CITY OF MAITLAND

Parks and Recreation MASTER PLAN

6. Appendices

6. Appendices

APPENDIX A
Workshop Notes

City of Maitland

PARKS AND RECREATION MASTER PLAN
VISIONING WORKSHOP
August 21, 2000

AGENDA

7:00 Welcome and Introductions

7:15 The Parks & Recreation Planning Project
- Methodology/Schedule
- Overview of a park system/Nomenclature
- Checklist for an effective parks system

7:30 The Existing Parks and Recreation System
- Parks and open space
- Linkages
- Programs
- Operations and Maintenance
- Funding and Partnerships

7:45 Needs Assessment Summary
- Service Areas
- City and State Standards
- Focus Group Meetings
- Telephone Survey
- Summary – Key Issues

8:15 Vision for a Future City of Maitland System
- Amend the checklist
- Identify other important issues
- Master planning exercise (break-out groups)

9:15 Implementation of the Vision
- Needs and Priorities Exercise
- Implementation: Fees, Funding, Partnerships, Roles and Actions

9:45 Outstanding Issues Questions

9:55 Wrap-up – Review Next Steps

10:00 Adjourn

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

PUBLIC WORKSHOP

September 7, 2000

Agenda

7:00 **Welcome / Introductions**
Overview of Project Goals

7:15 **What is a Parks and Recreation System Master Plan?**
Summary of Process and Findings
'The Vision'

7:45 **Discussion of Recommendations**

- Improve all existing/proposed neighborhood parks to meet recreation needs
- Secure agreements to use educational, religious and other sites to meet special use needs
- Complete construction of the proposed bikeway system with amenities (signs, shelters, drinking fountains, etc.)
- Purchase property for future Community Park
- Provide lake access wherever feasible and desirable
- Establish community identity through logo, signs, gateways, etc.
- What's It Going To Cost? How Do We Pay For It?

9:10 **Outstanding Issues**

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

MEETING MINUTES

DATE: September 11, 2000

PREPARED BY: Gary Warner

RE: Maitland Parks and Recreation Master Plan
GJ Project No. 14905.01

ATTENDING:

On Thursday, September 7, 2000 a public meeting was held at Maitland Middle School to discuss progress and interim recommendations for the City's Parks and Recreation Master Plan.

Presentation Items

- Gary Warner, of Glatting Jackson, welcomed the meeting attendees, introduced the GJ design team and City staff, and explained the overall goals and objectives of the project.
- GW presented the concept of what makes up a parks and recreation master plan.
- The analytical process/tools used during analysis was described and a brief summary of the findings was presented.
- Based on the conclusions from each of the analytical tools used, the following recommendations were presented:
    - Improve all existing/proposed neighborhood parks to meet recreation needs
    - Secure agreements to use educational, religious and other sites to meet special use needs
    - Complete construction of the proposed bikeway system with amenities (signs, shelters, drinking fountains, etc.)
    - Purchase property for future Community Park
    - Provide lake access wherever feasible and desirable
    - Establish community identity through logo, signs, gateways, etc.

Open Discussion Items

- After the presentation of the findings and recommendations, the public was invited to provide input/thoughts into the recommendations. The following summarizes there input:

- Improve maintenance on existing park and provide more drinking fountains and trash receptacles in existing parks
- With the City's current budget issues, how can the recommendation be made to purchase land? (It was explained that this is essentially the wish list for the city-wide plan and that land purchase may happen through grants and other funding sources)
- The City needs to continuously improve quality programs especially for kids and adults on the weekends
- The City needs to provide additional sidewalks in residential areas
- The City should consider developing a teen center that provides for indoor programs as well as a place to "hang out."
- The City should purchase more land for athletic facilities and fields. Current supply of fields does not meet the demands and causes scheduling conflicts between sports.

- After the discussion, each meeting attendee was given a dot to affix to the recommendation board. Each participant was asked to vote with their dot to identify their top/highest recommendation. Recommendations for a teen center and purchasing land for athletics was added to the list prior to voting. The recommendations were ranked, based on the voting, as follows:

  - Buy lands for new fields/athletic facilities (21 votes)
  - Improve all existing/proposed neighborhood parks to meet recreation needs (8 votes)
  - Provide facilities for teens (8 votes)
  - Secure agreements with educational, religious and other sites for special needs (4 votes)
  - Provide lake access where feasible and desirable (3 votes)
  - Establish community identity through logos, signs, and gateways (1 vote)
  - Complete construction of the proposed bikeway system with amenities (0 votes)

- Without further discussion. GW thanked everyone for participating and adjourned the meeting.

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

PUBLIC WORKSHOP

October 7, 2000

Agenda

9:00 Welcome / Introductions
Overview of Project Goals

9:15 What is a Parks and Recreation System Master Plan?
Summary of Process and Findings
'The Vision'

9:45 Discussion of Recommendations

- Purchase property for future Community Park and new athletic fields
- Improve all existing/proposed neighborhood parks to meet recreation needs
- Secure agreements to use educational, religious and other sites to meet special use needs
- Provide lake access wherever feasible and desirable
- Complete construction of the proposed bikeway system with amenities (signs, shelters, drinking fountains, etc.)
- Create a Teen Center for activities and programs
- Establish community identity through logo, signs, gateways, etc

11:45 Outstanding Issues

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

October 7, 2000

SIGN-IN SHEET
Public Workshop

Name	Address	Phone
Seanette Fletcher	255 Subena Ave	645 2430
John Cooke	4180 Leafy Glade Pl. Casselberry 32707	695-1989
BRIJ SETH	1641 Indian Dance Ct Maitland Fl. 32751	740 7384
PUSHPA SETH	1641 Indian Dance Court Maitland Fl. 32751	740.7384
DAVID ROSS MAITLAND STEEBALL MSS	8645 PORT SIDE CO ORL FL 32817	6771964
IVAN + Kim VAldes	1034 Silver Palm Ln. Maitland FL 32751	599-7220
Mary Doyle	770 Thistle Ln Maitland	647.2496
Randy Lilly	1000 HIGH POINT LOOP LONGWOOD, Fl 32750	330-4503
Alice Taglauer	61 Oakleigh Drive Maitland	407 644 2627
Homer Hough	240 Nottoway Tr Maitland	407-645-2688
John Scussel	220 Nottoway Tr. Maitland	539-0745

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

October 7, 2000

SIGN-IN SHEET
Public Workshop

Name	Address	Phone
Barbara Gich	880 Mojave Tr	647-2449
* Michael Gich	880 Mojave Tr.	647-2449
DAVE OCCHIALINI	2115 CREEK TR CASSELBERRY	830-8482
Deanna Keithly	2130 Dyan Way Maitland	671-5074
Eileen Buchmann	2479 Fieldingwood Rd maitland	331-5839
Cathy Thornton Principal Maitland Middle	1901 Choctaw Trail	623-1462
KENNY PARRISH	8138 BLUESTAR CIRCLE	363-1833
SCOTT HADLEY	110 Adams Dr MAITLAND	644-4194
Rich BERCINI	1324 Monte Ln WP	671-9468
Linda BRACE	130 Doverwood Rd	831-7473
ROBERT L. FLETCHER	255 SYBELIA AVE	645-2438

CITY OF MAITLAND

Parks and Recreation MASTER PLAN

October 7, 2000

SIGN-IN SHEET
Public Workshop

Name	Address	Phone
Elaine Matthews	221 Sommerich Dr.	628-5205
Paul Schall	54 Sommerich Dr.	539-1564
BONNIE BERNARDO		
BOB YOHE	891 ARAPAHO	629-5910
Bev Pieponen	1503 The Oaks Dr.	628-1461
Ellen Goldstein	2101 Dyan Way	647-5141.
Tim HARNAGE	2631 PEMBROOKE DR	295-3648
Dave Tomek	1776 Independence Ln	539-6211
Bill Randolph	331 white Oak	644-5297
Joan Randolph	331 white Oak	644-5297

MEETING MINUTES

DATE: October 9, 2000

PREPARED BY: Gary Warner

RE: Maitland Parks and Recreation Master Plan
GJ Project No. 14905.01

ATTENDING: Sign attached sign-in sheets

On Saturday, October 7, 2000 a public meeting was held at Maitland Middle School to discuss progress and interim recommendations for the City's Parks and Recreation Master Plan.

Presentation Items

- Gary Warner, of Glatting Jackson, welcomed the meeting attendees and explained the overall goals and objectives of the project. A discussion of the schedule was also provided.
- GW presented the concept of what makes up a parks and recreation master plan.
- The analytical process/tools used during analysis was described and a brief summary of the findings was presented.
- Based on the conclusions from each of the analytical tools used, the following recommendations were presented:
    - Purchase property for future community park and athletic fields
    - Complete construction of the proposed bikeway system with amenities
    - Improve all existing/proposed neighborhood parks to meet recreation needs
    - Provide lake access where feasible and desirable
    - Create a teen center for activities and programs
    - Secure joint use agreements with schools, churches and other sites for special needs
    - Establish community identity through logos, signs, and gateways

Open Discussion Items

- After the presentation of the findings and recommendations, the public was invited to provide input/thoughts into the recommendations. The following summarizes there input:

- The Civic Center at Lake Lily could be used as a teen center (Becky Miller, Acting Parks Director) explained that the Civic Center is not owned by the City. The center is leased by the City for events)
- Improve maintenance on existing park facilities before constructing new parks
- Outside residents (non-Maitland) should pat higher fees to help pay for parks
- Does the City have money to purchase additional lands? (Becky Miller explained that the current CIP does not have funds allocated for purchases)
- Outside residents are needed to help provide the numbers for sports teams and to fill team slots in leagues and keep programs operating at current levels
- The City needs to continuously improve quality programs
- The City needs to provide additional sidewalks in residential areas
- Access to the Nina Canal is limited and needs to be dredged
- It was suggested that the phrase "Purchase property" in the recommendations be changed to "Acquire property"
- It was suggested that the City should "Improve <u>and maintain</u> existing and proposed parks
- The city should further investigate the need for a teen center or consider a community center that provides for indoor programs as well as a teen center (change text on recommendation to "Create a <u>multi-purpose</u> center".

- After the discussion, each meeting attendee was given a dot to affix to the recommendation board. Each participant was asked to vote with their dot to identify their top/highest recommendation. The recommendations were ranked, based on the voting, as follows:

  - Acquire property for future community park and new athletic fields (22 votes)
  - Improve and maintain all existing/proposed neighborhood parks to meet recreation needs (20 votes)
  - Secure joint use agreements with educational, religious and other sites for special needs (16 votes)
  - Provide lake access where feasible and desirable (5 votes)
  - Establish community identity through logos, signs, and gateways (5 votes)
  - Create a multi-purpose center for activities and programs (3 votes)
  - Complete construction of the proposed bikeway system with amenities (2 votes)

- Without further discussion, GW thanked everyone for participating and adjourned the meeting.

APPENDIX B
Focus Group Meeting Summary

Questions:

1. What's special about living in Maitland?

2. What parks, recreation facilities and/or programs do you currently use the most?

3. *What types of parks, recreation facilities and/or programs do you wish were available in Maitland?*

4. Do you have adequate:

   Mini parks?
   Small neighborhood parks?
   Large community parks?
   Sports complexes, aquatic centers and/or other special purpose facilities?
   Bikeways, sidewalks and trails?
   Lake access (including boat ramps)?
   Natural areas?

5. Of those listed above, which are most important to you?

6. Would you be willing to pay additional taxes or user fees for these?

Parks and Recreation Staff Summary

Attendees:

D'Arcy King	Youth Programs Leader
Melissa Szymanski	Youth Programs Leader
Jill Conk	Youth Programs Coordinator
Darrell Jessee	Park Facility Coordinator
Karen Carlisi	Secretary Parks and Recreation
Charlie Topps	Recreation Supervisor
Mark Barton	Maintenance Grounds Supervisor
Ellen Pitter	Senior Programs Coordinator

Most Used Programs
Tennis
Baseball
After-School Programs
Summer Programs

After-school and Summer Program Issues:
Need wider variety of activities – Limited by facilities
Limited partnership opportunities
Currently lease facilities to private providers
Need new facility to provide after school and summer activities away from school (like YMCA)

Needs:
Skating/Roller Hockey facility
Lacrosse
Volleyball (indoor)
More programming staff

Wider variety of activities in programs

Staffing Needs:
Special event staff
After school program
Transportation help
Part-time security staff

Fees:
No current complaint on fees
Fees sometimes cover cost – not sure methodology for setting fees
Council sets non-resident fees
Need non-residents to make programs work

Operations/Hours:
Youth programs end at 5:00
Need more facilities for more scheduling
Need family group activities
Need dual-tract activities (parents and kids simultaneously)
Community Park is at capacity on weekends
Scheduling conflicts
Need more supervision

Wish List:
New facility for programming
Staffing for events/programs/security
Practice fields
Another recreation center
Skate Park
Wider variety of programs
Family programming
Consistent program for fees
Game fields (soccer, girls softball)
Swimming pool (lessons, aerobics)
Tennis/basketball courts
Gymnasium
Civic center

Family Group Summary

Attendees:
Kidd Family
Keithly Family
Miller Family
Whentley Family
Stalbaum Family
Schall Family
Gwin Family

Began family group by asking children that were present the following:

What We Do at a Park:
Birthday parties
Playground
Soccer
Swing

How We Get There:
Bike
Walk
Drive

What We Need:
Wall ball
Basketball
Nature walk
Habitat for wildlife watching

Summary of questions for parents:

What is special about Maitland?
Centralized
Small town feel
Residential/business separation
Convenience
Family focused
Sense of community
Culture
Affordability Compared to Winter Park
Chain of lakes

Programs/facilities that are currently used
Playgrounds
Sports fields (basketball/Soccer/Baseball)
Ballfields at schools
Tennis lessons
Pavilions at community parks
Bike trails
Walk the park

Tennis league

Wish List
Better maintenance of canals/lakes
More access to lakes
Drinking fountains
Water play
Olympic size pool for laps
Trash receptacles
Aesthetic Improvements
Parking at Dommerick Elementary
Parking/traffic at Lake Destiny
Bathrooms at Minnehaha
Real tot lots
Practice space for sports
New sports field for sports
Restructured after school program at Dommerich
Summer programs
Improvements to roads/walks
Infrastructure at school fields (including restrooms)
Comfortable benches in the shade
More safety enforcement (more patrols)
Handicap accessibility
Gymnasium
Rock climbing wall (indoors)

Funding
Willing to pay more user fees
Higher non-resident fees
Willing to pay more in property tax
Not willing to pay more through sales taxes
More contributions/fund raising programs

'Experienced' Friends (Seniors) Focus Group Summary

Attendees:
Ginny Minigan
Tony Ponticelli
William Vickers
Vera Cocouetlo
Jane Staly
Sue Dyer
Deloris L. Hudson

What's special about living in Maitland
More sophisticated
High quality of life
Low crime rate (great policing department)
Community driven

Facilities/programs used most
Community park
Lake Lily for walking
Senior Center
Lake Minnehaha Park
Keller field (with grandkids)
Cultural corridor

Wish List
Assistant director for senior center
Expand Quest program
Program for senior issues (speakers resource center)
Transportation to facilities and for special events/programs
Partnering with council on aging
Improve school fields
Maintenance issues at all parks
Need larger cemetery
More event facilities

Fees
Willing to pay higher user fees
Willing to pay membership fees
Not willing to pay more in property taxes or sales taxes

APPENDIX C
Telephone Survey Results
July 2000
(Compiled by Datatron, Inc.)

APPENDIX C

Table 1 – Recreation Program Needs (Summary)

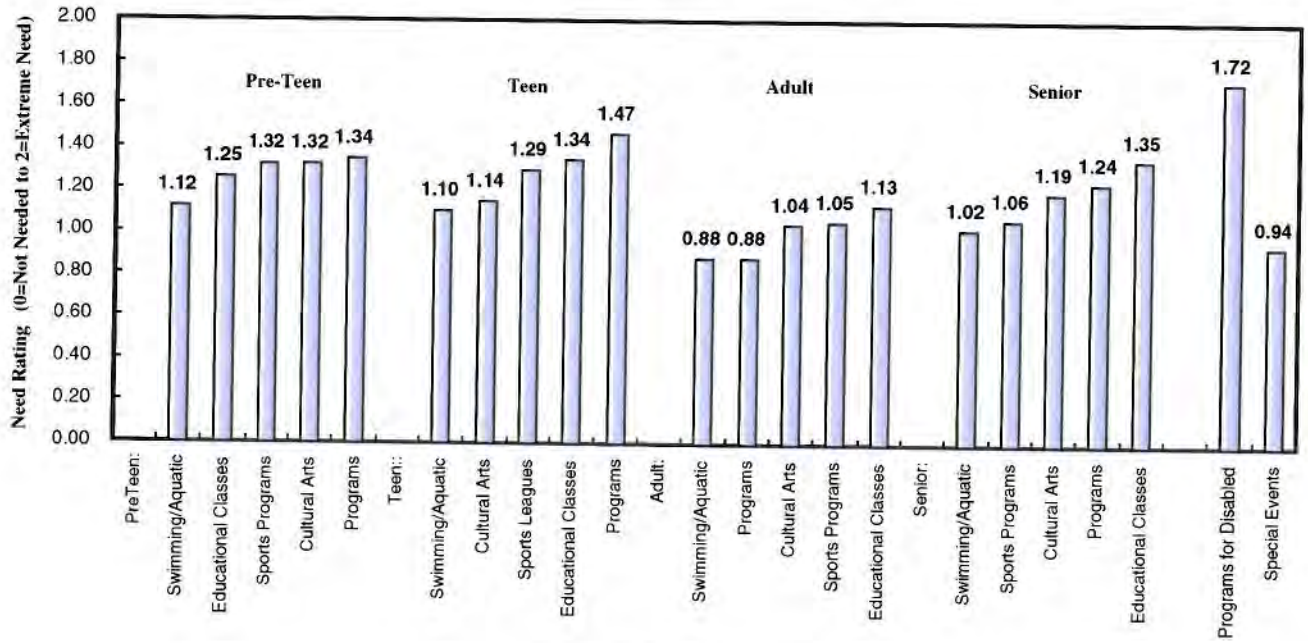


Table 2 – Recreation Facilities Needs (Summary)

