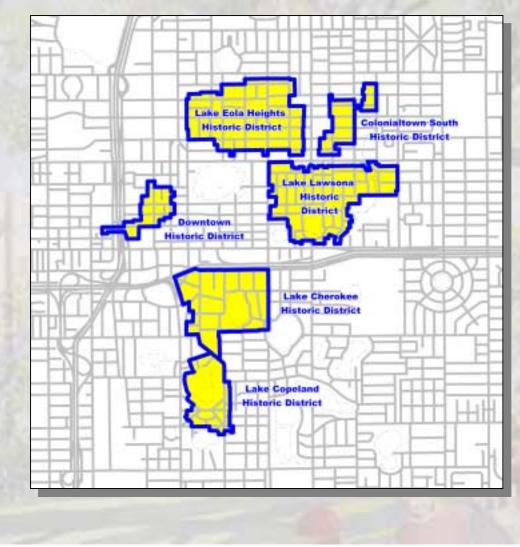# *Greenfield Design: Transforming Suburbia*

City of Orlando
Southeast Orlando Sector Plan

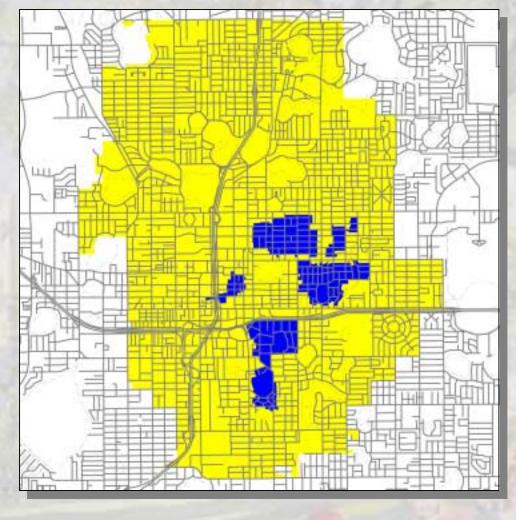**City of Orlando**

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

City of 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
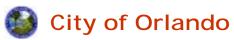

City of Orlando

Examples of Recent Traditional City Infill Development

Post Parkside and the Waverly

City of Orlando

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

City of Orlando

Other Methods

Baldwin Park Planned Development (PD)

ILLUSTRATED SITE PLAN
FEBRUARY 2002

Perspective of Main Street looking Northeast

City of Orlando

Regional Setting of Project

ONTC

Downtown

Southeast Orlando
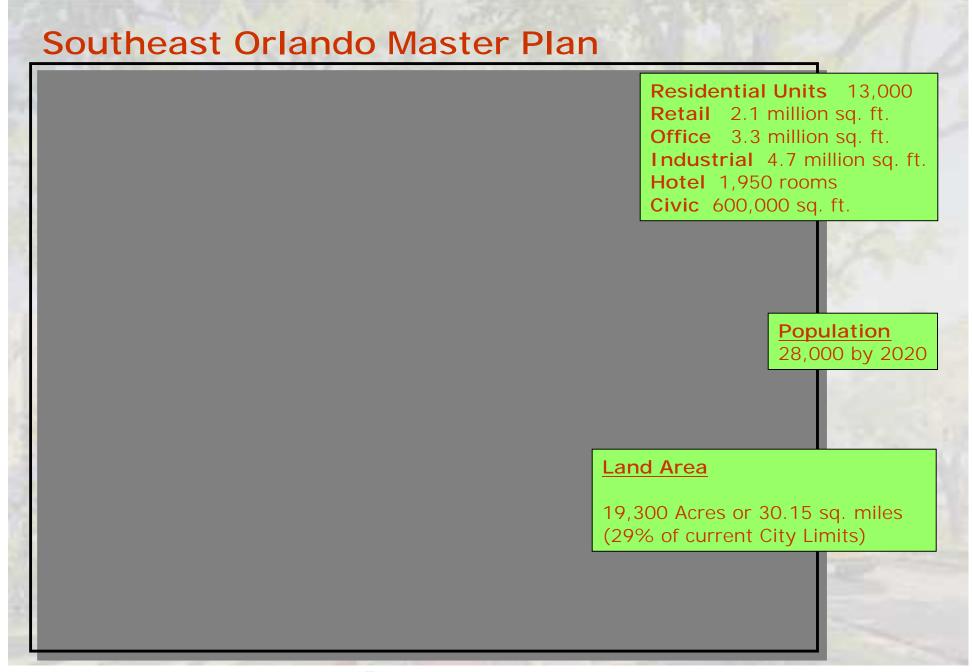Sector Plan Area

• 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

City of Orlando

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.

