation of the Market Square; **v)** flexible land development regulations; and **vi)** the synergistic efforts of all stakeholders. All of these elements must come together for the Framework Plan to succeed. It is paramount that government, landowners, developers and Community cooperate if the envisioned Market Square and a sustainable community are to be created. Sorrento Commons' willingness to participate in this process presents the opportunity to realize the vision.

Mount Plymouth & Sorrento Frame Work Study Plan







CR 437 REALIGNMENT

CR 46A REALIGNMENT

EMPLOYMENT CENTER

PROJ. SITE

HWY 429 PROPOSED ALIGNMENT

SEMINOLE STATE FOREST

ROCK SPRINGS RUN STATE PRESERVE

WEKIWA STATE PARK

CR 46

CR 46A

CR 437

Cr-439

SR 44

Orange Ave

MOUNT DORA

SORRENTO

MOUNT PLYMOUTH

N Orange Blossom Trl

W Kelly Park Rd

W Ponkan Rd

Dora Dr

Sadler Ave

Plymouth

gs-Rd

Cr-433

44C

44B

500

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FRAMEWORK PLAN

FRAMEWORK PRINCIPLES

Overarching Principle

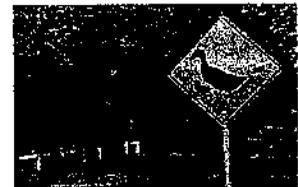
Sorrento Mount Plymouth is one community. It is a community that deserves the attention and recognition of the Lake County Board of County Commissioners, the Florida Department of Transportation, the region and the state; a community that has a history and a future; a community that seeks to preserve its uniqueness, its eclectic character and its small country town identity.



The Framework Concepts and Recommendations are guided by that Overarching Principle and the following Guiding Principles.

Guiding Principles

- The sustainability of the Sorrento Mount Plymouth Community is dependent upon its social, economic and environmental quality, and recognition of its interdependence upon the environmental quality of the Wekiva River Basin and its associated recreation and eco-activity opportunities.
- SR 46, as the community's Main Street and Marketplace, must reflect the integrity, character and legacy of this community.
- Transportation planning should encourage the preservation of two-lane roads.
- Identity of neighborhoods within the community must be respected and encouraged.
- Emphasize community, not exclusivity, through connectivity.
- Mount Plymouth Sorrento is the hub community for a larger area outside the urbanized areas of Mount Dora and Eustis. The character and land uses within these areas should reflect their uniqueness.
- Changes can occur quickly on large ownerships, which, when developed, will have a profound affect on the character and nature of this community. Therefore, it is imperative that property rights are respected yet standards and best practices for development and redevelopment of these tracts provide for their careful integration into the fabric of the community.
- Applications for incremental development approvals for smaller tracts should consider the context in which they fit into the community and the assigned appropriate standards and guidelines as part of their land use, zoning and development approvals.





FRAMEWORK PLAN (cont.)

MARKET SQUARE

Concept

The Market Square is intended to create a mixed-use center that will serve as the highest intensity center of the community and within the Market Street Corridor. The Market Square will serve the demands of pass-by traffic, but more importantly, it is to serve the overall community as a pedestrian-oriented mixed-use center at the intersection of the realigned CR 437 and SR 46.



The story of Market Square should be told within the context of the community's history and create an historic small town center:



- A sense of arrival should be established.
- Gateway features should establish the district boundary.
- A major landmark and public square should define the center.
- Unified graphics, street lighting and street furniture should be introduced within the Market Square District to provide direction and identity.
- Landscaping should include trees to define streets and parking areas.
- In the median, along roadsides and along sidewalks, trees and plantings should be arranged in formal axial relationships.
- Store fronts within the Market Square District should be delineated by:
 - wider sidewalks;
 - street lighting;
 - area graphics;
 - street furniture; and
 - street trees/landscaping.



Types of Uses

- Commercial
- Office
- Residential
- Center Square
- Public Park and Community Recreation Facility
- Civic
- Church
- School

It is suggested that a community retail, government facility, or farmers' market be considered as anchors for the Market Square district. A regional/community park, an elementary school and middle school would be associated with the Market Square District. Uses within the districts should compliment and support the sustainability associated with the East and West Market Street Districts.