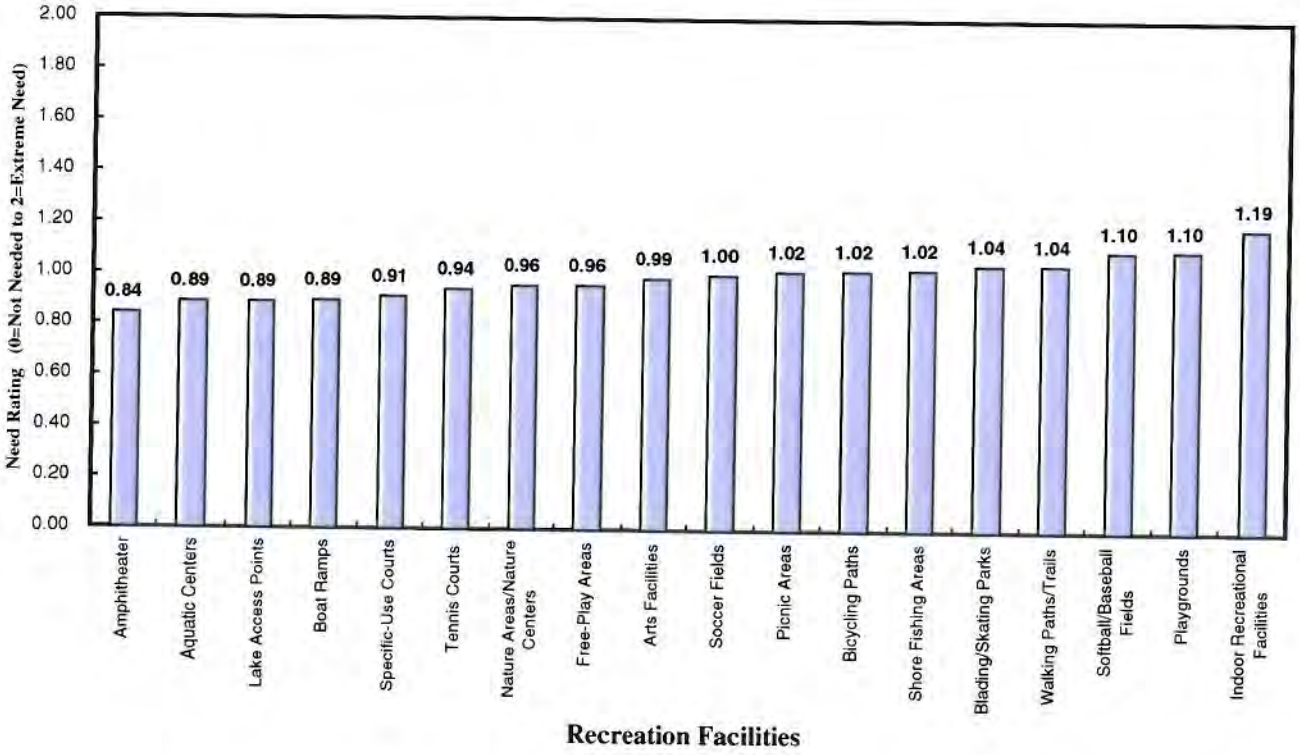


Table 3 – Recreation Program Needs – Under 30 Years of Age

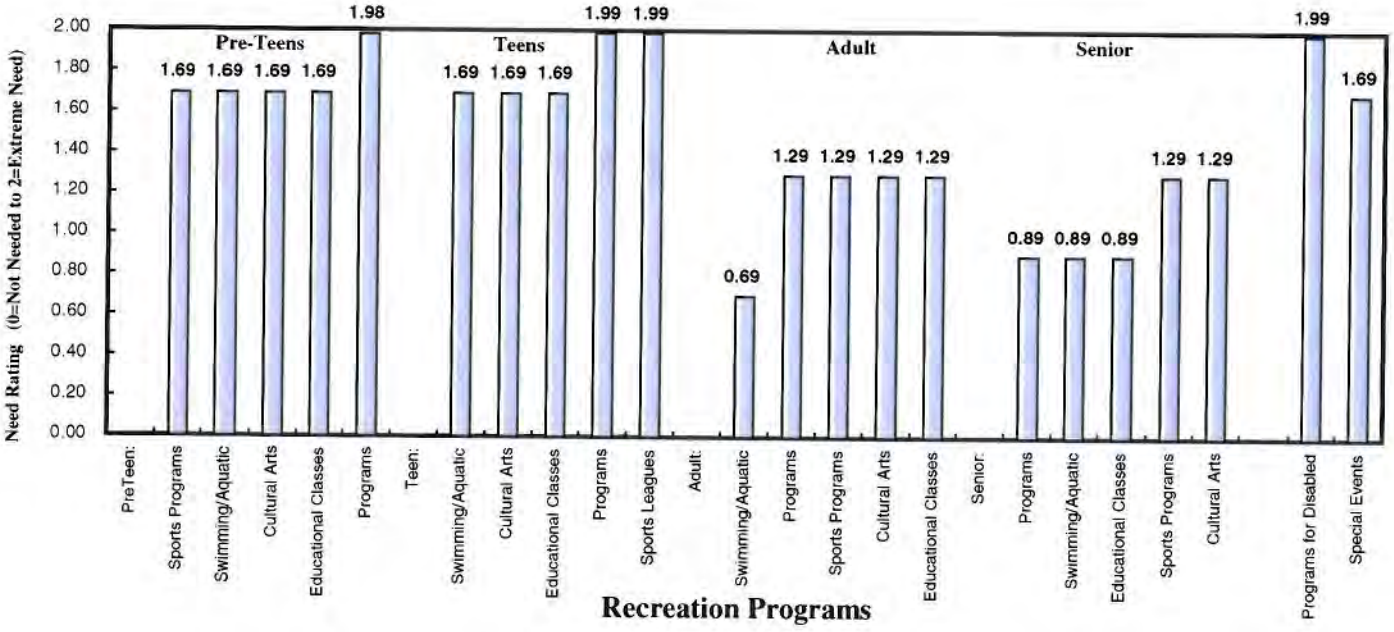


Table 4 – Recreation Facilities Needs – Under 30 Years of Age

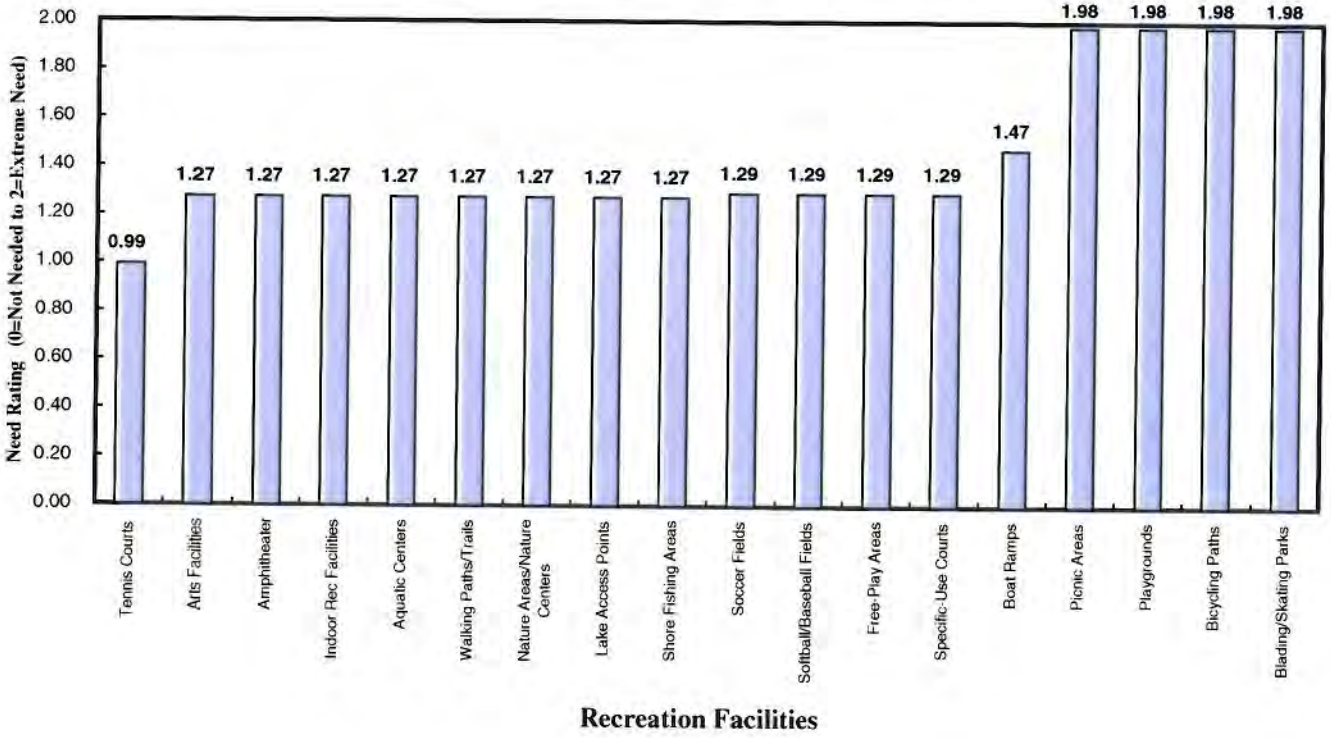


Table 5 – Recreation Program Needs – 30 to 49 Years of Age

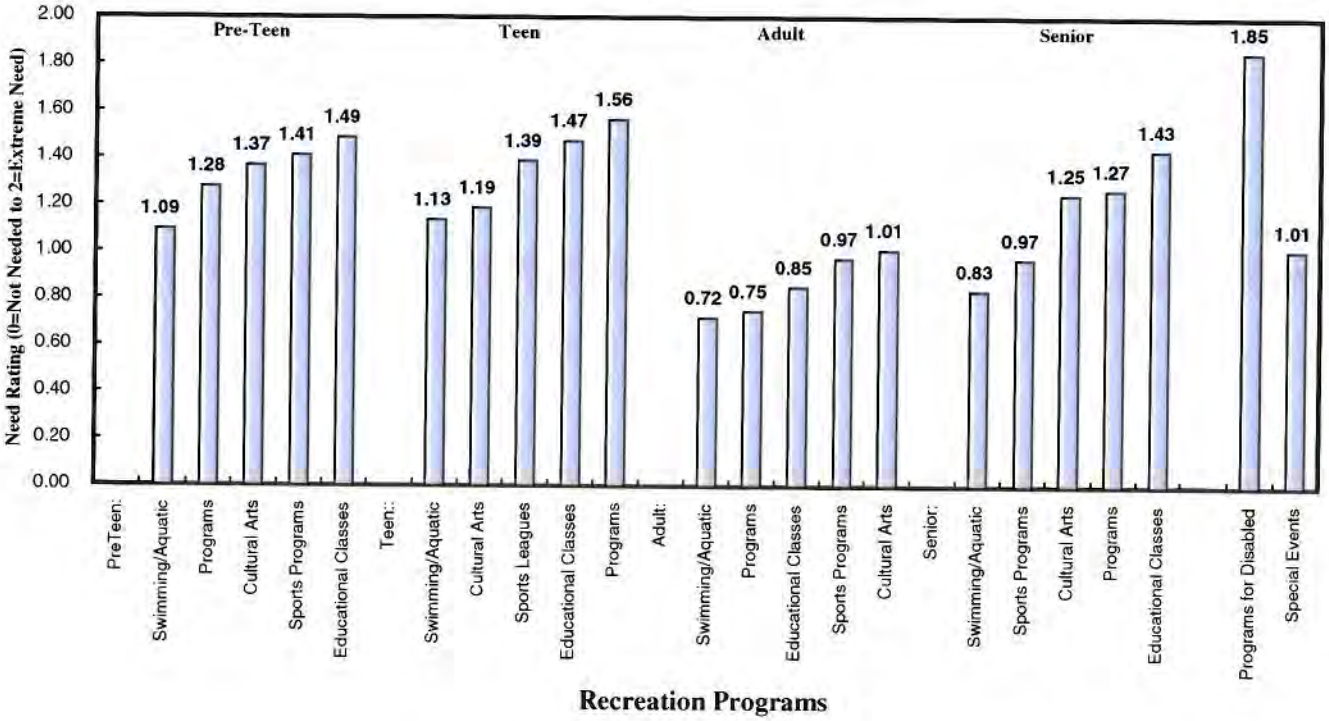


Table 6 – Recreation Facilities Needs – 30 to 49 Years of Age

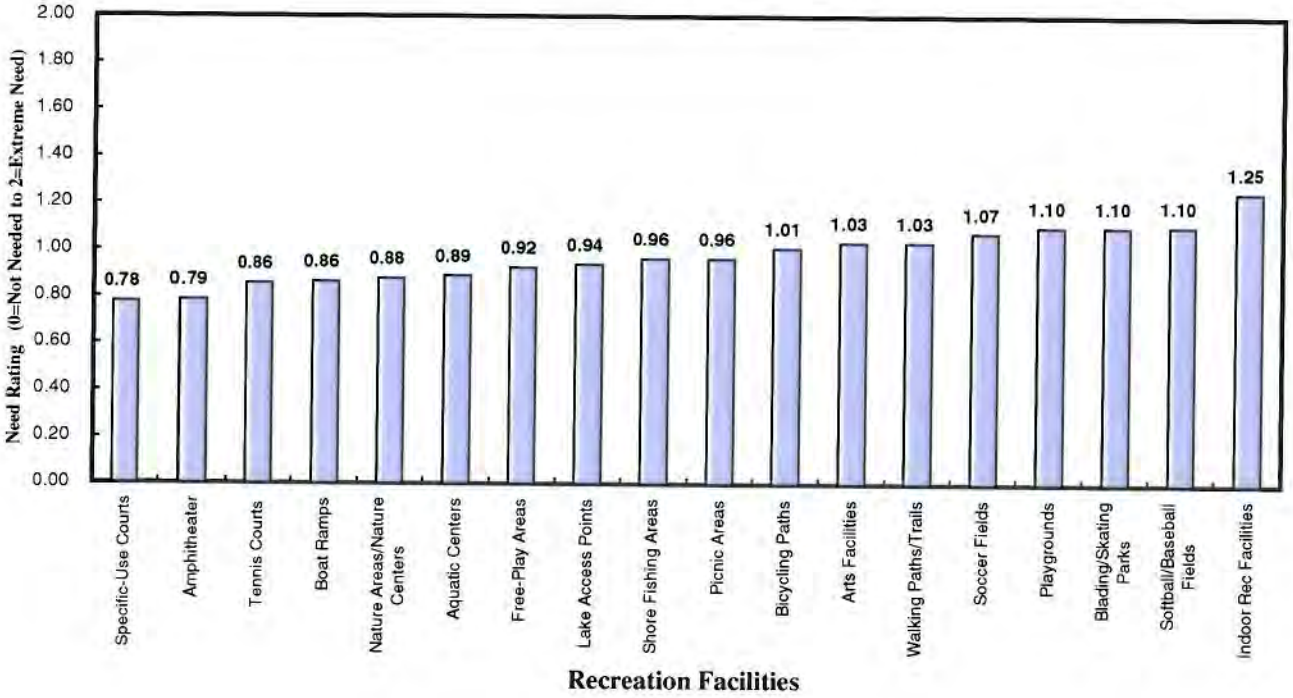


Table 7 – Recreation Program Needs – Over 49 Years of Age

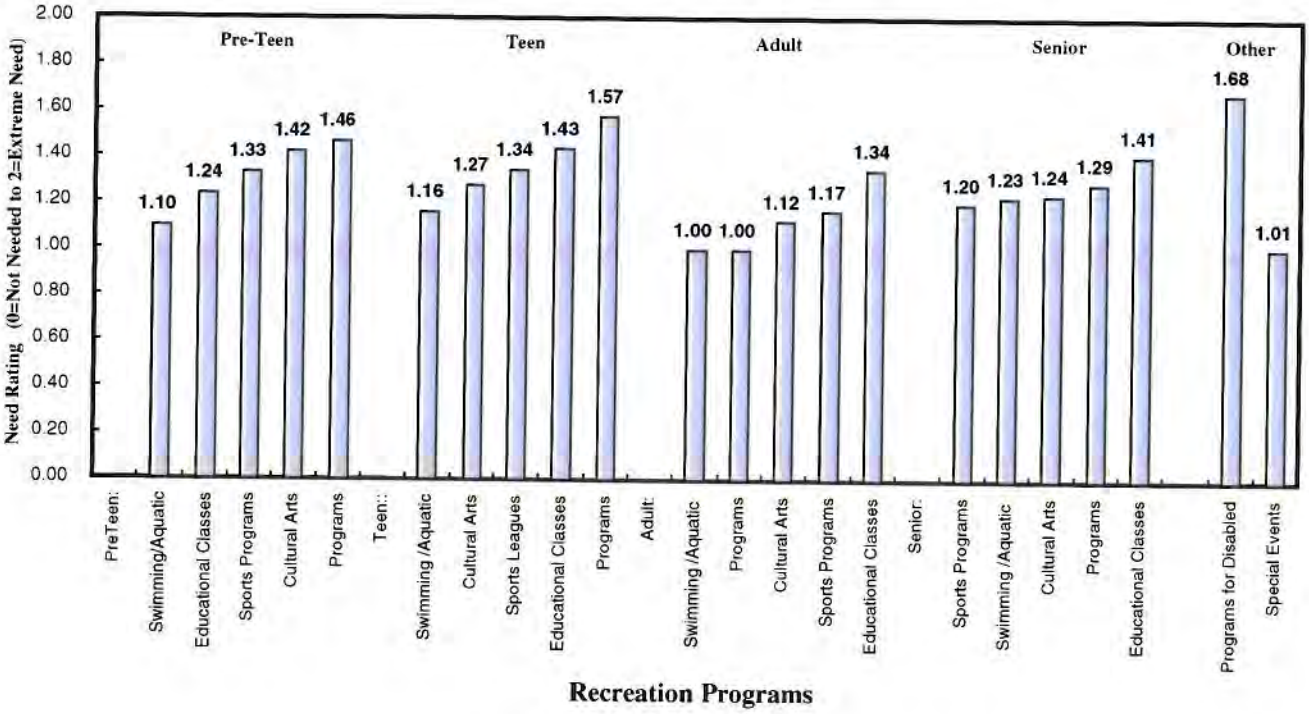


Table 8 – Recreation Facilities Needs – Over 49 Years of Age

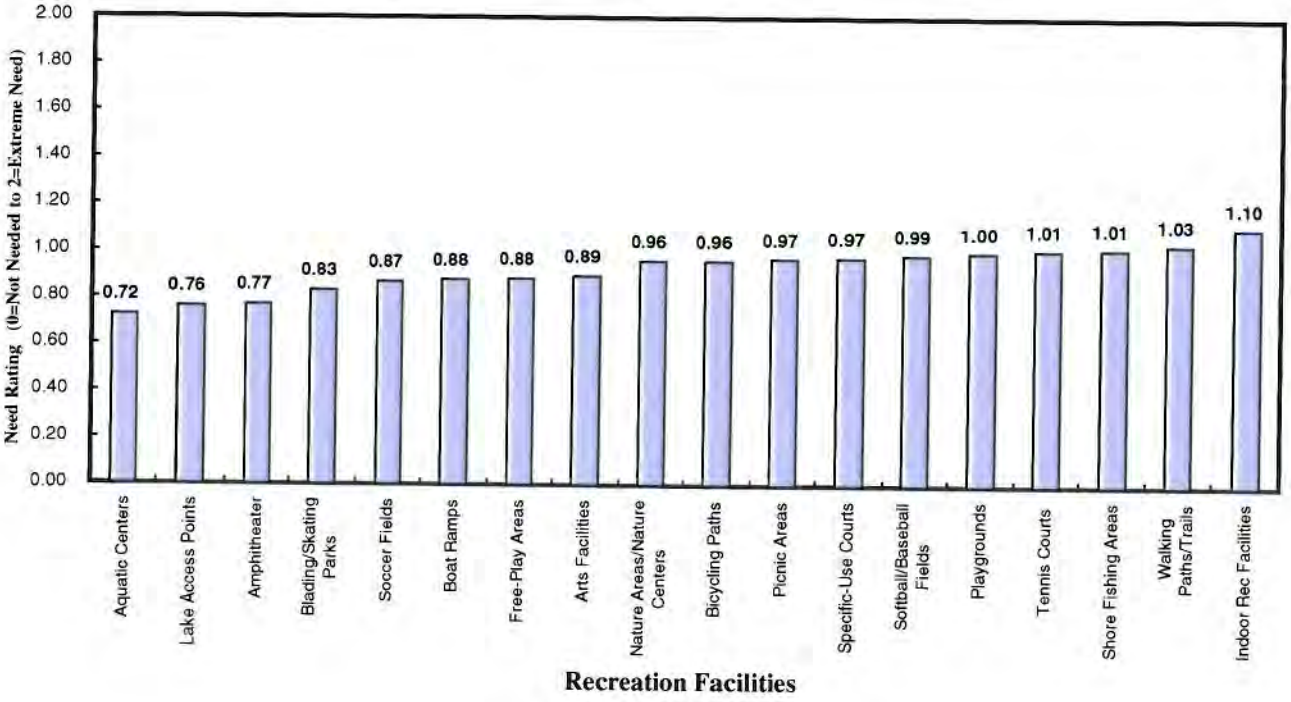


Table 9 – Recreation Program Needs – Families with Children

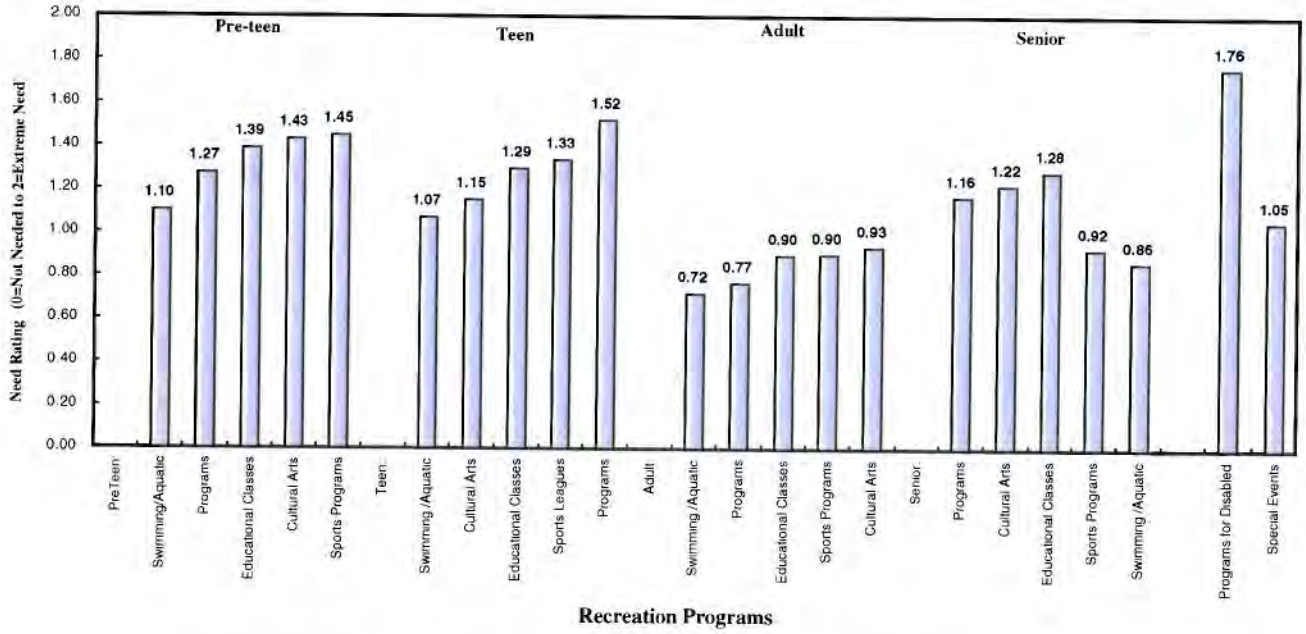


Table 10 – Recreation Facilities Needs – Families with Children

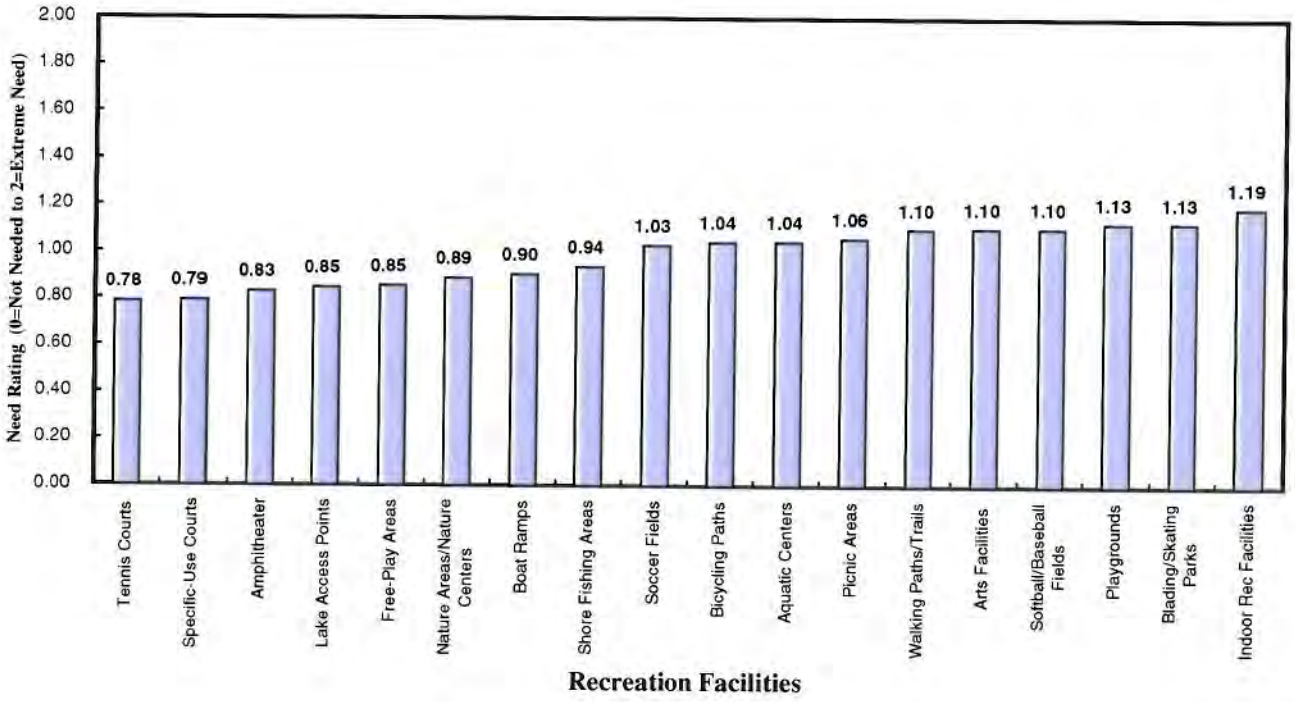


Table 11 – Recreation Program Needs – Families Without Children

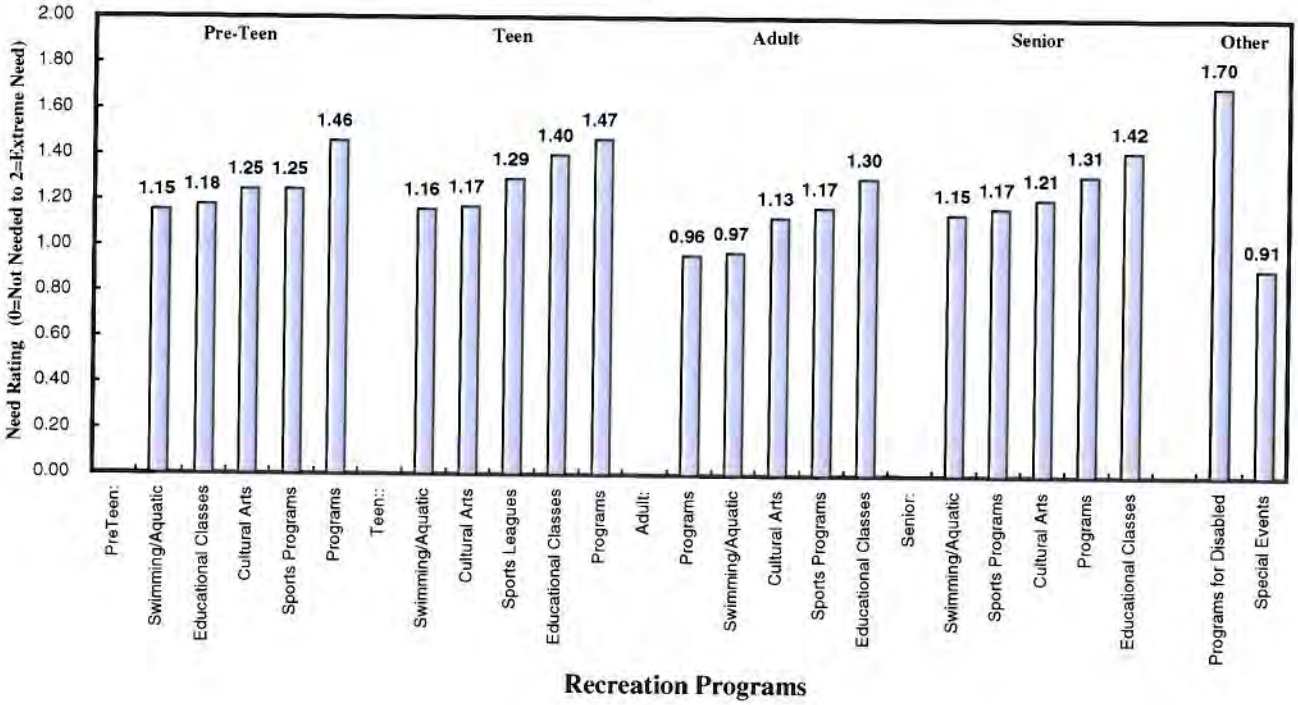
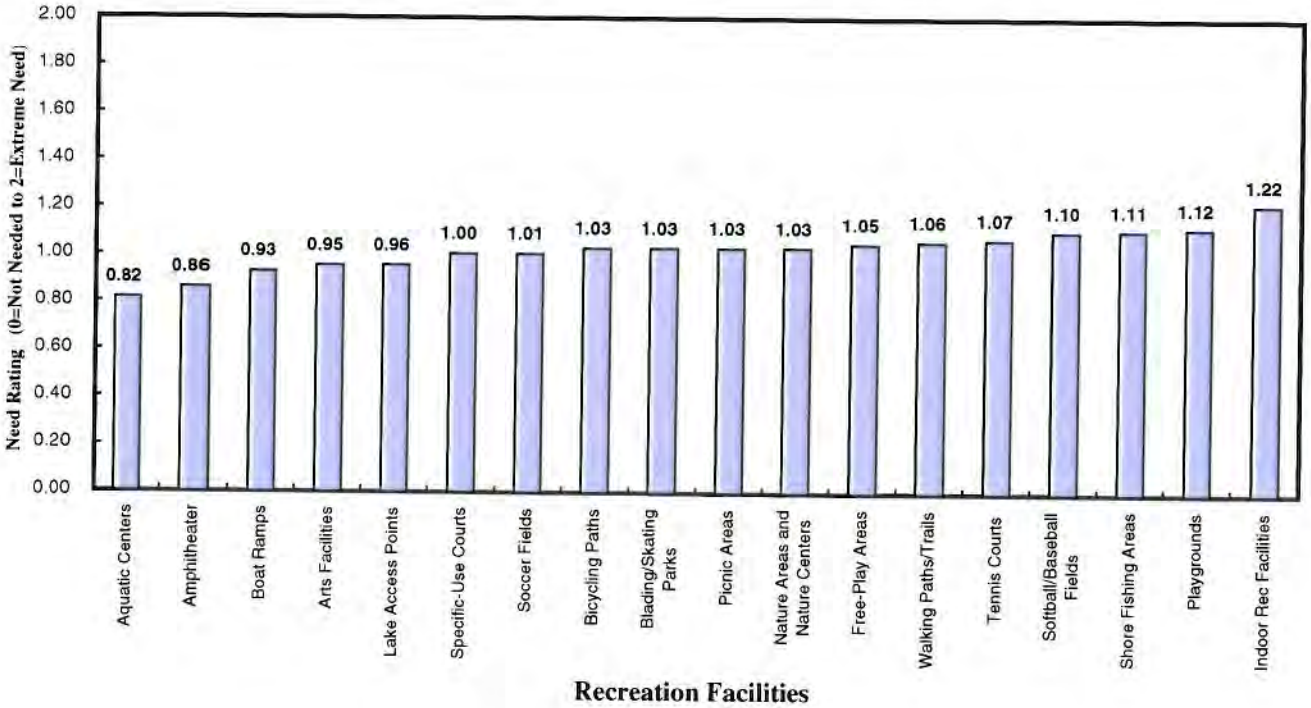


Table 12 – Recreation Facility Needs – Families Without Children



Respondents were also asked to answer the following questions regarding funding for parks and recreation facilities and programs, accessibility of facilities, and the general contribution of parks to overall quality of life in the City of Maitland. The following is a summary of the responses to these survey questions.

Table 13 – Future Spending
How should future Recreational Dollars and Efforts be focused?

	# Responses	Percent
Improved Maintenance of Existing Facilities	178	59%
Upgrade Existing Facilities and/or Build New Facilities	165	54%
New, Small Walk-To Neighborhood Parks	158	52%
Additional Pedestrian and Bicycling Facilities	151	50%
