

Sherwood

SHERWOOD

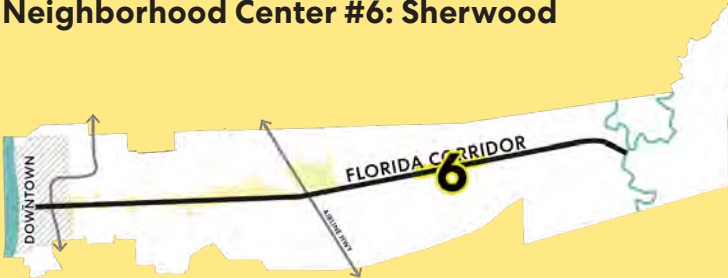
Sherwood Forest Blvd – N Flannery Road

Character and Community

Sherwood is the easternmost Neighborhood Center. This area is the most ethnically diverse neighborhood center along the Florida Corridor. Sherwood includes a diverse range of commercial and retail fronting Florida Boulevard and primarily single-family residential blocks in the surrounding areas to the north and south.

This area of the Corridor, which is the most ethnically diverse of the six neighborhood centers, is largely residential and the built environment is predominately composed of single family homes. There are several culture specific grocery stores and restaurants servicing the Asian and Latino populations in the area.

Neighborhood Center #6: Sherwood



Area Character & Destinations



Vinh Phat Oriental Market (#5 on Zoning & Assets)



Capitol House Nursing & Rehab Center (#3 on Zoning & Assets Maps)



BR Environmental Services (#11 on Zoning & Assets Maps)



Asian Supermarket



Corner Square Shopping Center (#12 on Zoning & Assets Map)



Sherwood Plaza (#1 on Zoning & Assets Map)

COMMUNITY PERSPECTIVE

Existing Assets

- 1. Sherwood Plaza
- 2. Sherwood Forest Animal Hospital
- 3. Capitol House Nursing & Rehab Center
- 4. Kajun Seafood & Wings
- 5. Vinh Phat Oriental Market
- 6. Sonny's BBQ
- 7. Mien Tay Restaurant
- 8. Taqueria Stacy
- 9. Randy Montalbano's Seafood & Catering
- 10. Belle Aire Plaza Shopping Center
- 11. BR Environmental Services
- 12. Corner Square Shopping Center

Ideas & Needs:

- A full-service grocery in this area is desired by the community and more restaurants.
- Community wants more walkability and desires features that make streets more aesthetically pleasing, safe, and accessible by all modes.
- A community center and also an urgent care center is desired.
- Desirable park and recreational amenities in this area would include playground, sports courts, walking track or path, passive open space.

Strengths & Challenges

- The concentration of Asian / Vietnamese restaurants and supermarket in this area is an asset to the community.
- Dang's and Sonny's BBQ are well-liked restaurants in the area.