- Re-evaluate the receiving areas without affecting sending area within the Wekiva River Protection Area.
- Encourage the use of Planned Development Zoning for new development and redevelopment within the community.
- Evaluate and amend as appropriate permitted uses in agricultural zoning districts within the community area to avoid incremental urbanization or undesirable industrial uses.
- Evaluate eco-tourism for economic development in the Sorrento/Mount Plymouth area and the encouragement of sound environmental practices related to the Wekiva River Basin.
- Study development of business/employment opportunities within the Market Street districts to strengthen live, play, and work opportunities within the community to avoid being a "bedroom" community.
- Study and implement a program for development of an elementary school and middle school in the center of the community.

Recommendations for Design Standards/Guidelines

- Evaluate the establishment of a zoning overlay district for entire Study Area. The zoning Overlay District should consider specific regulations for parking standards, lighting, signage, open space, architectural and landscaping standards that will preserve the community character within the Market Street corridor.
- Establish as a goal of the zoning overlay district to insure that any new development is of high quality, while maintaining the property owner's right and community character within the residential and mixed use districts.
- Consider prohibition of any new and removal of any existing billboards in Study Area.
- Encourage the inclusion of design guidelines as part of PD zoning for new development and re-development proposals.
- Create gateway/landmark features to define community on CR 437 (north and south entrance), CR 435 (south entrance), and Wolf Branch Road (west entrance).
- Design and construct gateway/landmark features to announce entrances and transitions to and through the Mount Plymouth Sorrento community and to facilitate community identity.
 - Design gateways to announce Sorrento. This gateway would be designed as a signature for Sorrento. The image should consider Sorrento's history and character.
 - Design gateways to announce Mount Plymouth. This gateway would be designed



RECOMMENDATIONS *(cont.)*

as a signature for Mount Plymouth. The image should consider Mount Plymouth's history and character.

- Design gateways to announce Sorrento Mount Plymouth Market Square. This gateway would be designed to represent positive strengths of the combined community.
- Establish standards and guidelines for a Sorrento Mount Plymouth Market Street Corridor District along the SR 46 corridor to preserve the sense of place and identity for Mount Plymouth Sorrento.
 - Develop partnership with the County and the Chamber of Commerce to encourage high quality community and economic development in the Market Street corridor.
 - Provide for guidelines and standards or the inclusion of second-story residential and office uses over first floor retail within the Main Street corridor.
- Provide for development of a mixed use Market Square District to include sufficient space for a community retail as well as office, service, and residential uses. Include civic/community meeting facilities and a public park or green within and around the Market Square.

Recommendations Related to Infrastructure and Utilities

- Study and recommend design standards and policies for implementation of best practices for water, wastewater, and stormwater systems and services for new development and redevelopment within the Community Area.
- Study and recommend best practices for the community to ensure its sustainability as well as its relationship to the Wekiva Springshed.
- Monitor development in floodprone areas.
- Study and adopt a program for purchase and development of regional and community park facilities within the community area. Preferably in locations central and adjacent to the Market Street corridor.

Recommendations for Transportation Network Plan

- Conduct a transportation analysis to model the framework plan roadway network to determine the efficiency and effectiveness of the network within the community area to insure connectivity and to limit all roadways to maximum of two lanes including SR 46 and Wolf Branch Road.
- Test the Southern bypass to Hass Road as an alternative to widening SR 46 to four lanes. If and only if it is determined SR 46 has to be four lanes, then detail traffic calming techniques and a road cross section that will be acceptable to the community and will reinforce the character and image of the Sorrento Mount Plymouth community.