Expanded Programming	138	46%
Sports Complexes	138	46%
New, Large Community Parks	131	43%
No Answer	44	14%

Table 14 – Future Funding Sources
Would you be willing to pay additional money for recreation facilities and/or programs using each of the following funding options?

Funding Methods	**# Responses**	**Percentage**
Bond Referendum		
No Opinion	168	56%
No	77	26%
Yes	57	19%
Sales Tax		
No Opinion	148	49%
No	114	38%
Yes	40	13%
Property Tax		
No Opinion	168	56%
No	87	29%
Yes	47	16%
User Fee		
No Opinion	131	43%
Yes	124	41%
No	47	16%
Impact Fee		
No Opinion	174	58%
No	94	31%
Yes	34	11%

Table 15 – Neighborhood Park Level of Service

What would you consider a convenient distance to travel to reach a neighborhood park with facilities such as a tot-lot, picnic tables, benches, open area for casual sporting activities (i.e. kickball, etc.)?

Distance	# Responses	Percentage
1 mile	104	34%
> 1 mile	101	33%
1/4 mile	13	4%
1/2 mile	20	7%

Table 16 – Community Park Level of Service

What would you consider a convenient distance to travel to reach a community park with facilities such as a sport fields and courts, meeting space, programmed community area, playground, trails, etc?

Distance	# Responses	Percentage
1 mile	87	29%
2 mile	50	17%
3 mile	34	11%
> 3 mile	50	17%

Table 17 – Special Facility Level of Service

What would you consider a convenient distance to travel to reach a special-use facility such as a gymnastics center, softball/soccer complex, aquatic center (competition pool, wading pool, etc.)?

Distance	# Responses	Percentage
1 mile	128	42%
3 mile	40	13%
5 mile	34	11%
> 5 mile	34	11%

Table 18 – Importance of Recreation Opportunities

How important are recreation opportunities and open space to your overall quality of life in Maitland?