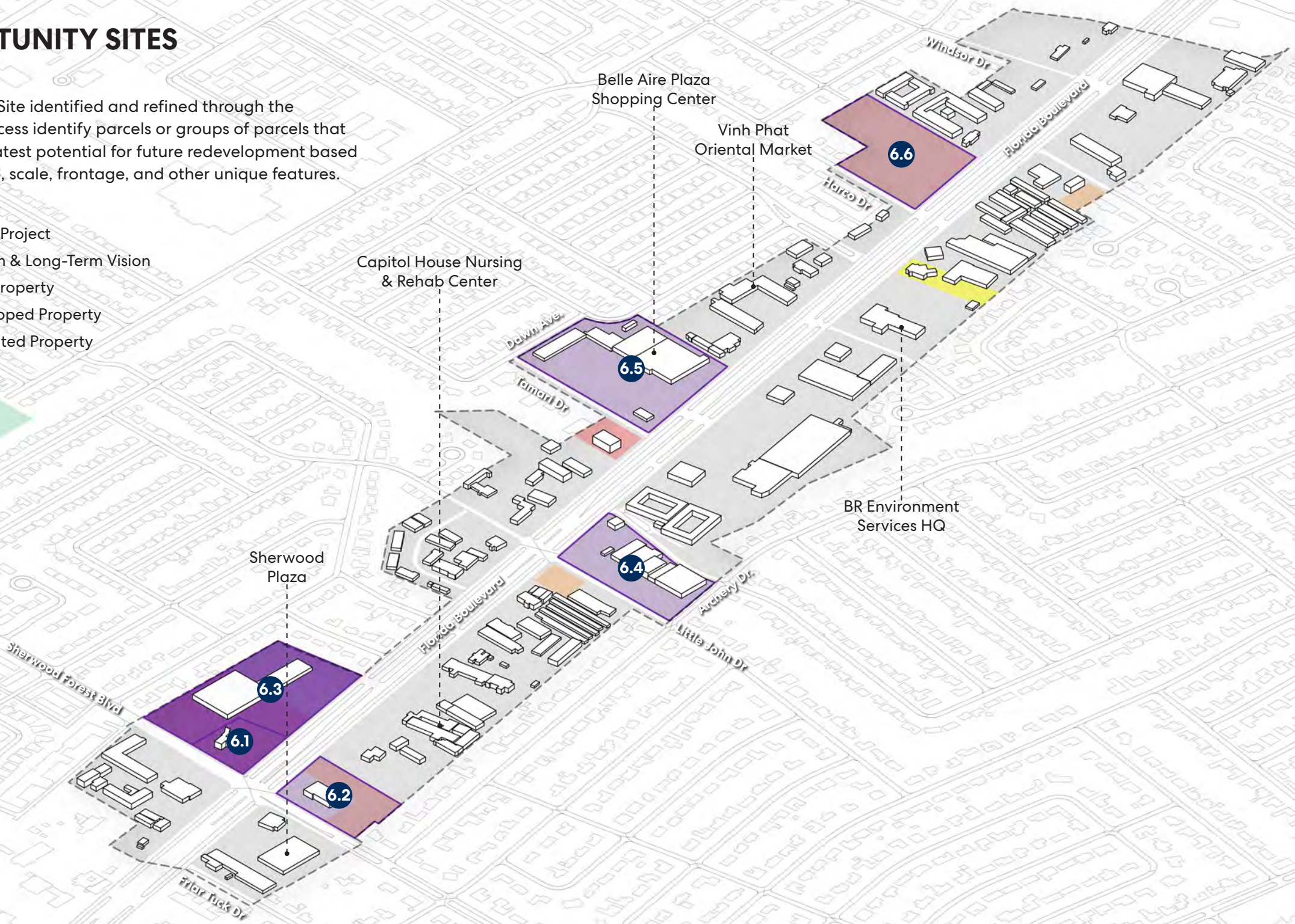
Existing Zoning

- C1 - Light Commercial
- C2 - Heavy Commercial
- M1 - Light Industrial
- C-AB-1/2 - Commercial Alcoholic Bev
- A1 - Single Family Residential
- Vacant Property
- Undeveloped Property
- Adjudicated Property

OPPORTUNITY SITES

Opportunity Site identified and refined through the planning process identify parcels or groups of parcels that offer the greatest potential for future redevelopment based on ownership, scale, frontage, and other unique features.

- # Catalyst Project
- # Mid-Term & Long-Term Vision
- Vacant Property
- Undeveloped Property
- Adjudicated Property



EXISTING: OPPORTUNITY SITES



6.3 11435 Florida Blvd (8 Acres)



6.4 11922 Florida Blvd



6.5 12151 Florida Blvd, Belle Aire Plaza Shopping Center



6.6 12911 Florida Blvd

Site	Area (acres)	Parcels (count)	Owner	Description
6.1 & 6.2	9.22	6	multiple	Vacant except for Latinos Supermarket
6.3	9.74	1	Tsai Property, LLC	Shopping Center and Surface Lots
6.4	6.38	4	multiple	Surface Lots with Small Businesses along Nassau Dr
6.5	4.16	1	Angela Amaria Schoenfeld	Ailing Belle Aire Plaza Shopping Center
6.6	1.98	2	multiple	Surface Lot and vacant lot with trees and foliage

