Greenfield Design: Transforming Suburbia

City of Orlando
Southeast Orlando Sector Plan
Alternative Methods of Implementing TND

- In early 1980s, Orlando designated its first Historic Preservation District

- Six HP Districts today, covering 543 acres in and around Downtown Orlando
Alternative Methods of Implementing TND

- In 1985, Orlando adopted a Traditional City Overlay Zoning District, covering 8,100 acres, or 12.6 square miles.
- Both HP and TC Overlays are fully integrated into Orlando’s Land Development Code.
Examples of Recent Traditional City Infill Development

Post Parkside and the Waverly
Examples of Recent Traditional City Infill Development

Thornton Park

City of Orlando
Examples of Recent Traditional City Infill Development

Parramore Heritage – West Church St./Hughes Supply

City of Orlando
Examples of Recent Traditional City Infill Development

Hampton Park
Other Methods

Baldwin Park Planned Development (PD)
Regional Setting of Project

- Largest greenfield project ever undertaken by the City of Orlando
- Over 19,300 acres in size
- Adjacent to Orlando International Airport
- Close proximity to Downtown, attractions, and east coast via the Bee-Line Expressway and Central Florida Greeneway
Southeast Orlando Master Plan

- **Residential Units**: 13,000
- **Retail**: 2.1 million sq. ft.
- **Office**: 3.3 million sq. ft.
- **Industrial**: 4.7 million sq. ft.
- **Hotel**: 1,950 rooms
- **Civic**: 600,000 sq. ft.

**Land Area**: 19,300 Acres or 30.15 sq. miles (29% of current City Limits)

**Population**: 28,000 by 2020
Hierarchy of Mixed Use Centers

Town, Village & Neighborhood

City of Orlando
Residential Neighborhood

City of Orlando
Airport Support Districts
(Employment & Support Districts)
Primary Conservation Network

City of Orlando
Implementation Tools

Growth Management Plan

Land Development Code

Southeast Orlando Sector Plan – Illustrated Guidebook
Plan Incentives

KEY ELEMENTS

• When consistent with the Southeast Plan Map, participating property owners/developers/builders will receive Fee Waivers and Expedited Local Permitting.

• Where Traditional Neighborhood Design Standards are used, incentives include
  • Utilization of Smaller Street Widths
  • Increased Densities
  • Greater Opportunities for Mixed Use
  • Revised Transportation Impact Fee

• Administrative Review
  • Incentive Based
  • Creation of Southeast Town Design Review Committee
  • Expedited Review of PD Amendments, Master Plans and Subdivision Plats
Community Building Experiences So Far

NorthLake Park at Lake Nona

East Park

City of Orlando
Lake Nona

- 6,900 Acre Planned Community
- The Estates at Lake Nona
- Lake Nona Golf & Country Club
- North Lake Park at Lake Nona
- North Lake Park Community School, Wellness Center and YMCA

City of Orlando
NorthLake Park at Lake Nona
NorthLake Park Community School

City of Orlando
NorthLake Park Community School

Opened Fall 1999

Unique Public Partnership between Lake Nona, the Orange County School Board, Central Florida YMCA, Orlando Regional Healthcare System and the City of Orlando
NorthLake Park Community School

- 800 Student K-5 Elementary School, YMCA and Wellness Center
- Planned conversion to K-8
- Shared Recreation Facilities, Meeting Rooms, Kitchen Facilities

City of Orlando
NorthLake Park at Lake Nona - Residential
NorthLake Park at Lake Nona - Residential
NorthLake Park at Lake Nona - Residential

City of Orlando
NorthLake Park at Lake Nona - Residential

Garage Apartment Option Not Being Optimized
NorthLake Park at Lake Nona - Residential
NorthLake Park at Lake Nona – Streets and Alleys
NorthLake Park at Lake Nona - Residential

Front-Loaded Garages
8’ Setback from Front Façade
Shadow Lines
Intervening Posts

City of Orlando
NorthLake Park at
Lake Nona - Residential

People will still find a way to park over the sidewalk
NorthLake Park at Lake Nona – Typical Lot Characteristics and Alternative Standards

Mechanical equipment in sideyard
NorthLake Park at Lake Nona - Residential Fencing

City of Orlando
NorthLake Park at Lake Nona - Residential

Van Metre Apartments

Achieved Block Form and Street Frontage Requirements

City of Orlando
NorthLake Park at Lake Nona - Residential

Van Metre Multi-Family

City of Orlando
NorthLake Park at Lake Nona - Residential
Van Metre Multi-Family
NorthLake Park at Lake Nona - Residential
Van Metre MultiFamily - Clubhouse

City of Orlando
East Park – Neighborhood 5
East Park – Neighborhood 5

SE Plan does not regulate architectural style

Alternative Standards may be proposed
Lessons Learned

• Establish A Vision
• Be Proactive
• Be Thorough & Consistent
• Make It Easy To Do The Right Thing