	# Responses	Percentage
Very Important	121	40%
Somewhat Important	87	29%
Do Not Know	81	27%
Not Important	13	4%

APPENDIX D
Mail Survey Results
(Compiled by City of Maitland)

APPENDIX D
Mail Survey Data

Table 1 – Recreation Program Needs (Summary)

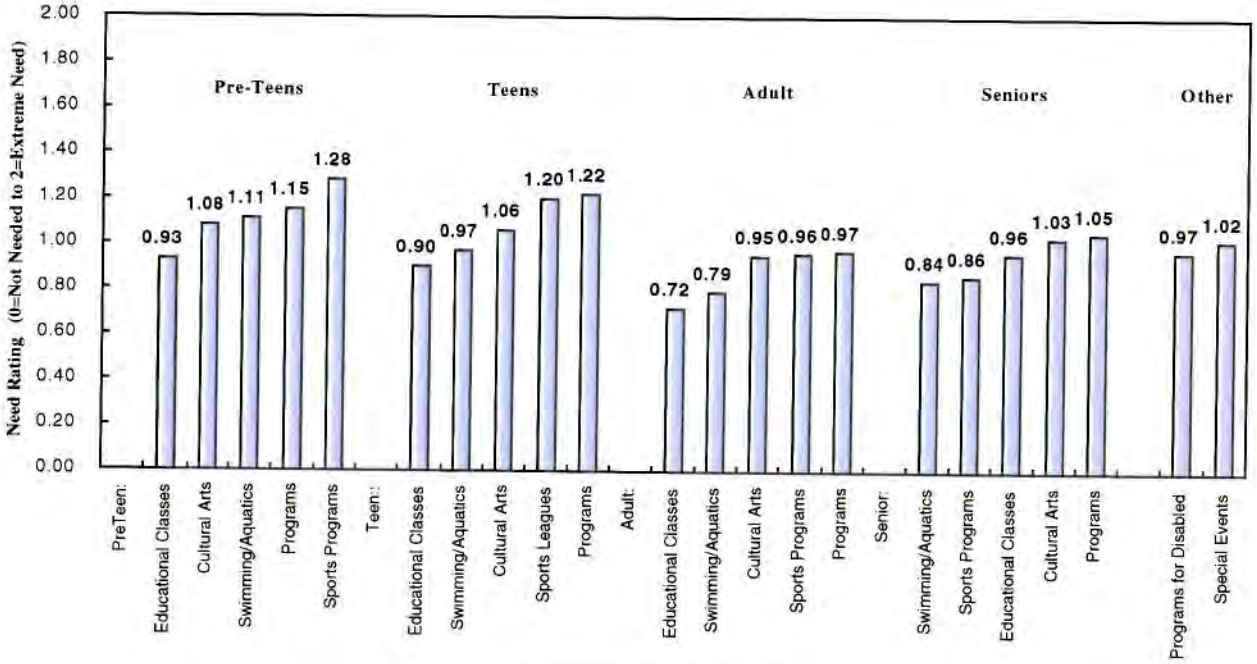
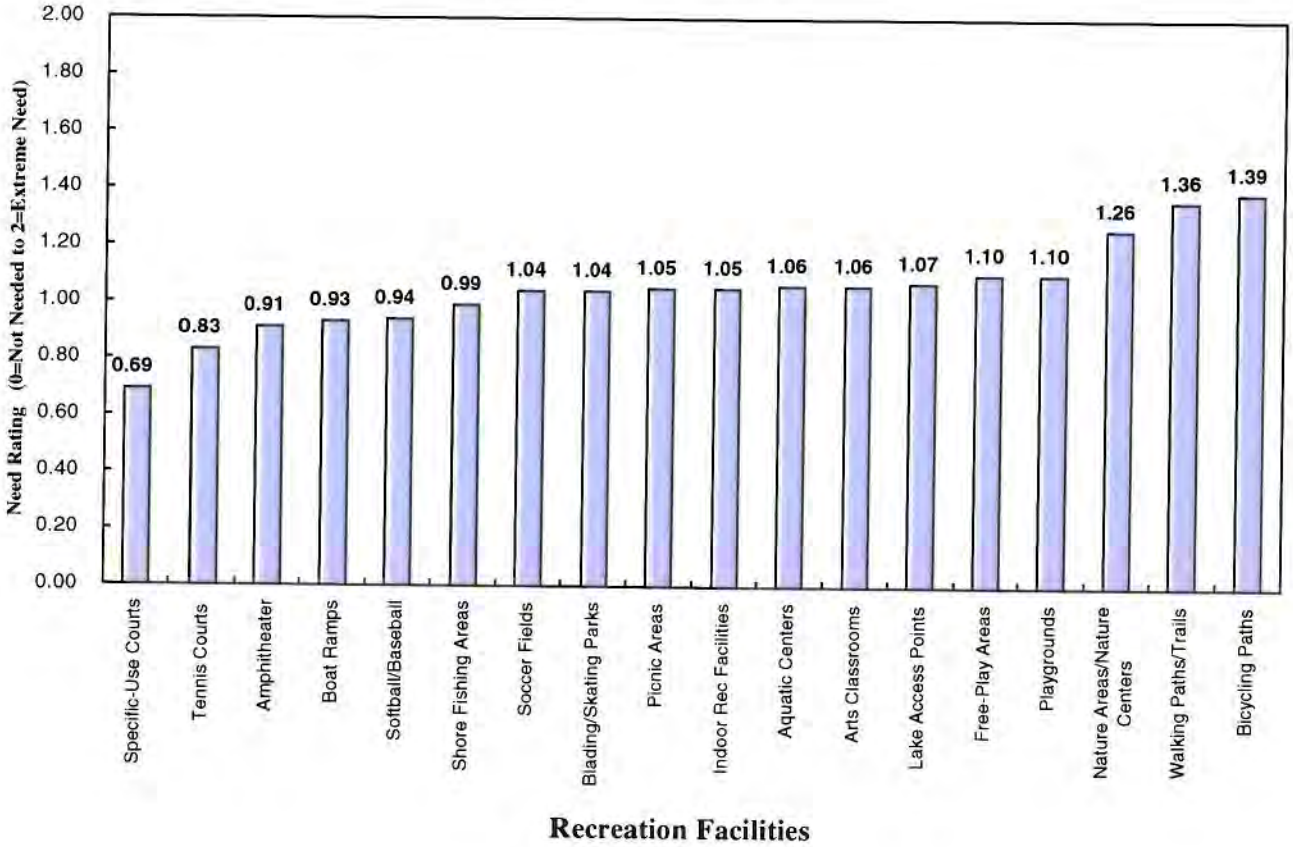


Table 2 – Recreation Facilities Needs (Summary)



APPENDIX E
Potential Park Funding Sources

Table 3 – Future Spending
How should future Recreational Dollars and Efforts be focused?

	# Responses	Percent
Additional Pedestrian and Bicycling Facilities	191	53%
New, Small Walk-To Neighborhood Parks	195	49%
Upgrade Existing Facilities and/or Build New Facilities	169	42%
Improved Maintenance of Existing Facilities	126	32%
New, Large Community Parks	63	24%
Expanded Programming	77	19%
Sports Complexes	60	15%
No Answer	44	14%

Table 4 – Future Funding Sources
Would you be willing to pay additional money for recreation facilities and/or programs using each of the following funding options?

Funding Methods	**# Responses**	**Percentage**
Bond Referendum		
Yes	151	38%
No	104	26%
No Opinion	55	16%
Sales Tax		
No	176	44%
Yes	87	22%
No Opinion	30	8%
Property Tax		
No	169	42%
Yes	103	26%
No Opinion	29	7%
User Fee		
Yes	243	67%
No	65	16%
No Opinion	18	5%
Impact Fee		
Yes	167	42%
No	96	24%
No Opinion	44	11%

Table 5 – Neighborhood Park Level of Service

What would you consider a convenient distance to travel to reach a neighborhood park with facilities such as a tot-lot, picnic tables, benches, open area for casual sporting activities (i.e. kickball, etc.)?

Distance	# Responses	Percentage
1/2 mile	144	36%
1 mile	139	35%
1/4 mile	47	12%
> 1 mile	45	11%
No Opinion	25	6%

Table 6 – Community Park Level of Service

What would you consider a convenient distance to travel to reach a community park with facilities such as a sport fields and courts, meeting space, programmed community area, playground, trails, etc?

Distance	# Responses	Percentage
3 mile	129	32%
2 mile	123	31%
1 mile	67	17%
> 3 mile	49	12%
No Opinion	32	8%

Table 7 – Special Facility Level of Service

What would you consider a convenient distance to travel to reach a special-use facility such as a gymnastics center, softball/soccer complex, aquatic center (competition pool, wading pool, etc.)?

Distance	# Responses	Percentage
3 mile	160	40%
5 mile	105	26%
> 5 mile	67	17%
1 mile	38	10%
No Opinion	30	7%

Table 8 – Importance of Recreation Opportunities

How important are recreation opportunities and open space to your overall quality of life in Maitland?

	# Responses	Percentage
Very Important	237	59%
Somewhat Important	119	30%
Do Not Know	25	6%
Not Important	19	5%

SUMMARY OF POTENTIAL FUNDING SOURCES

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
Urban Infill and Redevelopment Assistance Grant Program	Funds local government projects which revitalize urban areas, with an emphasis on a collaborative planning process (involving numerous stakeholders)	Florida Department of Community Affairs (DCA)	$25,000-$50,000	Applications due mid-September and mid-November, awards announced mid-October and mid-December 850-922-6070
Community Development Block Grant Program	Neighborhood revitalization, including improving housing, streets, utilities and public facilities, supporting downtown redevelopment and creating jobs for low to moderate income citizens	US Dept of Housing & Urban Development; DCA Div of Housing and Community Development	$10,000-$1 million (varies depending upon scale of project)	Ongoing, Department publishes a Notice of Funding Availability (NOFA) with the application (http://www.hud.gov), Contact Florida's Division of Housing and Community Development 850-487-3644
Coastal Partnerships Initiative	Promote the protection and effective management of Florida's coastal resources according to 4 categories: Remarkable Coastal Places, Community Stewardship, Access to Coastal Resources, and Working Waterfronts	Florida DCA, Florida Coastal Management Program/ National Oceanic and Atmospheric Administration (NOAA)	$25,000-$50,000	Applications reviewed annually, letters of intent due in August. NOFA and deadlines published in the Florida Administrative Weekly 850-922-5438
Recreational Trails Program	Funds projects that provide, renovate, or maintain recreation trails	Florida Department of Environmental Protection/ Federal Department of Transportation	$50,000-$80,000	Applications due between February 15-March 15, 2001, contact Alexandra Weiss 850-488-3701
Greenways And Trails Acquisition Program	Receives Florida Forever money to acquire land for greenways and trail projects	Florida Department of Environmental Protection, Office of Greenways and Trails	Varies	Contact Cindy Radford-850-488-3701
Brownfields Economic Redevelopment Initiative	Funds redevelopment projects for abandoned or underutilized industrial or commercial and potentially contaminated lands	US Environmental Protection Agency	$50,000-$200,000	Ongoing-(see http://www.epa.gov/brownfields/) 202-260-4039
Waterfronts Florida Partnership	Support to revitalize and renew waterfront districts through environmental and cultural resource protection, support of the viable waterfront economy, hazard mitigation, and public access to working waterfronts and coastal resources	Florida DCA, Florida Coastal Management Program	$35,000	Pre-Application meetings held January-March 2001, Applications due April 2, 2001 (designations announced June 2001), contact 850-222-9813
Historic Preservation Grants	Identifying, protecting, or rehabilitating historic and archaeological sites, and providing public information about these sites	Florida Department of State, Division of Historical Resources	$5,000-$25,000	Application reviewed twice per year, deadlines are August 31 and December 15, contact Robert Taylor 850-487-2333

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
Transportation Equity Act for the 21st Century (TEA-21)	Provides funding for a wide variety of transportation projects, including roadways, transit, bicycle and pedestrian paths, scenic byways, bicycle and pedestrian paths, and recreational trails	FL Department of Transportation, Environmental Management Office/ US Dept. of Transportation	Varies	Ongoing- See http://www.fhwa.dot.gov/tea21), or FDOT Planning Division- Doug Callaway 850-414-4157 or Dave Lee 850-488-8006
Florida Forever Grants	Funding for acquisition of land for open space, including active outdoor recreation sites provided that development does not have a detrimental impact to the site's natural resources	Florida Communities Trust/Dept. of Community Affairs	Varies	Applications due in August Contact Keith McCarron 850-922-1703 (South Florida and Orange County)
Recreation Development Assistance Program	Provides funding for acquisition or development of land for public outdoor recreation use, 25-50% in-kind match required	Florida DEP, Bureau of Parks Design and Recreation Services	$50,000-$200,000	Applications due in September, contact Diane Langston 850-488-7896
Florida Highway Beautification Council Grants	Funds local government roadway beautification projects (including park entrances) that are construction ready	Florida Department of Transportation	Varies	Ongoing- contact Council Staff Coordinator (850-922-7210)
Urban Parks and Recreation Recovery	Provides matching grants to urban localities for rehabilitation of needed recreation facilities, encouraging systematic local planning and continuing operation and maintenance of recreation programs, sites and facilities. Types of grants include rehabilitation, innovation, and planning. 30% match and an approved Recovery Action Program Plan required	National Park Service	Varies- average $100,000-$200,000	Pre-applications accepted on or before June 18, 2001, contact National Park Service Southeast Regional Office- 404-562-3175 http://www.ncrc.nps.gov/uparr/index.htm
Waterways Assistance Program	Provides funding for the development of water-related improvement projects (such as dredging, building boat ramps, piers, and boardwalks, and environmental education) within each district; up to 50% match required	Florida Inland Navigational District (FIND)	Varies, average approximately $100,000	Pre-application with local FIND commissioner required prior to March 1, 2001, application due by March 30, 2001, contact Mark Crosley, 561-627-3386
Cooperative Assistance Program	Funding for waterway related projects: public navigation, waterway-related recreation, inlet mgt, environmental education, boating safety, and environmental mitigation	Florida Inland Navigational District (FIND)	Varies, approximately $25,000 - $100,000	Pre-application with local FIND commissioner required prior to March 1, 2001, application due by March 30, 2001, contact Mark Crosley, 561-627-3386

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
General Obligation Bonds -- Limited or Unlimited Tax	Loan taken out by a city or county against the value of taxable property, funds provided immediately; distributes cost of acquisition; ties payment to benefits received; potentially lowers interest costs	By all taxpayers over 10-30 years	Varies	Increases taxes; competes with other local services for limited resources; separates payment from benefit; involves finance charges, so may be politically difficult; constrained by debt ceilings
Revenue Bonds (or "rate-supported bonds)	Loan paid from the proceeds of a tax levied for the use of a specific public project, or with the proceeds of fees charged to those who use the facility that the bonds finance, funds provided immediately; ties payment to benefits received; may not need voter approval; not constrained by debt ceilings	By rate payers over 10-30 years	Varies	Increases rates or fees; interest costs potentially higher than GO bonds
Taxable Bonds	Bonds subject to taxes; not subject to requirements of Tax Reform Act	By all taxpayers over 10-30 years	Varies	Highest interest rates of all bond types
Community Redevelopment Agency (CRA) Tax Increment Financing Bonds	Financing mechanism used to stimulate economic development in a blighted area – assessed valuation of real property within the redevelopment area is frozen – taxes are paid at this base level while improvements are made-any increase in the assessed value of the property or additional sales tax revenues makes up the tax increment, which is used to pay project costs or repay the bonds or other obligations that helped finance the project, funding available immediately	By all taxpayers within subarea	Varies	Revenue dependent upon growth in assessed value within subarea
Lease Purchase and Certificates	Lease-purchase arrangements that allow a government to pay over time, immediate use of property while being purchased	By all taxpayers within 5-10 years	Varies	High interest rates, may not relate payment to benefits received
Revolving Loans	Loan this is automatically renewed upon maturity, funding available immediately	By rate payers over 10-20 years	Available immediately; ties payment to benefits received; potentially lower interest	Increase rates; reporting and administration may be burdensome; may not be in accordance with county priorities

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
Bond Banks	Funding varies; Helpful for small communities; lowers cost of issuance	By taxpayers or rate payers over 10-30 years	Varies	Issuance of bonds may be delayed while sufficient number of communities apply
Property Taxes	Tax on real property, funding available immediately; Steady source of revenue, less affected by changes in the economy than other taxes; relatively easily administered; revenues easily predictable; tax burden is fairly equitably distributed	Commercial and residential property owners	Varies	Least popular tax since it is paid in a large lump sum check as opposed to small additions to purchases; may not relate payment to benefits received
Sales and Use Tax	Tax on sales of goods or services, funds available immediately; Easy to collect; reporting costs are low; a small percentage can generate substantial revenue; most popular tax among taxpayers	Purchaser or goods or services	Varies	Funds may be insufficient; may not relate payment to benefits received
Real Estate Transfer Tax	Tax on the sale of property – increases with the size of the property being sold, funds available immediately; Proceeds often deposited into land banks; Florida has led the way in requiring that a portion of the funds be used for land conservation; can create substantial funds particularly in fast growing communities	Sometimes the Seller, sometimes the Buyer	Varies	Can Inflate real estate values and slow the market; since revenues from the tax fluctuate with the market, income can be difficult to predict; politically difficult
Special Assessment Districts	Separate units of government that manage specific resources within defined boundaries, funding available immediately; matches payments and benefit; predictable stream of money	By assessed customers at time of construction. If bonded, over 10-30 years	Varies	Requires legislative approval; may seriously impact assessed customers
Business Improvement District (BID)	Assesses property owners within set boundaries for additional services – establish a partnership between property owners and businesses in downtown or commercial areas for the purpose of improving the business climate in a defined area, funding available immediately	Assessed residents or business owners	Created and funded with the approval of residents – gives a sense of ownership, responsibility and accountability ; matches payments and benefits	Politically difficult if residents feel services should already be provided by existing government structure; no dedicated city or county-wide funding stream for park facilities (doesn't address the needs of the entire system); inequitable financing method (not found in poorer neighborhoods).

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
Municipal Services Taxing (MSTU)	Assesses property owners within defined area for funding for stormwater, paving and other infrastructure needs			
Benefit Assessment District	Assessment and provision of benefits to a defined community – not a separate unit of government – levy on property, funding available immediately	By assessed customers	Varies	No partnership, structure or separate government body which may make administration more difficult
User charges	Fee that covers the cost of a service, funds available immediately; eliminates need for borrowing or reserves; exempt from tax limitations	By rate payers immediately	Varies	Impractical for large projects; may make rates erratic from year to year; seldom covers entire cost of service
Reserves	Funds reserved/set-aside for specific use, funds available in future; eliminates need for borrowing; improves financial stability of system	By rate payers each year until reserve is adequate	Varies	Can be politically difficult; difficult to "protect" reserves for intended use; impractical for large projects
Mitigation Financing	Developer set-aside of land on or off-site, funds available in future; eliminates need for borrowing; protects sensitive natural areas and has application for redevelopment including parks; one-time cost; gives local governments flexibility in their land use decisions; can protect larger areas rather than small areas	Developers of a project	Varies	Can be politically difficult due to unwillingness of private developer, may be seen as "anti-development"
Negotiated Exactions or Impact Fees (hookups, systems development or capital fees)	One-time to offset cost of infrastructure caused by new development, funds available immediately; requires new customers to pay for impacts they place on system	By developers or customers immediately	Varies	Political problems (viewed as "anti-development"); ineffective where there is little or no growth; affects housing affordability
Public-Private Ventures	Partnership between private investor and public sector to provide a service on public land, availability of funds varies; coordinated effort to provide alternative transportation and recreation facilities	By private investors and taxpayers	Varies	Coordination can be complicated and time consuming
County Road Program	Funding for bicycle-pedestrian facilities and trails, availability varies; coordinated effort to provide alternative transportation and recreation facilities	Taxpayers	Varies	Coordination can be complicated and time-consuming

Name of Grant	Grant Purpose	Funding Agency	Typical Award	Application Cycle/Contact
Impact Fees and Utility Connection Fees	Fees charged to off-set the costs of concurrent development of public infrastructure, such as parks, roads, and utilities.		Provides a revenue stream based on growth	Can be politically unpopular

APPENDIX F
City of Maitland Parks, Recreation and Open Space Analysis

CITY OF MAITLAND
PARKS, RECREATION & OPEN SPACE ANALYSIS

August, 2001

CITY OF MAITLAND

PARKS, RECREATION AND OPEN SPACE ANALYSIS

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CITY OF MAITLAND
PARKS, RECREATION AND OPEN SPACE ANALYSIS

Introduction

This document is a supplement to the City of Maitland's Parks, Recreation and Open Space Master Plan. Its primary function is to aid inventory and analysis of the City's recreational system as a step toward assuring quality park and recreation opportunities for the community.

Maitland is a city of beautiful neighborhoods. The continuing viability of these community "building blocks" is dependent in no small part on availability of highly accessible, appropriately developed parks, as well as conservation and open space areas.