MT. PLYMOUTH & SORRENTO STATE ROAD 46 CHARACTER



ARCHITECTURAL CHARACTER



UNIFYING ELEMENTS



SIGNAGE



FRONTAGE ROAD WITH PARKING

MEDIAN WITH
UNIFYING ELEMENT

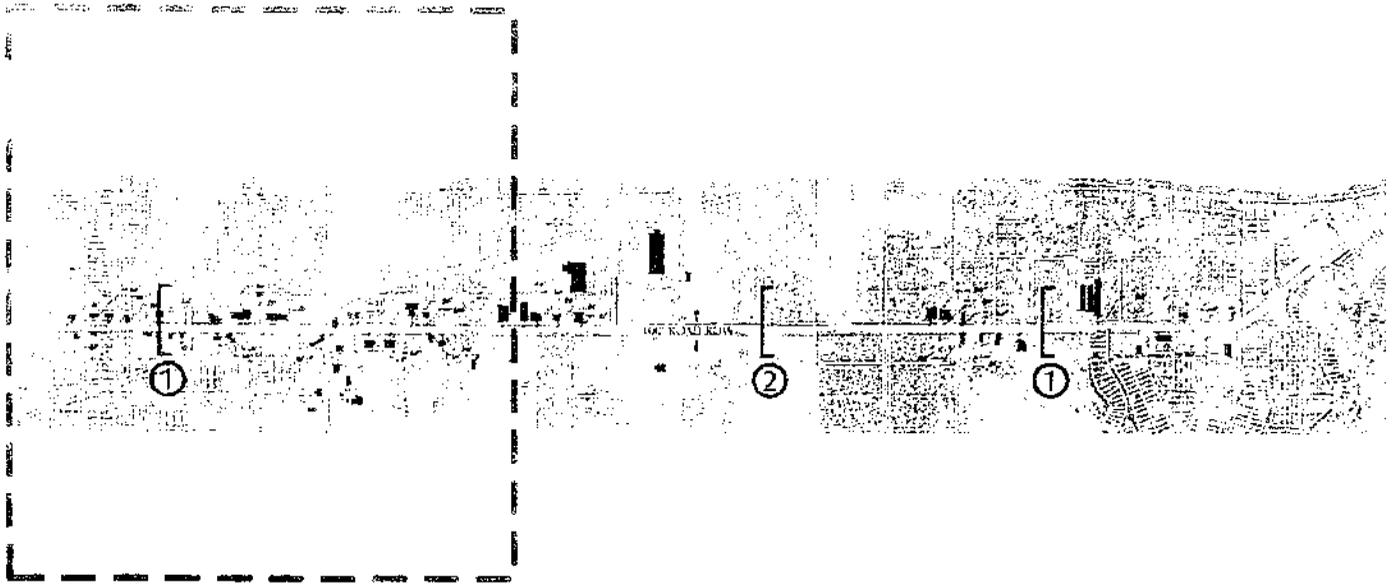
PRIMARY TRAVEL LANES

MEDIAN WITH
UNIFYING ELEMENT

FRONTAGE ROAD WITH PARKING

TYPICAL ROAD SECTION



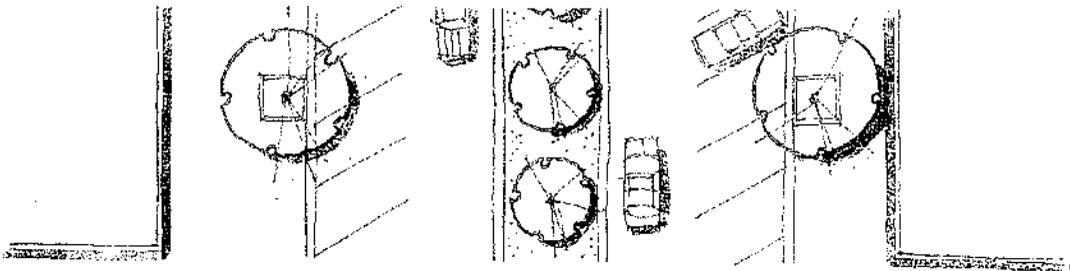


SR 46 Right Of Way Study
 West Market Street Corridor



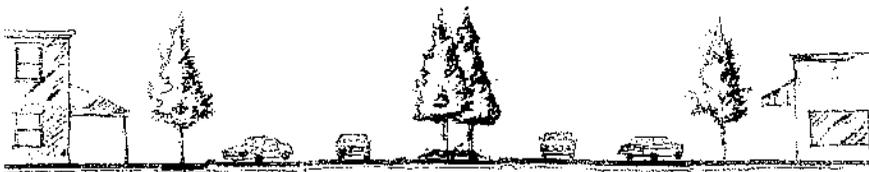
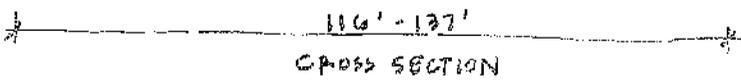