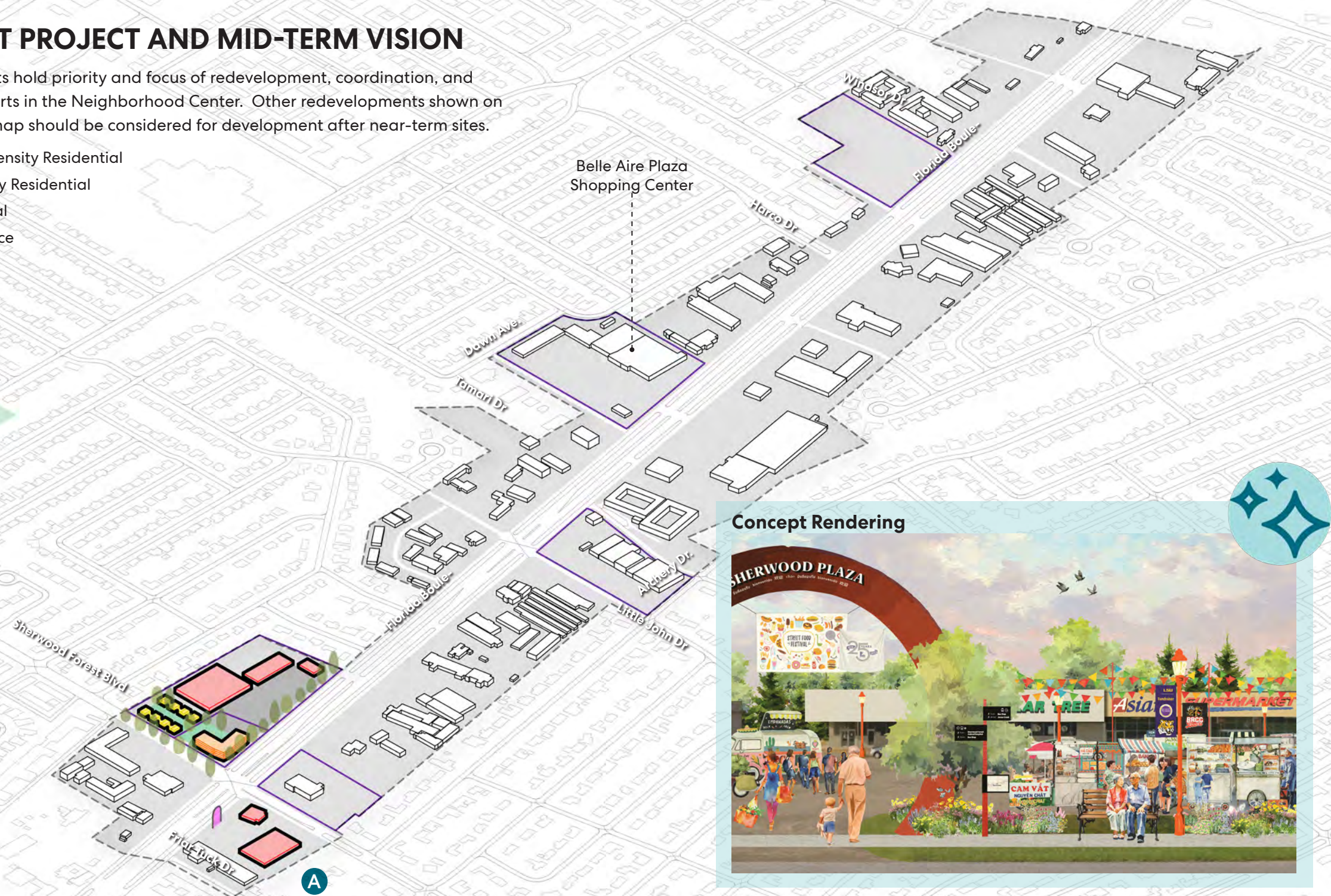
*=assembled area

Source:

CATALYST PROJECT AND MID-TERM VISION

Catalyst Projects hold priority and focus of redevelopment, coordination, and investment efforts in the Neighborhood Center. Other redevelopments shown on the Mid-Term map should be considered for development after near-term sites.

- Medium Density Residential
- Low Density Residential
- Commercial
- Green Space
- Parking



Concept Rendering



CATALYST PROJECT



A Community Gateway and Programming at ethnic grocery anchor

Two separate shopping centers anchored by ethnic grocers offer opportunities to build identity in this, the most multi-cultural Neighborhood Center in the study area. Identity-building could take the form of bold gateway signage into the shopping center. Despite the ethnic grocers, community members ask for better access to healthy produce. A regular Farmer’s Market or other related programming could provide seasonal activation and meet a community need in this area.



