

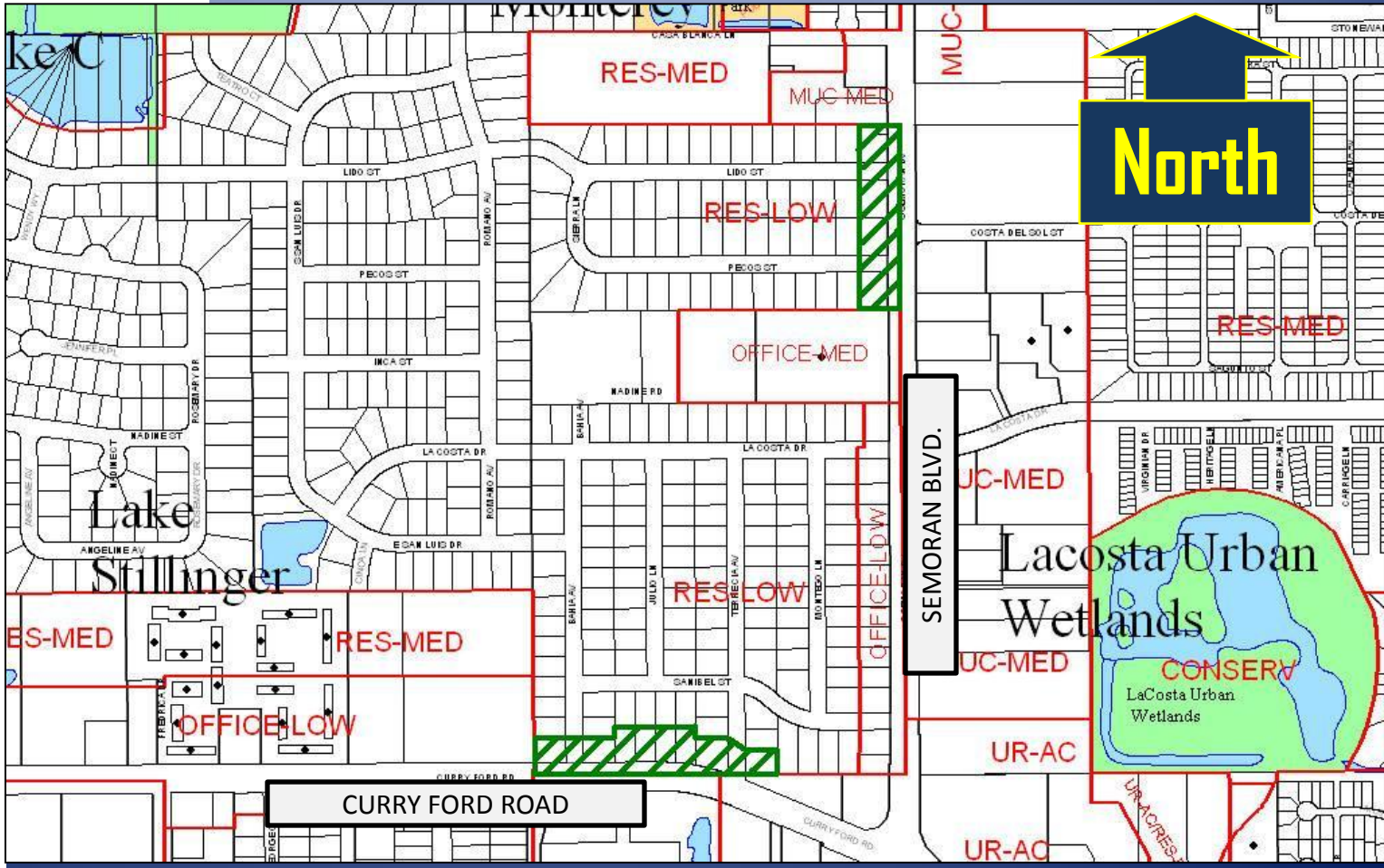
Semoran Boulevard's Proposed New Office Districts

Proposed New Office Districts

- * West side of Semoran Blvd., north and south of Lido St. and Pecos St.
- * North side of Curry Ford Road, from west of Bahia Ave. to east of Terre Cia Ave.

Design Priorities for Proposed New Office Districts

- Signs
- Fences and screening
- Driveways and cross-access easements
- Parking – high parking ratio uses
- Landscaping and hedges



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Location 1

**West side of Semoran Blvd.,
north and south of Lido St. &
Pecos St.**

The subject properties are currently developed and used as single family homes.

On the east side of Semoran Boulevard across from these homes, the existing uses are commercial, including restaurants and personal storage facilities. North and south on the west side of Semoran Boulevard, the existing uses are low intensity offices. To the west on Lido Street and Pecos Street is an established neighborhood of single family homes.



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Location 2

North side of Curry Ford Rd., from west of Bahia Ave. to east of Terre Cia Ave.

The subject properties are currently developed and used as single family homes. On the south side of Curry Ford Rd. across from these homes, the existing uses are apartments and offices. East of the

subject properties on both sides of Curry Ford Rd. are retail commercial uses, including a Discount Auto Parts store and a shopping center anchored by a Sedona's supermarket.

North of the subject properties on Sanibel Street the Future Land Use designation is Residential—Low Intensity and the existing land use is an established neighborhood of single family homes.



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Land Use Compatibility: Issues Related to Homes Abutting Major Highways

Because of the proximity to commercial uses directly across a heavy-traveled four lane state highway, it has been difficult for the owners of these homes to shield them from the impacts of traffic, noise, and the glare of commercial lighting. Each property owner has attempted to address these impacts in a different way, with varying degrees of success.

The results of these efforts range from overgrown landscaping to different kinds and qualities of fencing. Some of the homes are themselves poorly maintained, and as a result they create a poor transition between the commercial business district along Curry Ford Road and the residential neighborhood to the north.



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Proposed Office Districts: Design Guidelines

The proposed Future Land Use Designation for the properties is Office—Low Intensity. This land use will be more compatible with the surrounding impacts of traffic, noise, and the glare of commercial lighting.

However, the proposed Zoning will be O-1/SP (Special Plan Overlay). The proposed Special Plan Overlay for this and other office districts on Semoran Boulevard will include unified site design, landscaping design and signage to achieve the appearance of an “office park” rather than a disorganized row of house-conversions.

These proposed design guidelines are the same as those proposed for the existing Office Districts – North & South. The guidelines are described in more detail in Chapter _____ of this Vision Plan.



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Examples of proposed joint access & circulation

The SP Overlay will include requirements for cross-access among all properties in the office district, allowing customers to enter any driveway and still be able to easily find the business.