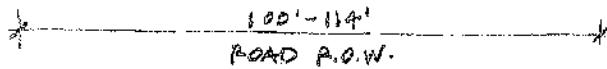
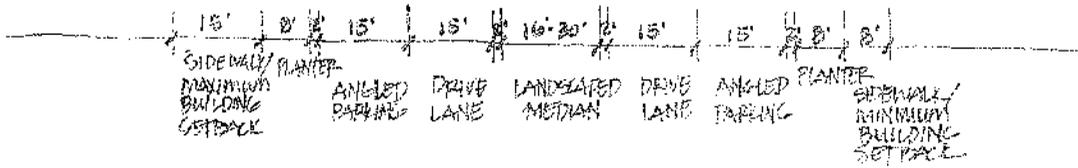
Property Ownership and Building Setback Study
 West Market Street Corridor

West Market Street Corridor Studies	
MOUNT PLYMOUTH & SORRENTO	
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 MILLER SELJEN CONNER & WALSH Community Planners, Designers & Engineers	



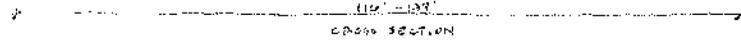
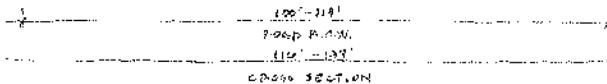
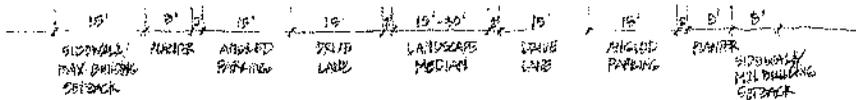
West Market Street