Population
28,000 by 2020

Land Area

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

City of Orlando

Hierarchy of Mixed Use Centers

Town,
Village
& Neighborhood

City of Orlando

Residential Neighborhood

City of Orlando
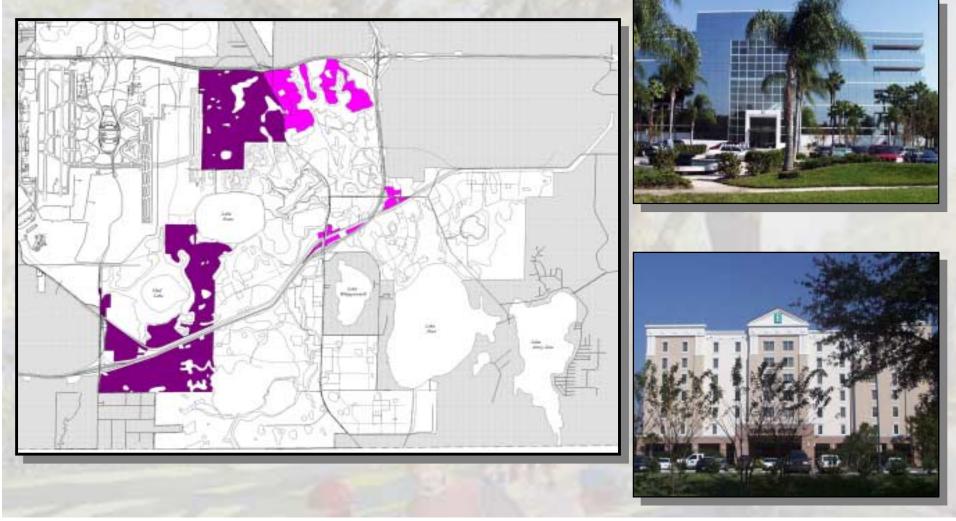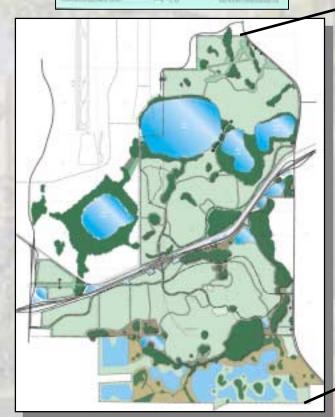
Airport Support Districts
(Employment & Support Districts)

Primary Conservation Network

Implementation Tools

Growth Management Plan

Land Development Code

Southeast Orlando Sector Plan – Illustrated Guidebook

SOUTHEAST ORLANDO SECTOR PLAN

ILLUSTRATED GUIDEBOOK

MAY 10, 1999

Calthorpe Associates
with
Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.
Economic & Planning Systems
Market Perspectives
WBG Engineering
Lampach and Associates, Inc.

With revisions by City of Orlando Planning & Development Department

CITY OF ORLANDO

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

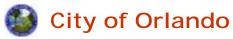- Expedited Review of PD Amendments, Master Plans and Subdivision Plats

City of Orlando

Community Building Experiences
So Far

East Park

NorthLake Park at Lake Nona

City of Orlando

Lake Nona

- 6,900 Acre Planned Community

- The Estates at Lake Nona

- Lake Nona Golf & Country Club

- NorthLake Park at Lake Nona

- NorthLake Park Community School, Wellness Center and YMCA

City of Orlando

NorthLake Park at Lake Nona

City of Orlando

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

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

City of Orlando

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

City of Orlando

NorthLake Park at Lake Nona – Streets and Alleys

City of Orlando

NorthLake Park at Lake Nona – Streets and Alleys

City of Orlando

NorthLake Park at Lake Nona - Residential

Front-Loaded Garages

8' Setback from Front Façade

Shadow Lines

Intervening Posts

City of Orlando

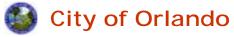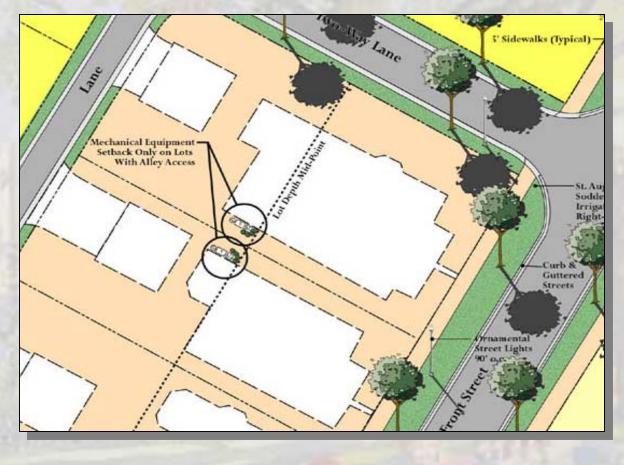# NorthLake Park at
Lake Nona - Residential