The neighborhood-serving park is the foundation of an effective park system. As the City matures, the strength and vitality of its basic components, its neighborhoods, must be assured. Quality neighborhood park sites serve many viable recreation and social functions. This can be expected to increase in the future. Neighborhood recreation, in addition, can serve as a focal point of neighborhood identity, thereby increasing public support for the parks and recreation department.

Many residents consider their street or their subdivision as their neighborhood. While this, in effect, may be accurate for their daily interaction, consideration of neighborhood in recreational planning must be more inclusive. For example, a well-developed neighborhood park like Lake Lily Park is capable of serving numerous subdivisions within its service radius. For this reason, and to aid in application of Census and other available data, the City has been divided into four areas for analysis (see Map 1). These areas coincide with another support document for the Comprehensive Development Plan, *Homes of Maitland*, as well as *Census Tracts*, and allow optimal use of the information these documents contain.

For many years, Parks & Recreation Professionals relied on a limited number of direct service indicators (acres per thousand population, program attendance, number of tennis courts, etc.) to evaluate services and justify expenditures. This approach has been criticized in recent times as incomplete and not totally responsive to citizens' needs and demands. What is needed, and what this document attempts, is use of a variety of indices significant to planning and analysis of public recreation services. These can be roughly grouped in the following manner.

1. Recreation Statistics: These include the usual array of acreage and facility counts as well as service area designations and other information.
2. Demographic Profiles: How many people live in the area? How might we characterize them by income, race, age, education, occupation and mobility? What other social patterns are present and vital to effective recreation service?
3. Land Use Information: Past, present and future uses of land must be considered, along with natural resource sensitivities and opportunities, physical barriers to citizen access, housing density, historic and archaeological properties, vacant land availability, etc. Identifying and incorporating schools and other recreation providers (private and non-profit) is equally important.

There are other salient points in providing parks and recreation services, but they often become evident through field study and examination of the indicators above. Recognition of unique areas, spaces and/or populations in a city, for instance, is essential as a model for future action or simply as the basis for specialized programs or facilities. Finally, use of a variety of indicators can allow more accurate comparison of different portions of the city or neighborhoods relative to each other.

Methodology and Sources

This study began with the inventory of City parks and recreation facilities. The inventory was arrayed on the four area maps to allow a closer examination of site distribution and type. A demographic sheet for each area was devised, consisting of characteristics strongly related to recreational participation. These statistics were listed adjacent to the citywide average and base information for 1988 for the same area for most categories, creating a comparative baseline.

The next step was a field visit to public/private parks and recreation sites in the City, as well as potential sites. Special attention was paid to the quality of the site, other uses surrounding the site, and general characteristics of the service area. Public meetings held as part of the long-range planning process were also considered as a means of determining specific citizen feelings or concerns about recreation opportunities.

The information gathered was developed into a four-part format to retain consistency and produce a working narrative. The four categories are: a) general characteristics; b) assets; c) deficiencies; and d) opportunities. Sources utilized in the development of the study can be found in the appendices.

The City's potential annexation areas have not been addressed in this analysis in other than the most basic terms. Future needs are addressed in the Master Plan and Comprehensive Development Plan, and it is the intent the methodology of the area analysis will eventually be applied to any annexed area as appropriate.

Relation to the Master Plan and Comprehensive Development Plan

This document is an appendix to the Parks and Recreation Master Plan, providing a detailed inventory and trend analysis to support the Plan. The Parks and Recreation Master Plan is primarily impacted in the areas of inventory (what do we have now?), and analysis (how well does the system work, and how do we maintain adequate service?). This implies consideration of key planning principles.

1. Accessibility: This principle is most noticeable when it is absent. Overall accessibility can be determined only by looking at individual sites and observing or imagining user flows, or by citizen involvement through survey or other means.
2. Equity in Distribution: A much clearer picture of the distribution of parks and recreation sites and facilities is possible once mapping at the reduced scale of areas is completed. An examination of users and land uses further clarify how well-suited available facilities

are to meet public needs. Consideration of privately supplied parks and recreation facilities further sharpens the focus.

3. Relating supply and use to goals, objectives and policies: The guiding tenets of the plan are useful only when made specific to the situation at hand in Maitland's areas. Addressing level of service in the areas is one of the most significant aspects of this support document.

Future Use of Area and Trends Report

Future uses of this analysis are dependent on the extent to which it is accepted by parks and recreation staff and elected leader (as their efforts pertain to area planning). The possibilities for more sophisticated and effective service delivery are present, but must be made part of day-to-day decision-making. An emphasis on preventive planning, and opportunities for innovation are inherent in this approach. These qualities are particularly significant in times of frozen or shrinking budget allocations for park and recreation services.

A second use of this support document is to aid in prioritizing parks and recreation expenditures (including general budget, capital improvements, grants and other forms of aid) among City departments. There are various ways of bringing this about, but three practical methods include:

1. By quantitatively and qualitatively comparing areas relative to each other (a measure of equity of distribution).
2. By identifying "need" areas that may require special attention ("need" area is defined as one that has particular problems that inhibits full use of public park sites, recreation facilities and programs).
3. By identifying unique areas and populations, or special circumstances that affect supply or demand for recreational facilities.

Definition of Key Park System Elements

Consistent with the National Recreation and Park Association and the American Academy for Park and Recreation Administration's *Park, Recreation, Open space and Greenway Guidelines (1996)*, classifications used for parks, recreation areas, and open spaces throughout this document and the Master Plan are defined in Table 1.

APPENDIX G
Parks and Open Space Classification Table

TABLE 1
PARKS AND OPEN SPACE CLASSIFICATIONS TABLE

Classification	General Description	Location Criteria	Size Criteria	Level of Service
Mini-Park	Used to address limited, isolated or unique recreational needs; landscaped public use area in a commercial area, scenic overlook, a play area adjacent to downtown district, or park components where a neighborhood park is not available to serve area; typically not intended for programmed activities; accessibility by way of interconnecting trails, sidewalks, or low-volume residential streets. No specific criteria for park elements unless used to meet neighborhood park Level of Service.	Less than a 1/4 mile distance in residential setting.	Between 2500 square feet and one acre in size; may be up to five acres.	Yes
Neighborhood Park	Neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood; accessibility by way of interconnecting trails, sidewalks, or low-volume residential streets; focus is on informal active and passive recreation, as well as neighborhood input to determine the development program; with the exception of limited use by youth sports teams, not intended for programmed activities that result in overuse, noise, parking problems, and congestion; general rule is for active uses to comprise fifty percent of uses, with an appealing park atmosphere an important design element; should accommodate off-street parking, with limited lighting of facilities.	1/2 mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum size. 5 to 10 acres is optimal.	Yes
Community Park	Serves broader purpose than neighborhood park; site should be serviced by arterial and collector streets and be accessible by way of interconnecting trails, sidewalks, or low-volume residential streets throughout service area; focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces; facilities for cultural activities are appropriate, as are active recreational facilities, with the exception of limited programmed activities for adult use; should accommodate off-street parking, with lighting of facilities for security, safety.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and 1/2 to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 to 50 acres.	Yes
Special Use Park	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable-dependent on specific use.	Variable.	Depends on type of use.
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classifications of parks, such as neighborhood, community, and special use; use applicable criteria from these classifications.	Determined by location of school district property.	Variable- dependent on function.	Yes, but should not count school-only uses.

TABLE 1
PARKS AND OPEN SPACE CLASSIFICATIONS TABLE

Classification	General Description	Location Criteria	Size Criteria	Level of Service
Private Park/ Recreation Facility	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable-dependent on specific use.	Variable.	Depends on type of use.
Natural Resource Area	Lands set aside for preservation of significant natural resources, remnant landscapes, open space, lakes and visual aesthetics/buffering.	Resource availability and opportunity.	Variable.	No
Greenway	Effectively tie park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable.	No
On-street bike route	Designated portions of the roadway for the preferential exclusive use of bicyclists.	Not Applicable.	Not Applicable.	NA
Off street Pedestrian/Bike Route	Separate/ single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters. Typically located within road right-of-way.	Not Applicable.	Not Applicable.	NA
Park Trail	Multi-purpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with the natural environment.	Separate/single-purpose, hard surfaced trails for pedestrians or bicyclists/ in-line skaters.	Not Applicable.	NA
Water Front Access	Areas adjacent or within view of lake which allows for passive viewing or a combination of non-boat activities.	Not Applicable.	Not Applicable.	NA
Boat Ramp	Facility for launching motor or non-motorized water craft.	Only permitted in special use category park.	Not Applicable.	NA

Source: Park, Recreation, Open Space and Greenway Guidelines, National Recreation and Park Association and the American Academy for Park and Recreation Administration, 1996: Maitland Parks and Recreation Advisory Board, April 2001.

NORTHEAST AREA

Maitland Community Park Playground

Maitland Community Park Pavilion

Minnehaha Park Tennis Court

Minnehaha Park Playground

Northeast Area

General Characteristics

The Northeast Area is largely residential in character, and almost exclusively single-family housing in nature. A total of 1,122 single-family residential units are present, with 16 undeveloped lots available for future single-family homes. The vast majority of homes are in relatively good condition. Some commercial uses are present along North Orlando Avenue (US 17-92) frontage, on Swoope Avenue and on Horatio Avenue near Orlando Avenue.

Gross residential density (housing units per acre) is 1.13, slightly less than the citywide average. Only two vacant tracts of land (less than five acres) remain available for single-family residential development. There is potential for redevelopment along Orlando Avenue, including some multi-family residential units. One unincorporated area with potential for annexation contains 450 additional single-family homes, including the Dommerich Hills subdivisions.

Key open space resources in the Northeast Area include Lake Minnehaha, the combined school grounds of the Dommerich Elementary/Maitland Middle School Complex, Orange County' Howell Branch Park, the City's nine-acre Wilderness Park, the Maitland Community Park, and approximately six acres of mixed wetlands/hardwood forest west of Lake Minnehaha and north of George Avenue.

Total population of the Northeast Area in the projected 2000 is 2,883, an increase of approximately 30% since 1988. This is primarily due to annexation and the shifting demographics to larger families, as the amount of available residential property has remained fairly low for development of new units. This area remains at a relatively high median income, and an above-average incidence of those in the 15-19 age group (see Demographics, Figure 1).

The Northeast Area has neighborhood recreation space provided at 2.5 acres/thousand, an amount adequate to serve population through 2020. It has tremendous potential to serve other community parks and special facilities needs due to the presence of the school complex, the thirty-acre natural area (Howell Branch and Wilderness Parks), and the Maitland Community Park.

FIGURE 1
DEMOGRAPHICS - NORTHEAST AREA

Category	CT 156.01, 156.02	Citywide Average
Total Population (1988)	2,221	
Population Change (1980-88)	-403 or -15%	
Age Group Population (1980)	Under 5 = 84 or 3.2%	4%
	5-14 = 412 or 15.7%	15%
	15-19 = 327 or 12.5%	9%
	20-34 = 380 or 14.5%	20%
	35-54 = 820 or 31.3%	27%
	55+ = 602 or 22.9%	26%
HH Median Income (1980)	$31,786	$29,875
Gross Residential Density (Housing Units Per Acre 1980)	1.1	1.3
Persons Per Acre (1985)	3.4	3.1
Average Persons Per Household (1980)	3.1	2.67
% High School Graduates (1980)	91.9	85.2%
Auto Availability (% without auto)(1980)	1%	4.8%

SOURCE: U.S. Census (1980); Maitland Community Development Department (1988).

To be updated with 2000 data when available.

Assets

A major asset of this area is the integrity of existing single-family homes and neighborhoods. Likewise, the presence of a high-quality elementary and middle school in its midst, Lake Minnehaha in the western half of the area and the Community Park in the north half provides ample park areas. Though direct access is limited to lakefront owners, there are three private neighborhood lots with access to Lake Minnehaha, providing potential lake access to nearly five hundred homes in the area. The lake also provides a natural buffer for the residential properties from the commercial corridor on its western end and a natural resource to connect throughout the City in the form of a greenbelt/recreational path.

Maitland Middle School, Lake Minnehaha, and Community Park represent major assets.

A logical extension of neighborhood integrity is the number of small privately owned recreation tracts. There are three such tracts in the area, one each serving homes in the Versailles subdivision, in the Dommerich neighborhood area (over 400 homes), and Minnehaha Shores subdivision. Minnehaha Shores has recently upgraded its site with a new dock and picnic table. Versailles subdivision provides water front access, but does not permit the launching of boats through its lot. The Dommerich Beach Association has been working with the City to upgrade its lot for open space, recreational and boat ramp access purposes. The perpetual maintenance of these lots has been ensured in Versailles through deed restrictions, while in Dommerich and Minnehaha Shores, voluntary maintenance is supported by their value to non-lakefront owners in gaining boat ramp access and the resulting increased property values.

Dommerich Beach Association

Versailles Private Lot

Minnehaha Shores Private Lot

Neighborhood and other special use park facilities are ample for this area. Minnehaha Park is one of the City's neighborhood parks and serves an important role in meeting neighborhood recreational needs in both the Northeast and Southeast areas. In addition, the Maitland Community Park serves as the City's Community Park. The site has substantial forest resources, is highly accessible to most of the neighborhoods in this area, and meets the overall community park needs of Maitland's present population. Furthermore, the Dommerich Elementary/Maitland Middle School Complex is used for special use park needs. Recently the city constructed a restroom/concession facility at the Middle School Ballfield Complex and a playground at Dommerich Elementary.

Playground facilities are available at Dommerich Elementary School, Minnehaha Park and the Community Park

The Community Park offers three picnic shelters

Maitland Middle School offers the City an outdoor multipurpose court, baseball, softball and soccer fields, as well as a gymnasium for indoor recreational use, and exceptional ballfields, with a concession/rest room facility.

The area is also well-served with open space. A small green space, The Oaks of Maitland, provide open space for all to enjoy. Because it is small in size, the parcel will not be developed into a park. Another small parcel on Minnehaha circle, currently the site for City Well #2, also provides green space. The City acquired approximately four acres of land between Mayo Avenue and Lake Minnehaha within the last ten years. Within the City's Downtown Master Plan, properties have also been purchased near Swoope Avenue to be preserved as natural resource area and to provide open space for the park system. The Swoope Avenue tract is approximately eight acres in size. In the future the space may be developed as a park. The tract extends the Orange County Howell Branch Park/Maitland Wilderness Park and Lake Minnehaha to create a significant green component in the area. Two open space areas on Dommerich Drive and one area that may be created at the east entrance to the park will further expend this natural area.

Open Space in the Right-of-Way at Thistle & Horatio

More recently, the city has completed the red and white bicycle paths through this area and linked the area to the west side of Orlando Avenue and to the south side of Horatio Avenue. The path spans Orlando Avenue/17-92 at Maitland Boulevard with a pedestrian bridge and follows Mayo Avenue to the Community Park. From the east side of the Community Park, the path connects to the school sites via on-road bicycle lanes on Arapaho Trail and Mohican Trail. The path is then diverted on the eastern boundary of the schools on an off-road path that ties to Thistle Lane just south of the school property to an on-road system of lanes to Horatio Avenue. On-road lanes are used on Horatio to Minnehaha Park, where the path provides an option of an off-road system under Horatio to the Covered Bridge Park, then returning to Horatio Avenue to the center of town. The only outstanding improvements for these two paths are directional signs. Besides these main routes, pedestrian/bicycle connectors are in place between Versailles and Minnehaha Road, between The Oaks and The Oaks of Maitland First Addition subdivision, and across the Lake Of The Woods Creek to The Oaks First Addition subdivision from Chippewa Trail in Dommerich Estates.

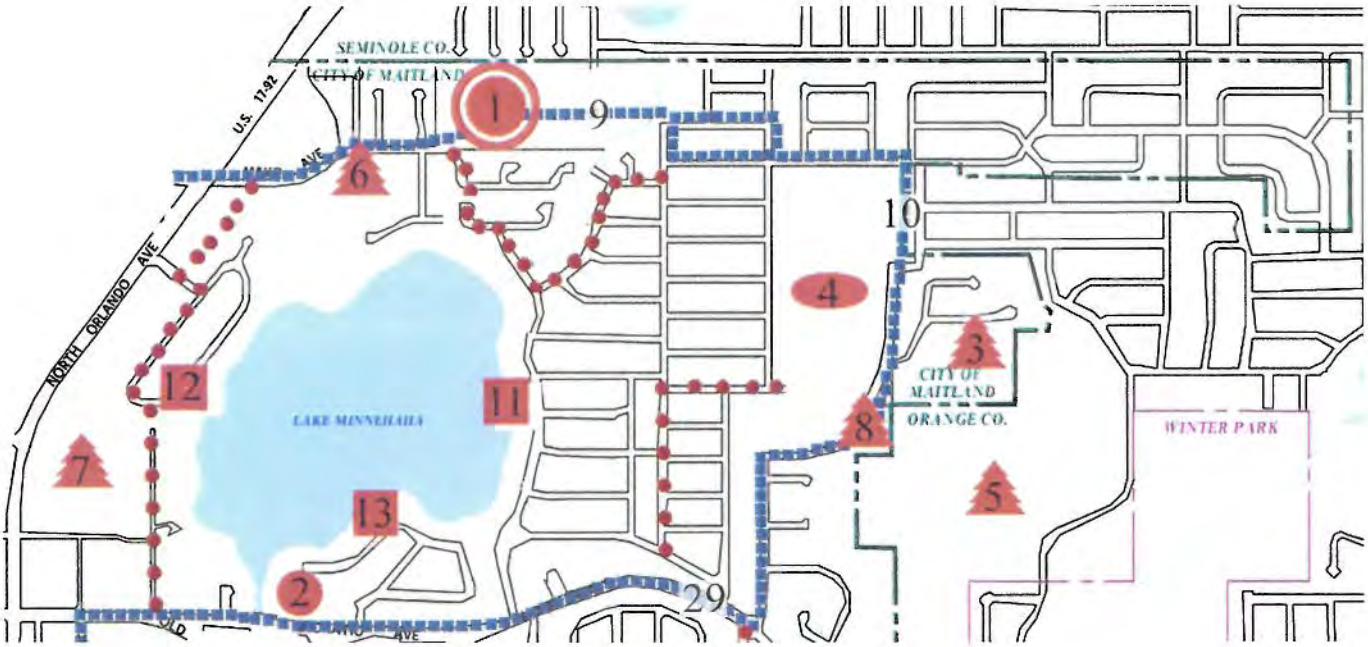
Family enjoying bicycle ride on red bicycle trail in the Dommerich neighborhood

Bicycle/pedestrian connection between Versailles and Minnehaha Road - one of many such connectors in the Northeast area.