Road Section



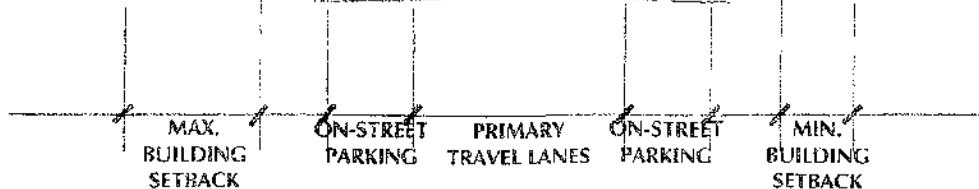
West Market Street

Road Section



West Market Street

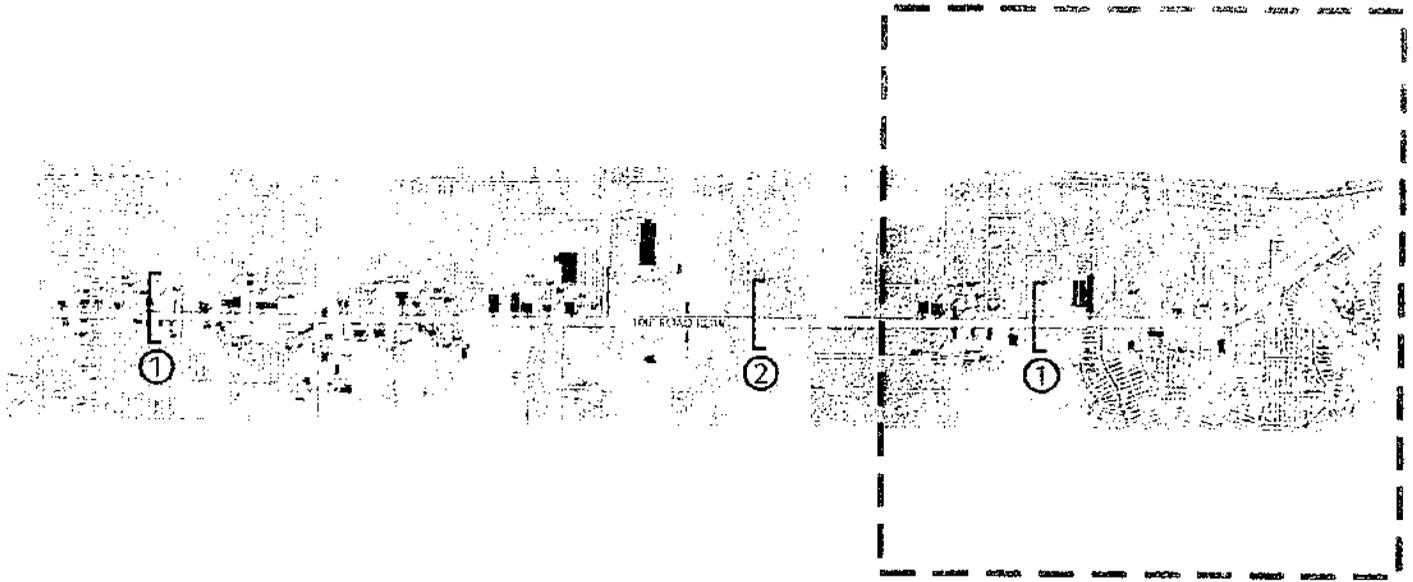
Road Section Alternative



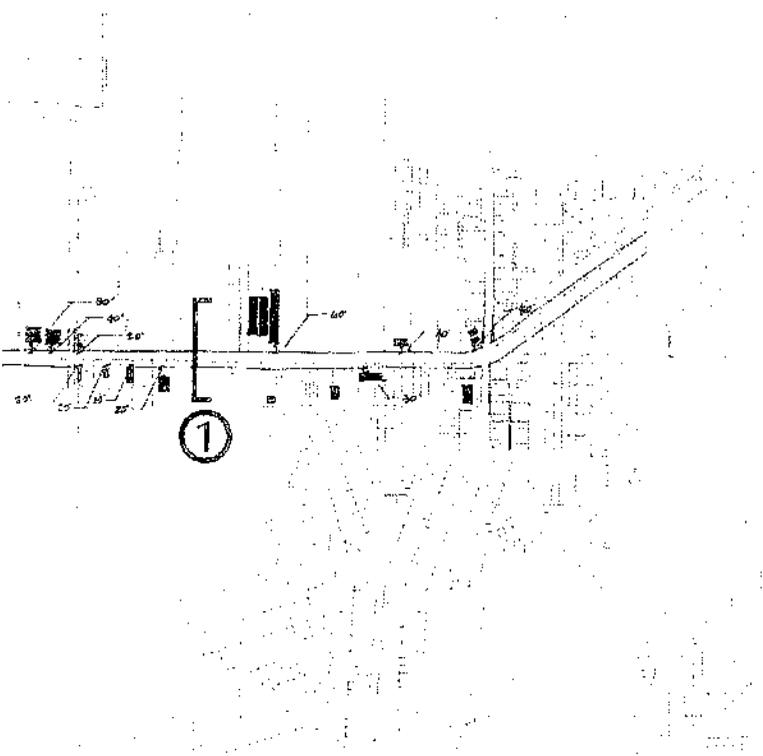
Sorrento
West Market Street Corridor Concepts
MOUNT PLYMOUTH & SORRENTO

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MILLER SELLEN CONNER & WALSH
Community Planners, Designers & Engineers