People will still find a way to park over the sidewalk

NorthLake Park at Lake Nona – Typical Lot Characteristics and Alternative Standards
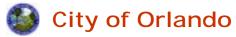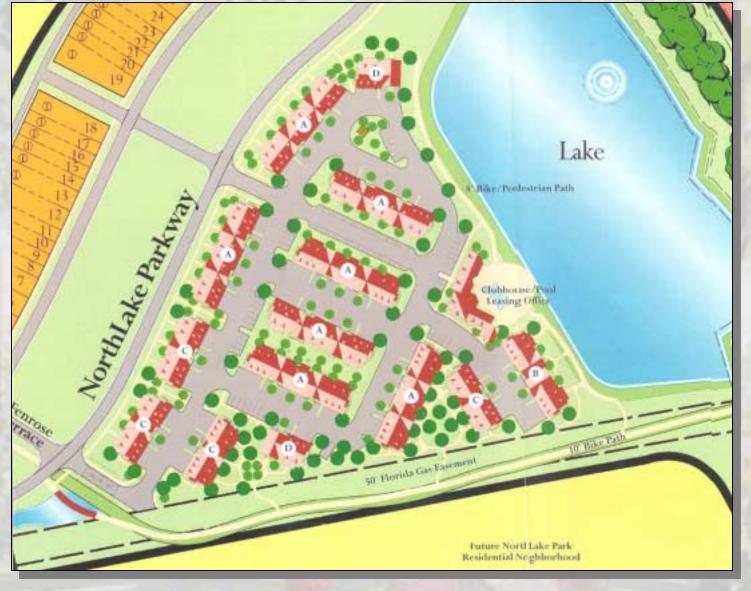
Mechanical equipment in sideyard

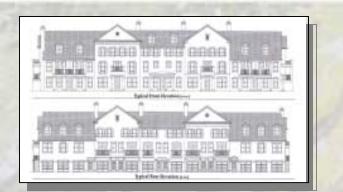City of Orlando

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

Typical Front Elevation

Typical Rear Elevation

Clubhouse – Front Elevation

Clubhouse – Rear Elevation

City of Orlando

NorthLake Park at
Lake Nona - Residential

Van Metre
Multi-Family

City of Orlando

NorthLake Park at Lake Nona - Residential

Van Metre MultiFamily -Clubhouse

Clubhouse – Front Elevation [N.T.S.]

City of Orlando

East Park – Neighborhood 5

City of Orlando

East Park – Neighborhood 5

SE Plan does not regulate architectural style

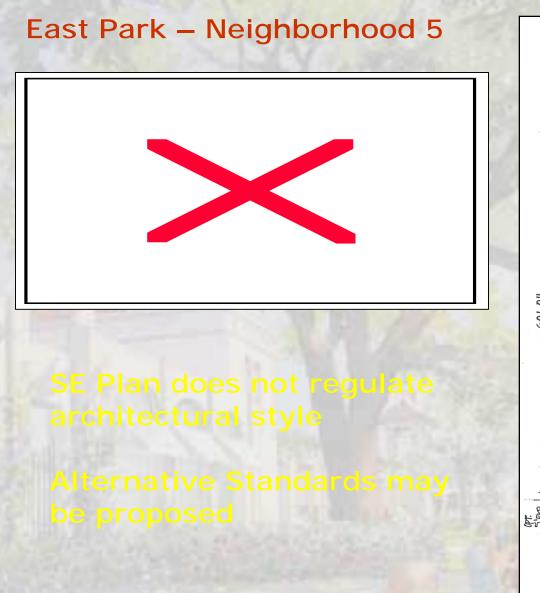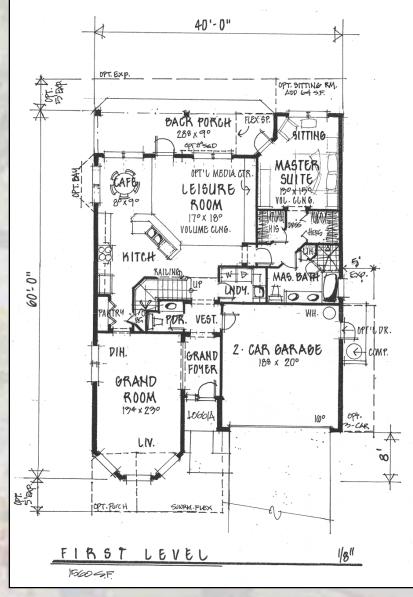Alternative Standards may be proposed

Lessons Learned

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

City of Orlando