FIGURE 2
NORTHEAST AREA INVENTORY

Site #	Site Name	Acreage	Classification	Service Condition
1	Maitland Community Park	26	Community	City's community park; facilities include basketball courts, tot-lot and playgrounds, lighted tennis courts, vita trail, picnic shelters, meeting room and office space for monitoring park, indoor racquetball courts, parking, and bicycle/pedestrian paths to link to external bicycle routes.
2	Minnehaha Park	8.9	Neighborhood	Facilities include lighted tennis courts, playground, Boy Scout Lodge, parking, picnic tables, and bicycle/pedestrian paths to link external bicycle route.
3	Wilderness Park	9	Natural Resource Area	Undeveloped. Contiguous to Howell Branch Park. Good interpretive potential, especially if linked to adjacent areas.
4	Dommerich Elementary/ Maitland Middle School Complex	9	School-Park	Excellent athletic fields, with City maintenance agreement. Facilities present include baseball, softball, soccer fields, hard courts, and restroom/concessions.
5	Howell Branch Park	58	Natural Resource Area	Orange County park. Existing boardwalk abandoned; small interpretive park at Temple Trail entry; contiguous to Wilderness Park.
6	Mayo Avenue Nature Area	4.5	Natural Resource Area	Undeveloped, natural area south of Mayo Avenue and north of Lake Minnehaha; deeded to City.
7	Swoope Avenue Nature Area	5	Natural Resource Area	Undeveloped, natural area east of Orlando Avenue and west of Minnehaha Road; platted rights to City.
8	School Board Nature Area	5	Natural Resource Area	Undeveloped. Contiguous to Wilderness Park. Good interpretive potential, especially if linked to adjacent areas.
9	Red Bicycle Route		Bike Route	Begins at pedestrian bridge over Orlando Avenue and follows Mayo Avenue to Community Park, exiting park on east side and connecting to school complex via striped on street paths on Arapaho Trail, Mohican Trail, Thunderbird Trail and Mojave Trail.
10	White Bicycle Route		Bike Route	Begins at School Complex and Mohican Trail, following an off-road path along east edge of school property, tying into Thistle Lane south of school and following striped on-street paths along Thistle and Horatio Avenue to Minnehaha Park, where path goes under roadway at canal to southeast area.
11	Dommerich Beach Association Property	0.2	Private	Private, gated access to Lake Minnehaha at Comanche Trail and Dommerich Drive. Small boat ramp, floating dock, benches, trash cans.
12	Versailles HOA Property	0.2	Private	Private lake access (no dock or ramp, but observation pier is present) to Lake Minnehaha on Versailles Drive, fenced with informal path to shoreline. Picnic tables.
13	Minnehaha Shores HOA Property	0.2	Private	Private, gated access to Lake Minnehaha on Minnehaha Circle. Facilities include paved driveway, picnic table and small boat ramp/dock.

Source: City of Maitland PRAB, 3/29/01



Community Park

Neighborhood Park

Natural Resource Area

Private Facility

Special Use Facility

Public School

Recreation Center

NORTHEAST INVENTORY

1. Maitland Community Park
2. Minnehaha Park
3. Wilderness Park
4. Dommerich Elementary/ Maitland Middle Schools
5. Howell Branch Park
6. Mayo Nature Area
7. Swoope Ave. Extension
8. School Board Nature Area
9. Red Bicycle Route
10. White Bicycle Route
11. Dommerich Beach Association Property
12. Versailles HOA Property
13. Minnehaha Shores HOA Property

Existing Bike Paths

Potential Bike Paths

8-10-2001 North

Deficiencies

This area has tremendous assets and opportunities. Nevertheless, there are some deficiencies in the system which require attention in developing a complete parks and recreation system. Access to both the school complex and adjacent Wilderness Park, as well as to the Community Park, are limited east of Lake Minnehaha by the current lack of sidewalks and/or bicycle paths. There are sidewalks on Seneca Trail and Mojave Trail to serve the school complex, but there are no sidewalks or paths on Arapaho, Mohican, or Dommerich Drive. This may be accommodated for the bicycle traffic by striping on-road bicycle lanes and/or installing wider sidewalks on the main pedestrian routes to the schools and Community Park. This need for safe pedestrian and bicycle travel is particularly important due to the school service area extending south of Horatio and outside the area and City limits. In addition, there is an area east of the school complex where the neighborhood lies just outside the half-mile radius which neighborhood would benefit from a safe pedestrian and bicycle network. A citywide level of service for these facilities needs to be followed to provide a reliable system.

The lack of development at Maitland's Wilderness Park, though not a service level deficiency, is an unrecognized opportunity. The nine-acre site is contiguous with Howell Branch Park, a 58-acre Orange County nature preserve with significant interpretive potential. The Orange County School Board also owns a five-acre tract between Howell Branch Park and Thistle Lane. Together, these three tracts, located directly across Thistle lane from the school complex, offer a joint development opportunity which could enhance the educational opportunities for the schools and Maitland residents.

Inadequate screening of Minnehaha Park is a deficiency that reduces the public perception of this facility's importance to the area. In particular, the area of the tennis courts, parking and Boy Scout Lodge are poorly buffered relative to homes in the Minnehaha Shores subdivision. Likewise, there is poor pedestrian access to the park from this subdivision due to the fence location and poor street/pedestrian access from the park. The park is located on the shore of Lake Minnehaha but the park amenities do not provide waterfront access.. The City has expanded this park property with the addition of a parcel adjacent to the Nina Canal. The park redevelopment should address buffer and access concerns.

Landscape buffers at Minnehaha Park and pedestrian access from adjacent neighborhoods.

Opportunities

Whenever a problem exists, so does an opportunity. The Northeast Area, probably more than any City area, has a well-balanced system of parks, recreation and open space facilities in place. Nevertheless, it also has a variety of opportunities to better serve the northeast area and the city. Included are:

1. Enhanced access through the addition of high priority sidewalks and bike lanes. Sidewalks should be added to provide connections to the school complex, Minnehaha Park, and Community Park. There is ample right-of-way in the area to accomplish this. Likewise, bicycle lanes could easily be added on the local collector streets with existing pavement widths to provide safe access to these same sites. A uniform signage system would alert residents to the safe opportunities for both bicycles and sidewalks.
2. A pedestrian connection from the Versailles neighborhood to Mayo Avenue, similar to the connection between Minnehaha Road and Versailles, would offer a safer and more direct connection to the Community Park and bicycle paths for the westernmost section of the Northeast Area. There are a few opportunities to obtain easements for this purpose.
3. The City's Wilderness Park, with linkage to the Orange County Howell Branch Park and School Board property, offers a joint development to provide environmental education opportunities. This area also provides grant or joint funding opportunities due to the link with other jurisdictions and the School Board.
4. In addition to the Maitland Ballfield Complex and Lake Destiny Soccer Field, the city is developing athletic fields at three school sites in Maitland. Continued use and maintenance of the school complexes for recreational needs offers the City the ability to meet athletic field needs without purchasing land. The school facilities include two softball, three baseball, and one soccer field at the Maitland Middle School. Two T-Ball fields are available at Dommerich Elementary School. If the opportunity avails itself, the church property to the east of the Maitland Middle School complex offers similar benefits with its parking lot and an open field. Options may be explored to consolidate this property in the future if the conditions are favorable for leasing/purchasing. At a minimum, a long-term parking agreement would benefit the use of the school properties. Lake Sybelia Elementary School athletic fields will also be developed by the City.

Church property east of schools

5. Landscape buffers for the school complex and Minnehaha Park would provide for a more neighborhood-friendly coexistence.

Algonquin Trail and Apache Trail islands offer open space opportunities for citywide system.

6. There are open space areas throughout the city that contribute to improved quality of life by providing aesthetic beauty to the neighborhoods. These small open spaces, even though they are not developed into park areas, are valued by those who live or simply drive by them because they provide visual relief from the urban setting. These parcels should be maintained.

7. A capital replacement program and maintenance standards would allow this area to continue to prosper.

SOUTHEAST AREA

Kings Row Soccer Field

Ft. Maitland Park provides a boat ramp.

Covered Bridge Park

Southeast Area

General Characteristics

The Southeast Area is best typified as an established, mixed-use residential area. A total of over 1,000 dwelling units include about half single-family homes, a limited number of duplexes, one triplex, nearly 400 condominiums, and almost 150 apartment units. The vast majority of homes are in relatively good condition, with only one vacant tract available for minimal additional development (2-4 homes). Recent new subdivisions (within last ten years) include The Sanctuary east of Thistle Lane and south of Horatio, which includes ten lots for single-family homes (all but one lot has been developed), and Magnolia Bay, a gated subdivision with eight lots (all but one has been developed). As such, the area is built out for residential units, with the potential for redevelopment in the future. Some commercial land uses are found along Orlando Avenue, and on Horatio Avenue near Orlando Avenue.

Many older homes are present, with some areas platted over one hundred years ago. Housing stock is in sound condition, and is complemented by mature oaks and other trees that create a strong sense of neighborhood ambience. The area south of Fort Maitland Park and east of Orlando Avenue is substantially multi-family (about 68%) due to the presence of several condominium developments (West Cove, Maitland Terrace and Maitland Harbor). Gross residential density is 2.2 units/acre, the highest of the four areas.

Only one vacant tract, less than seven acres in size, remains available for possible acquisition by the city for a park area in the Southeast Area. One small enclave of seventeen homes and three vacant lots, adjacent to the Howell Branch Canal and north of Lake Maitland, remains to be annexed into the City. Therefore, no additional land for parks can be anticipated from future annexations.

Key open space resources include Lake Maitland, Lake Nina and the Nina Canal Conservation Area, Fort Maitland Park, Kings Row Park, Jim Houser Azalea Gardens/Covered Bridge Park. As in the Northeast Area, residential development is closely linked to the water's edge, with a series of private access lots providing lake access to all but 150 homes in the area. Fort Maitland Park offers a boat ramp for boat launching into Lake Maitland.

Nina Canal

Kings Row Park

Ft. Maitland Boat Ramp

Total population in the Southeast Area in 1988 was 2,724. The estimated population of the Southeast Area in 2000 is 2,805, an increase of approximately 3% since 1988. This is primarily due to the small level of development, as the amount of available residential property has remained fairly low for development of new units. Area demographics show a relatively low incidence of youth (only about 23% of residents are nineteen or younger versus a Citywide average of 28%). This older make-up is even more pronounced in comparing the Citywide average of those under thirty-four (48% of total City population) with Southeast Area (38.7%). This can accurately be construed as an area of mature population by further noting that nearly four of every ten residents (40%) is over 55 years old compared to a citywide average of 25%, or one in four.

The Southeast Area has neighborhood park acreage available at 1.84 acres per thousand population. Although this is below the City's standard of 2.5 acres per thousand for such land, this shortage is somewhat mitigated by nearby Lake Lily, Minnehaha Park, and the potential for an additional park south of Lake Maitland. Nonetheless, some consideration should be given to assuring that the minimum standard is met.

FIGURE 3
DEMOGRAPHICS - SOUTHEAST AREA

Category	CT 157.01	Citywide Average
Total Population (1988)	2,724	
Population Change (1980-88)	607 or 28.7%	
Age Group Population (1980)	Under 5 = 59 or 2.8%	4%
	5-14 = 264 or 12.5%	15%
	15-19 = 172 or 8.1%	9%
	20-34 = 324 or 15.3%	20%
	35-54 = 472 or 22.3%	27%
	55+ = 817 or 38.6%	26%
HH Median Income (1980)	$17,263	$29,875
Gross Residential Density (Housing Units Per Acre 1980)	2.2	1.3
Persons Per Acre (1985)	5.6	3.1
Average Persons Per Household (1980)	2.29	2.67
% High School Graduates (1980)	87.9	85.2%
Auto Availability (% without auto)(1980)	12%	4.8%

SOURCE: U.S. Census (1980); Maitland Community Development Department (1988).

To be updated with 2000 data when available

FIGURE 4
SOUTHEAST AREA INVENTORY

Site #	Site Name	Acreage	Classification	Service Condition
14	Covered Bridge Park	2	Special Use	Passive, landscaped area. Minimal service, affords urban relief/open space.
15	Jim Houser Azalea Gardens	1	Special Use	Passive, landscaped area. Minimal service, affords urban relief/open space.
16	Kings Row Park	2	Special Use	Open space play area used for soccer practices; great pedestrian connection to Kings Row subdivision
17	Howell Branch Road right-of-way green space	0.25	Natural Resource Area	Undeveloped green space, triangular in shape, at intersection of Howell Branch Road and Horatio Avenue at City limits (south side of Horatio).
18	Fort Maitland	3	Special Use	Special use facility, primarily used for boat ramp access to Lake Maitland; additional passive use potential exists; includes parking.
19	Lake Maitland Mini-Park	0.3	Natural Resource Area	Two small areas, including one vacant lot on Lake Maitland, and a green triangle surrounded by Westwind Court. Privately held by Homeowners Association.
20	Hollieanna Shores Boat Ramp	0.1	Private	Small private boat ramp to Lake Maitland at south end of Adams Drive; includes concrete ramp and park bench.
21	Maitland Isle Boat Ramp	0.1	Private	Vacant lot on canal leading to Lake Maitland; includes boat ramp.
22	Oakleigh/Under Oaks Mini-Park	0.4	Private	Small private park space for residents. Includes tennis court, large oaks, open space, benches.
23	Delroy Park Mini-Park	0.4	Private	Undeveloped open space on Lake Maitland for private use of residents; shoreline includes aquatic grasses, plants but no apparent access for boats; potential for bicycle/pedestrian connector to Manor Road.
24	The Moorings (Condos)	0.5	Private	Treed central open space, swimming pool, lake access with docks, boat ramp on Lake Maitland. Exclusive use by private property owners of condominium; adjacent to Fort Maitland Park.
25	Magnolia Bay Boat Dock	0.5	Private	Small private park space for residents. Includes boat dock on Lake Maitland with multiple-boat capacity, a walkway, open space, benches.
26	Lake Nina Conservation Area	8	Natural Resource Area	Undeveloped conservation area on the northwest shore of Lake Nina just south of Longbranch Canal
27	Park Maitland School		Private	Secure an agreement with Park Maitland School to access playground equipment. The Park Maitland School may provide playground equipment and may assist in satisfying an existing deficiency in neighborhood park service in the southeast area of the city.
28	Orange Bicycle Route Purple Bicycle Route		Bike Route Bike Route	Begins at pedestrian bridge over Howell Branch Canal at Winter Park and follows Cypress Lane and Northwind to Kings Row Park, connecting to Horatio Avenue via Thistle Lane (trail not striped or signed at this time) Begins at Alpine Drive and Sunnyside at end of proposed Winter Park route and proceeds via shared roadway signs east on Alpine to pedestrian bridge over Orlando Avenue at CSX railroad overpass, with parallel on-street lanes on Orlando Avenue to Lake Avenue, heading west on Lake Avenue to intersection with Blue Bicycle Route in Central subarea, alternative route parallels CSX railroad right of way from pedestrian overpass to Lake Avenue (trail not striped or signed at this time)
29	White Bicycle Route		Bike Route	Begins at Maitland City Hall and follows on street lanes on Packwood Avenue to Swoope Avenue, then proceeds down Horatio Avenue via on-street lanes to Minnehaha Park, where path goes under roadway at canal to Northeast area

Source: City of Maitland PRAB, 3/29/01

Assets

The ambience of the Southeast Area is one of its prime assets. The mature vegetation and well cared for homes surrounding Lake Maitland offer proof that City living need not be degrading to the human spirit. Lake Nina and Lake Maitland provide strong buffering, commercial intrusion into stable neighborhoods have been held at bay, and the City has adopted two Quality Neighborhood Programs (Live Oak/Ventris and Ridgewood), as well as a master plan for Orlando Avenue in the past ten years. This has increased the quality of life and ensured that the next ten years will include major reinvestment in the area, both public and private.

Ft. Maitland Park

Public recreation resources of high quality include Fort Maitland Park, and to a lesser extent the Jim Houser Azalea Gardens and Covered Bridge Park. Fort Maitland Park is the only public boat ramp in Maitland. Jim Houser Azalea Garden and the Covered Bridge Park serve as a centrally located park area for the Southeast Area, with access via the White Bicycle Route under Horatio Avenue to Minnehaha Park. Improvements to this area would greatly enhance the recreation experience of the residents, especially in coordination with safe pedestrian and bicycle linkages.

Jim Houser Azalea Garden

Recently, the city completed the white bicycle paths through the Southeast Area linking the area to the north side of Horatio Avenue and to the west side of Orlando Avenue. The potential improvements at the CSX railroad overpass includes construction of a pedestrian overpass adjacent to and north of the railroad overpass with a connection to the Winter Park bike path at Cypress Lane. These future improvements will enhance the bicycle system.

Two small triangular areas that are located in the right-of-way, one at Thistle and Horatio and the other at Horatio and Old Horatio Avenue, are small, attractive open spaces. Although not suitable as park areas due to size and location, the landscaped parcels provide visual relief and should be maintained.

As in the Northeast Area, private recreation facilities play an important supplementary role in satisfying park needs. No fewer than six private parks exist in the Southeast Area, providing lake access, a private tennis court, playgrounds and open space that defines the form of the residential areas served. The City must remain vigilant in assuring these spaces continue to serve and are not lost to the short-term economic gain additional housing units would yield.

Finally, the proximity of Winter Park and its recreation system to the Southeast Area is a positive asset. Lake Island Recreation Center (especially significant for its programs and facilities aimed at senior citizens) and the recently renovated Lake Island Park, as well as the Kraft Azalea Gardens are available resources. Maitland residents using these facilities pay non-resident fees.

SOUTHEAST AREA INVENTORY

14. Covered Bridge Park
15. Jim Houser Azalea Gardens
16. Kings Row Park
17. Howell Branch ROW green space
18. Fort Maitland Park
19. Lake Maitland Mini-Park
20. Hollianna Shores Boat Ramp
21. Maitland Isle Boat Ramp
22. Oakleigh/Under Oaks Mini-Park
23. Delroy Park Mini-Park
24. The Moorings
25. Magnolia Bay Boat Dock
26. Lake Nina Conservation Area
27. Park Maitland School
28. Purple/Orange Bicycle Route
29. White Bicycle Route

Community Park

Neighborhood Park

Natural Resource Area

Private Facility

Special Use Facility

Public School

Recreation Center

North
8/10/2001

Existing Bike Paths

Potential Bike Paths

Deficiencies

The most glaring deficiency is the lack of overall public park space in the Southeast Area. This need is exacerbated with the location of key park resources on the west side of Orlando Avenue which are difficult to access by pedestrians and bicyclists at this time. The area most impacted is the neighborhood area south of Lake Maitland, where no park facilities exist. Pedestrian improvements are included in the Quality Neighborhood Program for this area in the next six years, but no parkland has been identified to date. There are opportunities to share facilities with Park Maitland School via a joint venture development or to assemble some residential lots for redevelopment as a park.