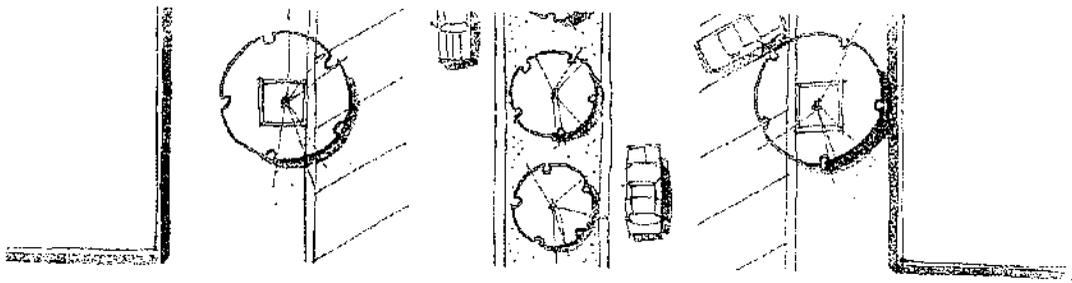


SR 46 Right Of Way Study
 East Market Street Corridor

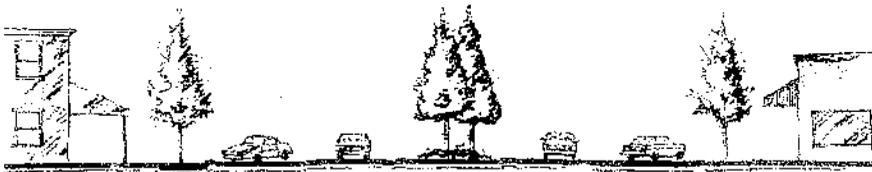
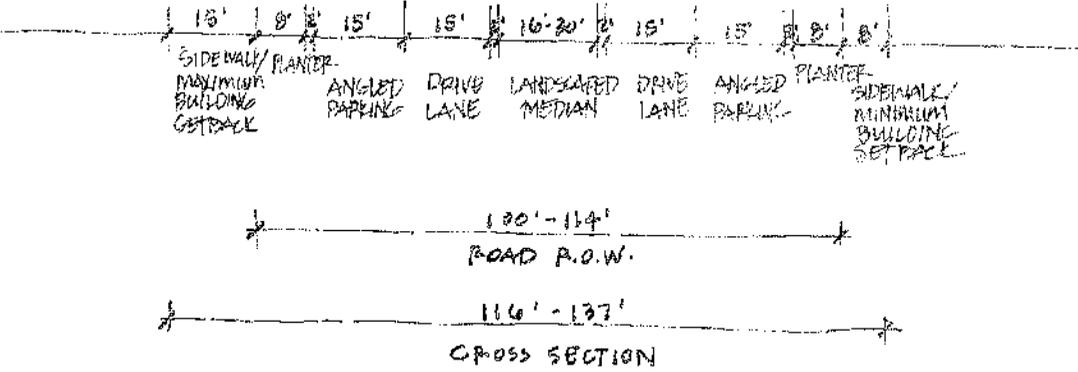


Property Ownership and Building Setback Study
 East Market Street Corridor

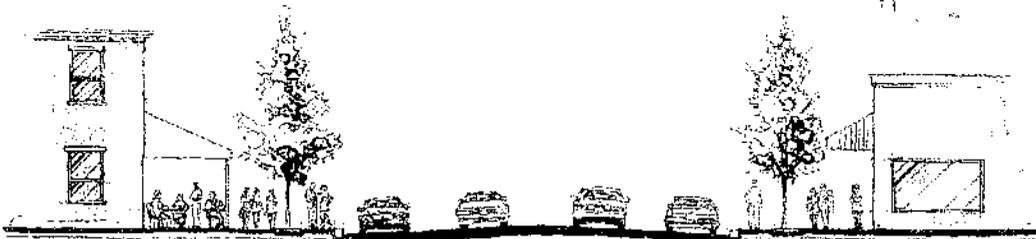
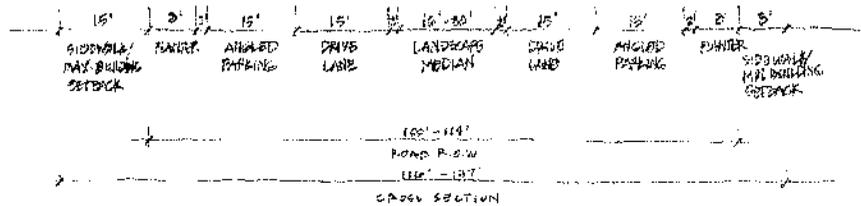
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MOUNT PLYMOUTH & SORRENTO	
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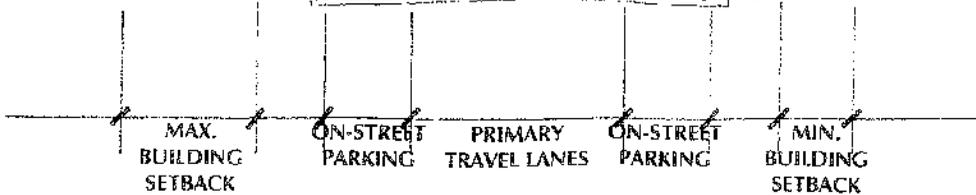
East Market Street
Road Section