Eden Center, Falls Church, VA
DEVELOPMENT PRECEDENT:

The Eden Center began as a shopping center and has evolved to become an economic and cultural hub honoring both Vietnamese and Chinese cultures with over 125 stores, community events, and resources giving back to Vietnamese businesses and students.

MARKET GROWTH POTENTIAL



Real Estate Use	Market Capacity	Considerations
Multifamily	Medium	With a mix of multicultural grocery, restaurant, and service retail, the focus area provides a strong base of neighborhood amenities that could attract low-density multifamily housing to fit within the context of the primarily single-family neighborhood. Infrastructure and traffic calming measures are necessary in conjunction with new housing.
Retail	Medium	A retail strategy in Sherwood Forest should first focus on supporting and uplifting existing small businesses, which provide unique cultural diversity along the corridor. New multifamily may boost demand for additional retail options.
Office	Low	Limited opportunity for new office with history of primarily residential and retail uses.
Hotel	Low	Limited opportunity for hotel given longer distance from Downtown Core.

Source: HR&A

Growth Potential

Sherwood Forest can reinforce its unique cultural diversity by supporting and uplifting existing small businesses with programming and activation. There is an opportunity for lower-density multifamily, given the strong base of neighborhood amenities. More safety measures for pedestrians and cyclists will support neighborhood opportunities.

Other Considerations

This corridor section is the most suburban (lowest residential density) and auto-oriented (with vehicular speeds topping 50mph). Several former retail commercial centers are vacant. The loss of retail options and continued lack of pedestrian safety hamper this portion of the corridor. The only proposed bike facilities in this neighborhood center include a sidepath on N Sherwood Forest Dr and an off-street trail that travels along Jones Creek.

SHERWOOD AREA VISION

Growth and change in Sherwood celebrates this areas’ unique cultural diversity with programming, activation, and small business support complemented by an increase in residential development appealing to multi-generational groups including senior and assisted living as well as young families.

LONG-TERM VISION

Long-Term Aspirational Sites should be considered for development after near-term and mid-term sites, if supported by market dynamics.

- Medium Density Residential
- Low Density Residential
- Commercial
- Green Space
- Parking



POCKET PARK & PLAYSET

Pocket Parks are small urban green spaces that typically create opportunities for recreation or enhance neighborhood aesthetics in smaller, irregularly shaped parcels or leftover spaces.
Pocket Playground in Lamanda CA Library (Landscape Structures)

FUTURE MIXED USE DEVELOPMENT

Belle Aire Plaza Shopping Center

WILD FLOWERS IN ROAD MEDIAN



PLACEMAKING & ACTIVATION

Placemaking, Programming & Activation Concepts

Not all area improvements require wholesale redevelopment. Lighter touch or smaller scale improvements can make a big impact in terms of quality improvements and perceived safety. Placemaking and programmatic initiatives offer opportunities to increase activity in public spaces and place and respond to community needs before private development picks up.



Temporary sport courts

A pop-up sport court is a temporary, portable, and often modular playing surface that can be quickly assembled and disassembled in various locations for sporting events. They can be set up in a variety of environments, including outdoor spaces and can occupy parking lots or vacant lots that would be otherwise unproductive or inactive spaces.

Soccer in the Streets Nonprofit based out of Atlanta Georgia



Community Gardens

Community members marked on the lack of fresh, healthy food offerings despite the existence of ethnic grocers. Concepts like an occasional outdoor farmers market or community garden plots were supported solutions to expand food offerings.

Ft. Meyers' STARS Complex Urban Garden created in partnership with Boys and Girls Club of Lee County (Photo: Gabriel Kamener)

DEVELOPMENT CONCEPTS



Future development concepts provide precedent projects from other places that relate or respond to the growth potential in each Neighborhood Center. These concepts may be a relevant consideration for several Opportunities Sites over the long term.

D Future Mixed Use Redevelopment : Opportunity sites like the Bellaire Plaza offer a scale of both building and parcel that make redevelopment of mixed-use centers that include housing more feasible.



Decatur Fresh, Denver, CO

DEVELOPMENT PRECEDENT: Denver Housing Authority (DHA) manages an affordable international grocery market established in a food desert



Cedar Park Master Plan, Cedar Park, TX

DEVELOPMENT PRECEDENT: Transforming a strip mall into a blend of multifamily residential units and townhomes in Cedar Park, Texas.

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