Opportunities

Whenever a problem exists, so does an opportunity. The Southeast Area has a variety of opportunities to improve the localized and citywide recreation environment. Included are:

1. The neighborhood area south of Lake Maitland east of Orlando Avenue (Ridgewood neighborhood area) lacks neighborhood park space or pedestrian/bicycle connections to the major activity areas in the City. Opportunities exist to joint venture with Park Maitland School or redevelop some residential lots as a neighborhood park to serve the residents in the area.
2. Enhanced access through the addition is of high priority by adding sidewalks and bike lanes. Sidewalks should be added to provide connections to the Minnehaha Park, and the Community Park. There is ample right-of-way in the Southeast Area to accomplish this. Likewise, bicycle lanes could easily be added on the local collector streets with existing pavement widths to provide safe access to the park sites. A uniform signage system would alert residents to the safe opportunities for both bicycles and sidewalks.
3. A pedestrian path and connection may be explored and created from the Maitland Isle subdivision to Oakleigh subdivision, similar to the connection between Minnehaha Road and Versailles, and the potential exists to connect the Oakleigh subdivision with Manor Road across the Nina Canal in the future. This system would connect these neighborhoods to the City's downtown and Cultural Corridor as well. There are a few opportunities to obtain easements for this purpose.
4. Develop the Azalea Garden/Covered Bridge Park properties for picnicking and enjoyment, taking advantage of the underground connection to Minnehaha Park via the White Bicycle Route. There is a potential to close Old Horatio Avenue and convert the Covered Bridge to provide access on the Canal.

Azalea Garden/Covered Bridge Park

5. Closure of Old Horatio Avenue to vehicular traffic between the Azalea Garden and the Covered Bridge would provide a pedestrian-friendly area at Covered Bridge Park. Covered Bridge Park is planned as a passive park. A bicycle/pedestrian underpass provides access between Minnehaha Park on the north side of Horatio Avenue and Covered Bridge Park on the south side of Horatio Avenue. Visitors may park their vehicle at Minnehaha and walk to the passive area at Covered Bridge Park.

6. A capital replacement program and maintenance standards would allow the Southeast Area to continue to prosper.

7. Kings Row Park is a 2-acre park at Howell Branch Road and Thistle Lane that provides a multi-purpose field. Currently the field is used as a practice soccer field. The site is well landscaped. It is surrounded by single-family residential development. The park abuts four single family homes. Future improvements at the site should be limited because the parcel is small. Parking at the site should be limited to street parking. If the area were maintained as a soccer practice area, the addition of a small playground area would provide limited park amenities on the site.

Kings Row Soccer Field

8. Two small triangular areas that are located in the right-of-way, one at Thistle and Horatio and the other at Horatio and Old Horatio Avenue, are small, attractive open spaces. Although not suitable as park areas, the landscaped areas provide visual relief and should be maintained.

CENTRAL AREA

Lake Lily Park

Hill Park

Bike Path

Lake Access

Central Area

General Characteristics

The Central Area, like the Southeast Area, is comprised of mixed-use residential development. The 1,600 plus dwelling units include over 720 single-family homes, a small number of duplexes and quadplexes, over 400 condominiums and nearly 400 apartments. Commercial land uses are largely confined to Route 17-92, Maitland Avenue and Lake Avenue.

Housing ages range from less than a year to more than 90 years old, and there is almost as much variance in housing quality. The large majority of structures are in good condition. Two areas are in need of redevelopment. The housing in the vicinity of Bellamy Park bounded by Lake Jackson on the north, Wymore Road on the west, and Eatonville on the south is of concern. About 80 total dwelling units are present with many showing structural deterioration. Some vacancy of properties is also apparent. The second area of focus forms the southwestern corner of the City and is located on Williamson Drive off Monroe Avenue. All 35 single-family homes are rental units and most are clearly substandard.

The Central area offers a substantial inventory of public parks and recreation resources. Neighborhood park space is provided at 5.7 acres per thousand population, more than double the City's minimum standard. Key park resources include Lake Lily Park, Lake Sybelia Point Park, Lake Sybelia Beach, Hill Recreation Center, Bellamy Park, Quinn Strong Park, Hill (passive) Park and the O'Heir property with the Thurston House. Other key resources are the library, the Art Center and the Cultural Corridor. The City has entered a partnership agreement with Orange County Public Schools. Under the terms of the agreement, the City will upgrade the playfields at Lake Sybelia School to provide athletic fields for recreational use and school use. Also in the Central area are eleven lakes including, Lily, Sybelia, Catherine and Jackson. This area is truly the old city and its form is prescribed by these open spaces and the railroad tracks that bisect the City. Existing neighborhood parkland will serve residents in the Central Area well beyond 2020 based on current projections.

Several parcels of undeveloped city-owned property are located in the Central area. The off-ramp retention pond, just south of Greenwood Road, is a small parcel of property that is not suitable for development. The Mechanics Street property is another small parcel of land that is owned by the City. The property is located Northwest of the 17-92 Maitland Boulevard interchange and will serve as a retention area.

The James C. Gainer Estate is a small parcel that is adjacent to Bellamy Park and the Lake Jackson property. Although small in size, the Gainer Estate parcel connects the other two properties and forms a combined city-owned parcel of significant acreage. Some of the property is suitable for development.

Three private, resident-serving facilities deserve mention for the example they set for multi-family housing. Lake Faith Villas exhibits strong site design, ample and well-maintained landscaping, and adequate recreational facilities including lake access. This is especially important due to the isolation of this area created by Maitland Boulevard and the planned mixed-use development to the west. Also presenting a strong quality orientation to congregate living is the Park Lake Groves complex with its ample open space, swimming pool and lake front boardwalk and gazebo. Lake Colony, located on Wymore Road, is a gated community that provides recreational facilities for residents. Open space, an outdoor pool, tennis court and playground area are available on-site to Lake Colony residents.

FIGURE 5
DEMOGRAPHICS - CENTRAL AREA

Category	CT 155.01	Citywide Average
Total Population (1988)	4,154	
Population Change (1980-88)	383 OR 10.2%	
Age Group Population (1980)	Under 5 = 204 or 5.4%	4%
	5-14 = 554 or 14.7%	15%
	15-19 = 315 or 8.3%	9%
	20-34 = 892 or 23.7%	20%
	35-54 = 989 or 26.2%	27%
	55+ = 810 or 21.5%	26%
HH Median Income (1980)	$20,203	$29,875
Gross Residential Density (Housing Units Per Acre 1980)	1.4	1.3
Persons Per Acre (1985)	3.7	3.1
Average Persons Per Household (1980)	2.6	2.67
% High School Graduates (1980)	82.2	85.2%
Auto Availability (% without auto)(1980)	4%	4.8%

SOURCE: U.S. Census (1980); Maitland Community Development Department (1988).

To be updated with 2000 data when available.

Assets

Lake Lily Park

One of the primary assets of the Central Area is the mix of park and recreation facilities that are present. The variety of facilities provide everything from a quiet bench to read a good book to a rousing game of tennis. Lake Lily Park is truly a center for the community. The park is a community treasure that announces Maitland's commitment to quality city park facilities to all those entering the City. The park invites use at mid-day by those who work in area businesses. In the evenings neighbors use the park for walking and jogging. The pleasant setting on the lake and the presence of a beautiful gazebo makes the park an attractive space for private gatherings. The central location and easy access make it a preferred site for many community special events year round.

Lake Lily Park Boardwalk

Lake Lily Park Picnicking

Playground - Sybelia Point Park

Sybelia Point Park offers a playground, a picnic shelter and restroom facilities. The park has lake access on Lake Sybelia and mature trees that make the area a beautiful site. The Hill Recreation Center offers two tennis courts, two outdoor handball courts and open space. The park offers mature trees, as do other parks in the Central area, which make the site attractive and inviting.

Picnic Shelter - Sybelia Point Park

Tennis Courts
Hill Recreation Center

Open Space
Hill Recreation Center

Open Space
Hill Recreation Center

Lake Sybelia Elementary School Ballfield

The Lake Sybelia Elementary School site is available for recreational use during non-school hours. The open play areas and ball fields contribute needed field space to meet city-wide demand for organized athletics league play. This site is served by excellent access for pedestrian and bicycle traffic from both the east, off Hope Terrace, and west, from Maitland Grove.

Another asset in the Central area is the Cultural Corridor, which includes Quinn-Strong Park and the Senior Center. These facilities are located in the old city and the properties are characterized by established neighborhoods with mature trees providing significant shade. Both Quinn-Strong Park and the Senior Center are to be redeveloped in 2001-2002. Other facilities in the Corridor include the Civic Center, the Public Library, the Art Center and the Historical Society. These facilities serve visitors and residents alike.

The national headquarters of the Audubon Society is located in this area on Lake Sybelia's southern shores. The facility provides Maitland with increased visibility throughout the country with its Maitland address and makes a statement about the community's commitment to the Society's national advocacy role. The Jewish Community Center, a private facility on a 12.5-acre site, offers its members varied programming and facilities including ballfields, tennis courts, an outdoor pool, a fitness center, and a gymnasium. A diverse scope of activities are also offered on an instructional basis.

The Central area is well served by bike routes. The proposed yellow route begins at loops from Kennedy Boulevard/Lake Ave. and proceeds north on East Street, loops around Lake Sybelia on the east, and continues south on Wymore Road to Kennedy Boulevard. The blue route takes riders from north of Lake Lily Park around the lake and south to Kennedy Boulevard and west to I-4. From Maitland Avenue, the green route continues west along Sandspur Road to Wymore Road and connects the North East Area to the West Area.

FIGURE 6
CENTRAL AREA INVENTORY

Site #	Site Name	Acreage	Classification	Service Condition
30	Lake Lily Park	5	Neighborhood	Has a lake, playground, picnic area, restroom, and gazebo that is available by reservation.
31	Sybelia Point Park	4.9	Neighborhood	Open space. Dock, picnic tables, playground, excellent tree stand. Has expansion potential with vacant 9-acre parcel adjacent.
32	Bellamy Park	2.2	Neighborhood	Picnic shelter, playground, lighted basketball court. Has good connective possibilities with city-owned property on Lake Jackson.
33	Hill Recreation Center	3	Neighborhood	Offers two unlighted tennis courts, two outdoor handball courts, open play field and picnic area.
34	Maitland Senior Center		Recreation Center	4,800 sf center for senior programming. Facility to be completed in the 2nd quarter of FY 02.
35	Maitland Public Library	1/2	County	Public library in a historic building with adjacent parking
36	Quinn-Strong Property	4	Special Use	Located in the cultural corridor and offers shuffleboard, secluded garden areas and open play area.
37	Maitland Art Center	NA	Special Use	Complex of facilities including meeting space, instructional areas, and courtyard gallery.
38	Lake Sybelia Beach	3	Special Use	Sandy beach, picnic area, restrooms, waterfront access, no swimming, and no boat access.
39	Hill Park	2	Mini Park	Small, passive area with walks, benches. Primary benefit is open space preservation.
40	Well field #5 (Lake Jackson)	10	City Owned Property	City well field with potential to link to Bellamy Park and Lake Jackson frontage. Only portion of site in use as well/storage.
41	O'Heir/Thurston House/Lake Eulalia	6.4	Resource Area	Undeveloped property. Strong potential to serve a variety of community needs. On Lake Eulalia. Acreage includes frontage, heavily wooded, foot paths. Historic house on site.
42	Lake Sybelia Elementary	8.7	School-Park	Athletic fields to be improved and maintained with City partnership agreement. Facilities present include baseball, softball, soccer fields, multi-purpose court.
43	Mechanics Street Property	1	City Owned Property	Undeveloped natural area at 1191 Mechanics Street. Potential use for detention area.
44	Grove Street Property	13	Private	Undeveloped property. Potential to serve a variety of community needs. Acreage includes heavily wooded areas, some wetlands.
45	S. C. Battaglia Park		Private	Potential future park land dedication from developer. Also known as Eagles Nest Park.
46	Lake Love-Lake Charity Property		Private	Undeveloped property. Potential future park dedication by developer.
47	Lake Faith Villas	1	Private	Resident only facilities includes pool, clubhouse, lake access. No formal boat ramp. Good Site design and landscaping.
48	Park Lake Townhouses	1	Private	No recreation facilities.

CENTRAL AREA INVENTORY (Continued)				
Site #	**Site Name**	**Acreage**	**Classification**	**Service Condition**
49	Park Lake Groves	NA	Private	Resident only facilities including outdoor pool.
50	Twin Lake Manor	NA	Private	No recreation facilities.
51	Maitland Shores Apartment	NA	Private	No recreation facilities .
52	Summit Charter School		Private	Private school. Provides athletic fields on school grounds.
53	Civic Center		Non-profit	Community Civic Center offering space on a rental basis to private groups. Centrally located in downtown Maitland.
54	Jewish Community Center	12.5	Private	Membership recreation facility offering indoor gymnasium, weight room, activity rooms, and outdoor pool, six tennis courts, ballfields, outdoor, playground, playfield.

Source: City of Maitland PRAB, 3/29/01

CENTRAL AREA INVENTORY

30. Lake Lily Park
31. Sybelia Point Park
32. Bellamy Park
33. Hill Recreation Center
34. Maitland Senior Center
35. Maitland Public Library
36. Quinn-Storng Property
37. Maitland Art Center
38. Lake Sybelia Beach
39. Hill Passive Park
40. Well field #5 (Lake Jackson)
41. O'Heir/ Lake Eola Property
42. Lake Sybelia Elementary
43. Mechanic Street Property
44. Grove Street Property
45. S.C Battaglia Park
46. Lake Love/Lake Charity Property
47. Lake Faith Villas
48. Park Lake Townhouses
49. Park Lake Groves
50. Twin Lake Manor
51. Maitland Shores Apartments
52. Summit Charter School
53. Civic Center
54. Jewish Community Center

Community Park

Neighborhood Park

Natural Resource Area

Private Facility

Special Use Facility

Public School

Recreation Center

Existing Bike Paths

Potential Bike Paths

North
8/10/2001

Deficiencies

A number of the park sites in the Central Area are in need of upgrading and development. Several sites are scheduled for redevelopment. The Senior Center will be replaced with a new building in 2001-2002. Quinn-Strong Park is under redesign. A 2001-2002 grant award will provide new equipment and site improvements at Sybelia Point Park, a park that is in need of improvements.

Lake Sybelia Beach and the O'Heir Property are two sites that offer significant potential through development. Lake Sybelia Beach offers water front access on beautiful Lake Sybelia. Although used for swimming in the past, today boating, swimming and fishing are no longer available. The park property is not being used to its full potential with the current amenities that are limited to restrooms and parking.

The O'Heir property, located on Lake Avenue is not fully developed. The Thurston House, which is located on the property, has a very interesting history and is currently leased to a private vendor and is operated as a Bed and Breakfast. The property has access to Lake Eulalia. The site offers a significant number of mature trees. It is a very quiet area, secluded from street and developments on adjacent properties. Development of the acreage beyond the house is currently limited to a few natural trails and several benches. The site has opportunities for development into a community asset.

There is a need to improve access to some of the parks in the area. Bellamy Park is well situated in its neighborhood, however access to the site is poor. The site is hard to find and has an inefficient entry sequence that does not fully use the space on the site. The Hamlet is a mini park that is nestled in a small housing development. Although planned as a park area serving the immediately surrounding area, access is very limited.

Despite the great number of lakes in the Central Area, public access to these lakes is limited. Lake Sybelia, for example, has two prime sites, Sybelia Beach and Sybelia Point Park, on its banks but the lake is not available to park visitors for swimming, boating or fishing. Both sites are clearly posted for no boat launching and no swimming despite an inviting shoreline on a large lake.

Fishing Pier - Sybelia Point Park

A further shortcoming to use of the lakes in the Central Area can be observed on any given morning or evening. A surprising number of residents enjoy walking, jogging or bicycling the banks of the lakes, especially Sybelia and Catherine. Because sidewalks and pathways are not available, they must do so on a narrow roadway that is scarcely adequate for vehicular movement. The existing roadways are assets in that they provide loop roads around most of Lake Sybelia and Catherine, but safe, enjoyable movement around these special resources should also encourage those on foot and bicycles.

National and state research indicates that walking, running, and bicycling for pleasure are highly favored recreational pursuits for people of nearly all ages. The significant numbers of residents who use the park areas for jogging, walking, and bicycling confirms these findings. as highly rated leisure activities, and activities for which additional facilities are desired.

A shortcoming of this area is noted relative to two apartment complexes, Twin Lake Manor and Maitland Shores, on Lake Gem and Park Lake. While both complexes provide limited recreation facilities for their tenants, these resources are not well maintained.

A deficiency that is evident in the Central Area, as in all other areas, is the absence of signage to assist residents in locating parks. Directional signage to parks posted on collector streets would be useful. Signage at the park site is also needed for many park areas. A consistent sign design throughout the parks system would benefit park visitors.

Opportunities

There are a variety of opportunities that may be realized with additional park facilities in the Central Area. The options noted below reflect opportunities for enhancing publicly owned sites through prudent investment over time and the efficiency of combining efforts with partners in the private sector.

1. The existing park system offers opportunities for further development to serve the residents of Maitland. Adjacent to Sybelia Point Park is a nine-acre grove property with lake access that could offer significant additional acreage to the park. If, for example, this grove property were acquired, it would connect city-owned frontage on Lake Jackson to Sybelia Point Park. This would not only assure public access to both lakes, but between the lakes. Moreover, city-owned lands on Lake Jackson's southern edge could be linked to Bellamy Park by acquisition or an easement of a relatively small intervening parcel, and in turn be combined with the existing city-owned well field #5 on the west side of Lake Jackson. The well field has frontage on Wymore and would therefore result in a series of linking parks for public use that would stretch from Wymore to Sybelia Point Park.

2. Bellamy Park could be improved by changing its point of entry. Closure of the present "hidden" access point would be possible if a single vacant lot on Warrens Avenue were acquired and developed as a new entry. A high priority for sidewalk implementation is the Bellamy Park neighborhood. Sidewalk improvements will encourage non-vehicular access to the neighborhood park.

3. There is great opportunity to improve conditions for Maitland residents who walk, run and bike around the lakes. In particular, a sidewalk or pathway system circling Lake Sybelia and tying to a similar system on Lake Catherine would be an asset to the neighborhoods. Similarly pathway systems around Lake Jackson

and Park Lake would provide new routes for walking, running and bicycling. This system would also provide easy access to Sybelia Point Park, Lake Lily, the library, and the Arts Center. These linkages could enhance non-vehicular access through the central area of the city.