East Market Street
Road Section



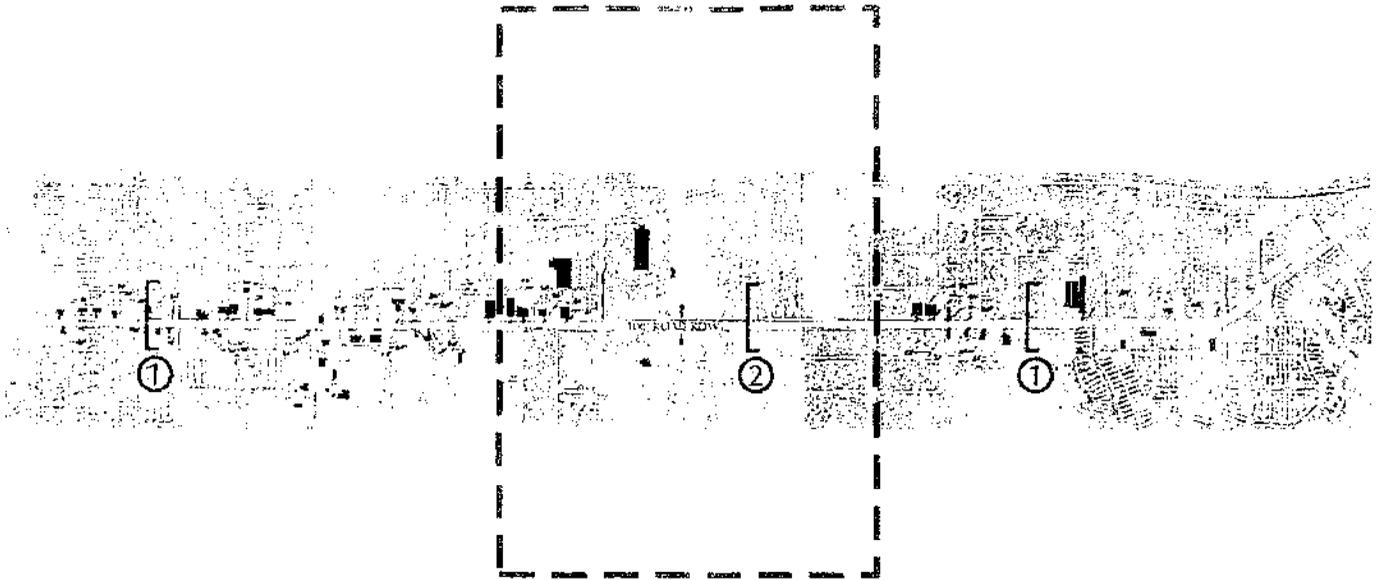
East Market Street
Road Section Alternative



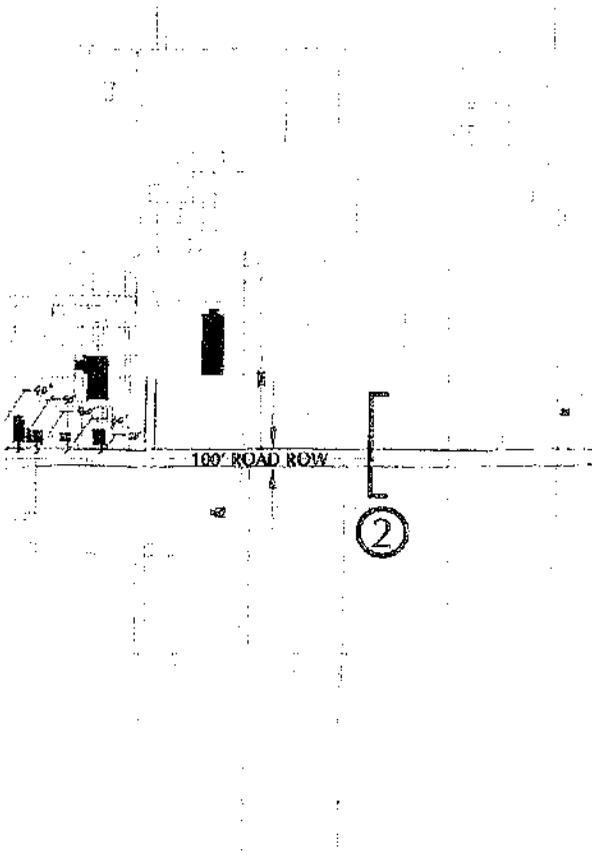
Mount Plymouth
East Market Street Corridor Concepts
MOUNT PLYMOUTH & SORRENTO

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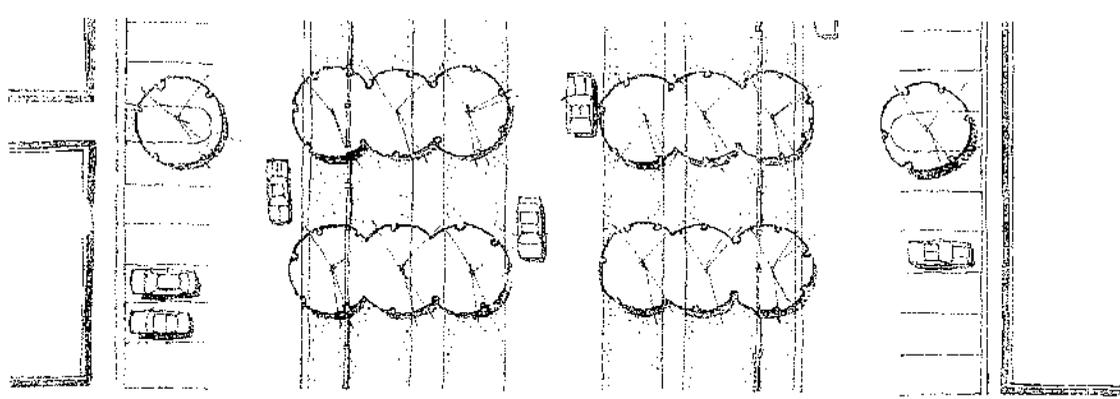


SR 46 Right Of Way Study
Market St. Parkway Corridor

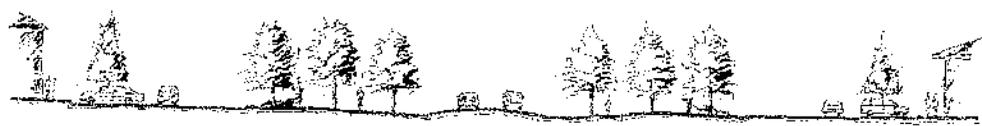
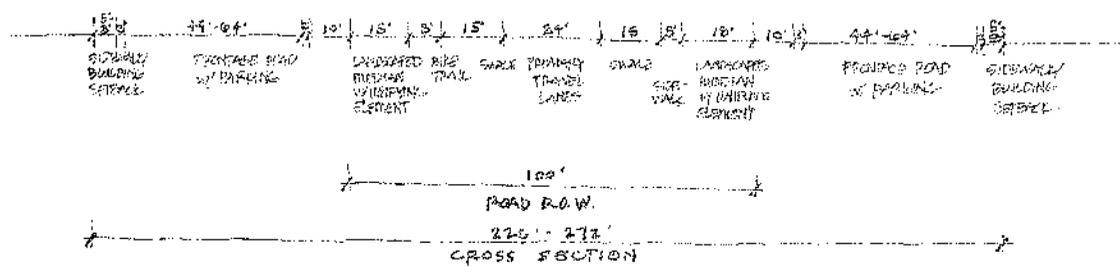


Property Ownership and Building Setback Study
Market St. Parkway Corridor

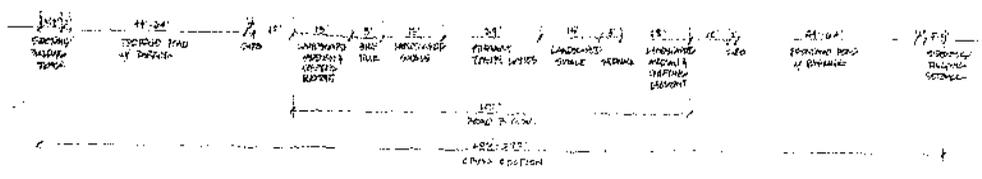
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West Market Parkway
Road Section



West Market Parkway
Road Section



Market Street Parkway
Road Section Alternative



Market St. Parkway Corridor Concepts

MOUNT PLYMOUTH & SORRENTO

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Community Planners, Designers & Engineers