4. Lake Sybelia Beach could be tied into the Arts Center by closing a portion of Sybelia Drive and restricting the area to non-vehicular traffic thereby providing exclusive pedestrian/bicycle access on the lakefront. The addition of landscaping and park amenities would create a unique park area on the waterfront. Because the park is located in the central area of the city it can be expected to attract many of the people who work in the park's vicinity for mid-day activities such an outdoor lunch on the lakefront. It would have excellent appeal as a host site for community-wide special events.

5. Maitland's Cultural Corridor is a unique asset in the City. Cultural activities are a popular interest and nowhere is this more applicable than in Maitland. This area has the potential to host events that are strong attractions to visitors whose participation represents a major economic force in Central Florida. The Cultural Corridor, if properly planned, can serve as a catalyst to continued redevelopment along Maitland Avenue.

6. The O'Heir Property on Lake Eulalia has excellent potential to serve the park need in the southern portion of the Central area and the overall City. From Windgrove Trail to Monroe Avenue, and from 17-92 to Lake Circle, this site is well located to serve public recreation needs. This is especially significant in light of the higher density of these areas associated with multi-family developments. Heavily treed, excellent for garden area and passive recreation development. The house and the grounds could be offered to the public on a rental basis for private special events and meetings.

   This unique site has excellent potential for ornamental garden areas as well as natural areas for environmental educational activities. The City should consider assuming management of the turn-of-the-century house. The facility may be used for rental to private groups as a site for receptions, photographs, small-group meetings and the like.

7. Hill Park, located at the corner of Maitland Avenue and Maitland Boulevard is a small site, approximately one acre in size, which will be developed as a buffer along Maitland Boulevard. The tract links the bike route-pedestrian crossing at the US 17-92 to Maitland Boulevard. The property offers mature trees. The buffering on-site will include a wall along the Boulevard and landscaping that will beautify the area.

8. The City of Maitland may acquire a park area in the Battaglia development. The property is located on Lake Charity. The site, which is approximately 12 acres in size, includes a number of mature trees. The developer has designated the name

as C. W. Battaglia Park. The property has been referred to as Eagles Nest Park. The park has gained its name as a result of an eagle's nest that is located on the property. The Battaglia development is zoned commercial. It can be expected that the park will be planned, at least to some extent, to meet the needs of office workers in the immediate vicinity.

9. A one-acre drainage/retention area on Lake Avenue, east of Barnard Court, with lake frontage offers the potential for small park area. The property is owned by Orange County. Although limited in size, the area could provide an open play field and a playground or perhaps a small multi-purpose court. Simple landscaping along Lake Avenue would add green space to the neighborhood.

10. Partnerships offer additional resources the existing parks system in Maitland. There may be an opportunity to make much greater use of the Jewish Community Center and its facilities. The Orangewood Presbyterian Church School is another potential private partner in the Central Area. Located between Maitland Boulevard and Sandspur, the facility offers extensive outdoor field space. Also, the Summit Charter School, located in the north central area, is a potential partner for athletic field space.

WESTERN AREA

Maitland Ballfield Complex

Blue Bike Path

Maitland Ballfield Complex

Lake Destiny Soccer Field

Western Area

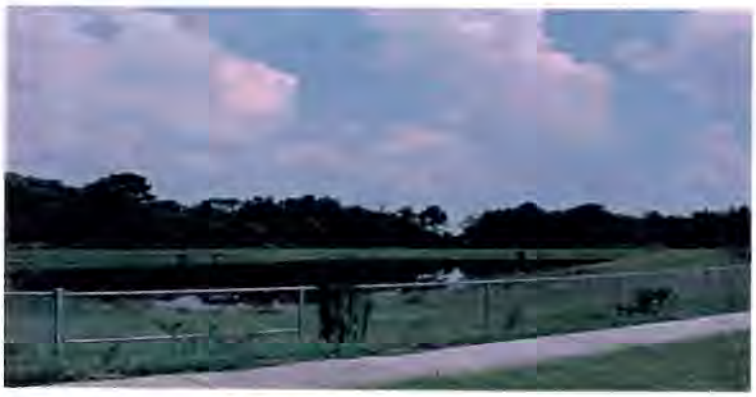
General Characteristics

The Western Area, unlike any other in Maitland, is dominated by commercial office complexes, most prominently, Maitland Center. Residential housing in the area includes single family and a number of multi-family developments. A total of 255 single-family homes and 364 multi-family units are included in Winfield Estates. Four multi-family complexes have recently been constructed in the area. Gross residential density is quite low at 0.2 units per acre, as might be expected. Shopping and other retail land uses are primarily found along Maitland Boulevard and Kennedy Boulevard.

The City-owned lands in the Western Area include Lake Destiny Soccer Field, Maitland Ball Fields Complex, Lake Lucien natural resource area, and the cemetery. Also city-owned is a small retention pond area that remains undeveloped, at Fennel and Burmese. Maitland Center and the surrounding area have, through careful site planning and design, claimed a place as a significant contributor to the quality of open space in the Western Area and the City. The level of planting and degree of maintenance evident in the properties serve as models for other office developers today and in the future. These commercial sites demonstrate that dense commercial office complexes need not be counter productive to a high quality community image.

Maitland Ballfield Complex

As might be expected, given limited population, the parks inventory in the Western Area is minimal. It is the most underserved area in the city. The Western Area can be described as somewhat isolated due to the major barrier of Interstate 4. This has implications for equitable recreation access. No neighborhood park facilities are available to serve the single-family residents in the Western Area. The Lake Destiny Soccer Field and the Maitland Ball Fields Complex are special use facilities that serve the entire city.



Winfield Retention Pond

The Jefferson, The Arbors, The Grand Reserve, and the Alexan, ease the burden of publicly absent resources for residents in these developments. Each residential complex offers outstanding recreational amenities including picnic areas, outdoor pools, playgrounds, and exercise room facilities. Additionally, The Alexan and The Arbors provide tennis courts and basketball courts. The Arbors boasts award-winning landscaping on the property, which genuinely contributes to the beauty of the area. Residents of the complexes have access to recreational facilities that exceed those provided by the City in any of the four areas.

The Arbors

The Arbors

Pool

Playground

Pool

Volleyball Court

A wetland area on South Hall Lane remains undeveloped. The property is not suitable for development and will serve as an environmental conservation area. The City of Maitland owns a parcel that is approximately eight acres in size and is located between Lake Lucien and Lake Harvest. The property will remain a natural area and is not suitable for development.

It is anticipated that a two-acre parcel, located on the eastern shore of Lake Lovely, will be dedicated within the next five years to the City of Maitland by the developer of a multi-family complex in the area. The size of the parcel is not adequate for a neighborhood park, which is typically five acres. The City of Maitland will annex a commercial office area by January 2002. The parcel is bounded the Orange County line on the North, by Maitland Boulevard on the west, Maitland summit on the south and Keller Road on the east.

Future parkland needs must be carefully monitored and addressed, especially if additional residential development is proposed or if further annexations of residential properties are contemplated.

FIGURE 7
DEMOGRAPHICS - WEST AREA

Category	CT 152.01	Citywide Average
Total Population (1988)	292	
Population Change (1980-88)	225 OR 336%	
Age Group Population (1980)	Under 5 = 6 or 8.5%	4%
	5-14 = 11 or 16.5%	15%
	15-19 = 7 or 10.9%	9%
	20-34 = 13 or 19%	20%
	35-54 = 16 or 24.4%	27%
	55+ = 14 or 21.1%	26%
HH Median Income (1980)	$10,962	$29,875
Gross Residential Density (Housing Units Per Acre 1980)	0.2	1.3
Persons Per Acre (1985)	0.5	3.1
Average Persons Per Household (1980)	3.07	2.67
% High School Graduates (1980)	38.5	85.2%
Auto Availability (% without auto)(1980)	6.6%	4.8%

SOURCE: U.S. Census (1980); Maitland Community Development Department (1988).

To be updated with 2000 data when available

Assets

Recognized assets are the City's 28 acres of publicly owned land in this area. This acreage does not include the cemetery or rights of way. Two special use parks are assets in the Western Area, the Maitland Ball Fields Complex and Lake Destiny Soccer Field. Additionally, the existing public lands reserved for recreational use are assets. These include Lake Lucien natural area and the Winfield site, neither of which are developed.

Maitland Ballfield Complex

The Maitland Balls Field Complex is built on a ten-acre parcel located to the west of Keller Road at Fennel Street. The complex is a special use facility that includes three lighted ball fields that are used for league play. The fields serve the entire community. The site offers concessions, restrooms, and a small playground. Limited parking is available on-site. During non-business hours additional parking is available in a multi-level garage that serves an adjacent commercial office complex. Bike path access is available from Keller Road.

Maitland Ballfield Complex

Lake Destiny Soccer Field

The lighted field at Lake Destiny Soccer Field is used for league soccer play. The facility offers concessions, restroom facilities and limited parking. The site does not offer lake access although it is located on the shore of Lake Lucien. The Lake Destiny Soccer Field is hemmed in on the east by the City's cemetery. Bike path access is available to the field on the Blue Route on Lake Destiny Drive.

The City owns a retention pond site located on Fennel Road and Burmese. The small property will be increasingly important as development in the area occurs. The acquisition of land on the southwest side of Lake Lucien, suitable as a natural resource area, will likely prove to be an action of significant foresight. A balance between active and passive pursuits could conceivably be achieved if the Lake Destiny Soccer Field and Lake Lucien Park could be connected in some manner.

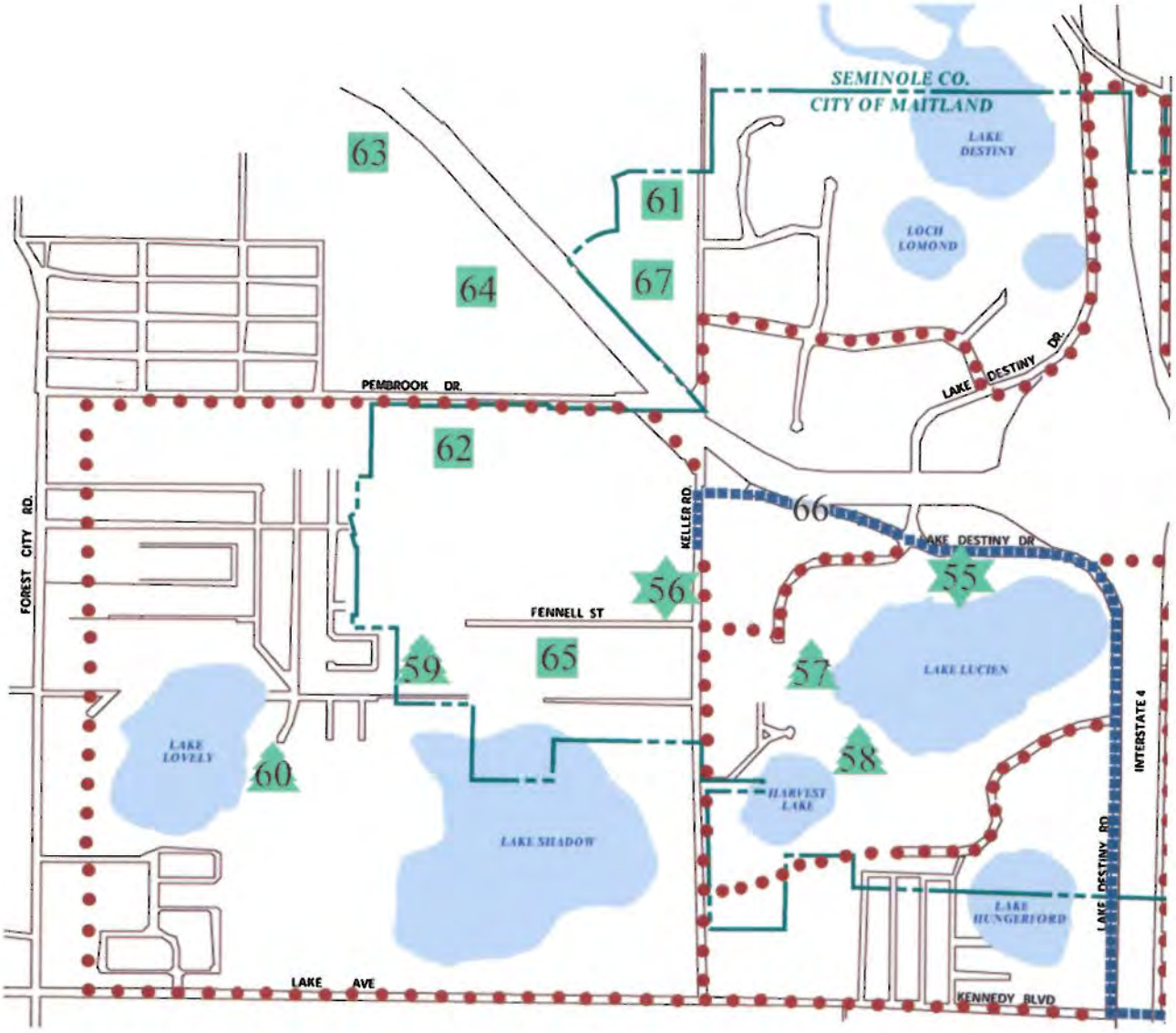
A number of multi-family developments are located in the Western Area. Each of these multi-family developments includes recreational facilities on-site and these facilities are assets for their residents.

The blue bike route serves the Western Area. The blue route loops from Kennedy Boulevard on the south and runs north on Lake Destiny Drive to Keller Road just north of Maitland Ballfield Complex. The blue route continues east on Kennedy and links riders

into the Central Area and also serves as a connector to the yellow route in the Central Area. A segment of designated bike route is marked on Lucien Way beginning at Keller Road and extends for about one-quarter of a mile. The remaining bike lane designation will be marked when Lucien Way is repaved (2004 projected). The route lacks connections on either end. In the future, agreements may be pursued to extend the route beyond City of Maitland boundaries.

FIGURE 8
WESTERN AREA INVENTORY

Site #	Site Name	Acreage	Classification	Service Condition
55	Lake Destiny Soccer Field	5	Special Use	Excellent lighted soccer field. Includes concession/restroom facilities, picnic tables, water front access.
56	Maitland Ball field Complex	9.3	Special Use	Excellent lighted baseball/softball complex includes restrooms and concession facilities, picnic tables, playground equipment, and parking. Link to external bicycle route.
57	Lake Lucien Park	13	Natural Resource	Undeveloped wetland area on Lake Lucien.
58	Maitland Preserve Plat Dedication		Undeveloped	Undeveloped parcel owned by the City located between Lake Licien and Lake Harvest.
59	Winfield		Private Natural Resource	Undeveloped retention area on Fennel Street and Burmese Drive.
60	Lake Lovely property	2	Private	Private, undeveloped tract that may be dedicated to the city by developer of a multi-family complex.
61	Commercial tract north of RDV Sportsplex		Private	Proposed annexation at Maitland Blvd., Maitland Summit, Keller Road.
62	The Grand Reserve		Private	Private. Multi-family development. Includes pool, lighted tennis court, playground. At Grand Isle Circle.
63	Jefferson Summit		Private	Private gated community includes resident access to playground, pool, clubhouse, and movie theatre. At Maitland Summit Blvd.
64	The Arbors		Private	Private gated community includes resident access to playground, pool, lighted tennis, sand volleyball, basketball, exercise room,. Clubhouse, and movie theatre. At Maitland Summit Blvd.
65	The Alexan Club		Private	Private gated community includes resident access to playground, pool, lighted tennis, lighted basketball, exercise room, clubhouse, lake access by dock, no boating.
66	Blue Bicycle Route		Bike Route	Follows Lake Destiny via street and connects to Keller Road.
67	RDV Sportsplex		Private	Private membership recreation facility offering indoor gymnasium, weight room, activity rooms, racquetball courts, indoor pool, outdoor sand volleyball courts, outdoor basketball courts, outdoor tennis courts, ice facilities and fitness classes.



Community Park

Neighborhood Park

Natural Resource Area

Private Facility

Special Use Facility

Public School

Recreation Center

Existing Bike Paths

Potential Bike Paths

WESTERN AREA INVENTORY

55. Lake Destiny Soccer Field
56. Maitland Ballfield Complex
57. Lake Lucien Park
58. Maitland Preserve Plat Dedication
59. Winfield
60. Lake Lovely Property
61. Commercial tract north of RDV
62. The Grand Reserve
63. Jefferson Summit
64. The Arbors
65. The Alexan Club
66. Blue Bicycle Route
67. RDV Sportsplex

8-10-2001 North

Deficiencies

The Western Area is not currently served by neighborhood park or community park facilities. The neighborhood park deficit impacts the Winfield Estates development most significantly. As mentioned, Interstate 4 is a major barrier and residents are not likely to cross the expressway to access neighborhood park facilities. The absence of recreational facilities results in lost opportunities to create social interaction among residents within the neighborhoods; interactions that often take place at recreational facilities.

Although neighborhood parks are not planned to serve the needs of commercial developments, day-time users, including people who work at Maitland Center and the surrounding area would have access to park amenities. In the absence of parks, there are lost opportunities to defuse peak traffic loading by keeping some workers on-site longer to utilize recreational facilities.

Water front access for residents on area lakes is virtually non-existent. Use of the Lake Destiny Soccer Field exclusively as an athletic field precludes use of the Lake Lucien shoreline by the public. Lake Lucien Park has no development and hence no water front access.

A deficiency that is evident in the Western Area, as in all other areas, is the absence of signage to assist residents in locating parks. Directional signage to parks, posted on collector streets, would be useful to park visitors. A consistent sign design throughout the park system would benefit park visitors by providing a familiar indicator.

Opportunities

Whenever a problem exists, so does an opportunity. The Western Area has several opportunities to improve the local and citywide parks and recreation system. Included are the following.

1. There is an attractive opportunity for negotiations relative to joint programming in the Western Area with the RDV Sportsplex, a health and fitness club, which offers memberships and daily use options.
2. Another partnership option is the development of a pathway system linking various buildings in the Maitland Center area to a series of small picnic tables or shelters or pavilions for lunchtime and other uses to service the needs of future office developments in the immediate vicinity.
3. The retention pond site that is located on Fennel Road and Burmese has excellent potential for the development of walking trails and picnic areas. The acreage that is available for development is very limited. The prime opportunity here is to realize a recreational use for the space and thereby satisfy, at least to some extent, the neighborhood park need of

Windfield Retention Area

the Winfield Estates residential development. The park area may also provide a recreational amenity for workers in the future office buildings that are to be developed on adjacent tracts of land.

4. A parcel of vacant land, approximately 10 acres in size and located west of the Maitland Ballfield Complex, may be available for purchase by the city. The additional acreage would provide for additional park facilities at the site and other city facilities.
5. The City may annex residential areas to the west of the existing city in the future. It is anticipated that annexation is included in the long-range plan for the City and may not be completed until 2020.
6. Extension of the Blue Bike route could be completed with the acquisition of links with the City of Eatonville.