

Urban Design Vision Plan



URBAN DESIGN VISION PLAN

The completed Vision Plan shows an example application of the desired goals and strategies. It includes a Business Park, Town Center, Neighborhood Development, and Industrial / Warehouse Park connected by livable streets, greenways and blueways. It suggests mixed uses and diverse housing, a town center, neighborhood parks, possible golf expansion, wetland and water enhancements, and appropriate edge relationships with adjacent existing or planned development.





SOUTHPORT VISION PLAN

Alternative 2 - Neighborhood Development and Industrial Park



EXISTING BUSINESS PARK SITE

The existing EDC properties along the Beeline Expressway are adjacent to Durrance Elementary School to the west, and additional GOAA development parcels to the East. The parcels are accessed by eastbound Jetport Drive, which forms a one-way pair road system with McCoy Road, Daetwyler Road, and nearby Sand Lake and Boggy Creek Roads also provide access. There may be an opportunity to combine or coordinate development of these parcels with adjacent properties to create a larger development venue.

BUSINESS PARK: VISION PLAN

This site includes a number of potential uses on the +/-27.1 acre parcel along Jetport Drive as well as the adjacent parcels owned by GOAA. These include Hotel, Office, Flex, Commercial, and Restaurants.

The Vision Plan shows the following example mix of uses:

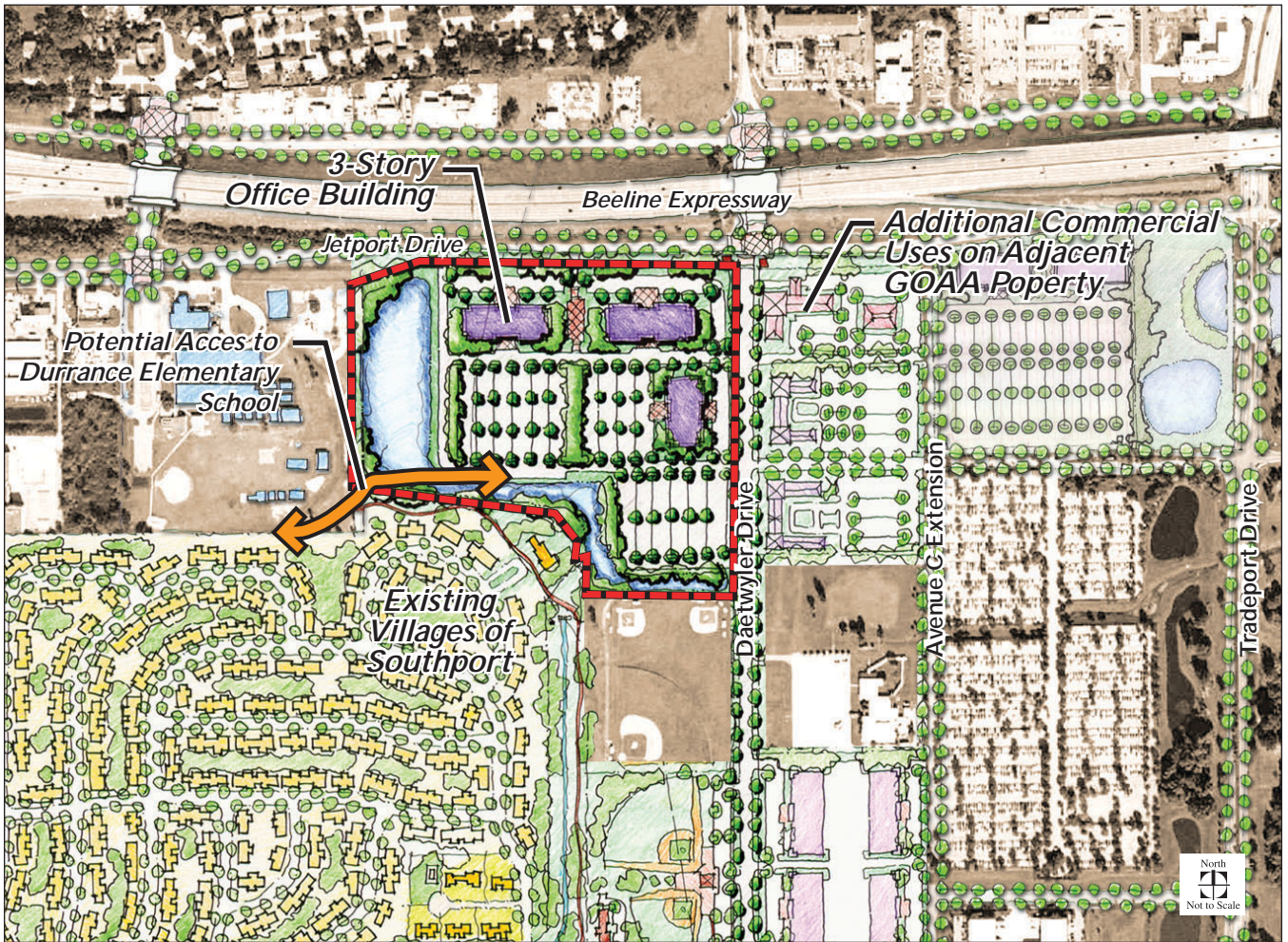
- 210,000 s.f. of Office, parked at 5 cars per 1000 s.f. on +/-20 acres west of Daetwyler Rd. (Parking ratios could be lowered, or building use modified to allow for greater FAR).
- Retention on +/-7.0 acres along the south and west of the property. This is a low area of the site, adjacent to the canal, and forms a buffer with existing Southport residential that could be developed as part of a trail system.
- The Daetwyler Road R.O.W. is improved with street trees, street lights, storm drainage and a sidewalk/trail system connecting to Belle Isle.

Plan features include:

- Buffering of Durrance Elementary School and Villages of Southport.
- A trail connection to Durrance Elementary School and a potential access drive providing auto access to the school without using Jetport Drive.
- Pedestrian connection of housing to Employment Center via trail/bridge.
- Buildings fronting in close proximity to roads to create an urban feel and 'closed' views.
- Open Space/Amenity spine connecting office and commercial/hotel uses.
- Road connection between Daetwyler Road and Avenue C - extending to Tradeport Drive for internal access.
- Additional right-in/right-out access on Jetport Drive.
- Connection of Avenue C through to Jetport Drive for increased commercial access.
- Gateway/intersection improvements and streetscape at Daetwyler Road.



Existing Beeline Expressway Frontage View Looking East With Durrance Elementary School in the Foreground



Business Park Vision

ENTRY: DAETWYLER DRIVE

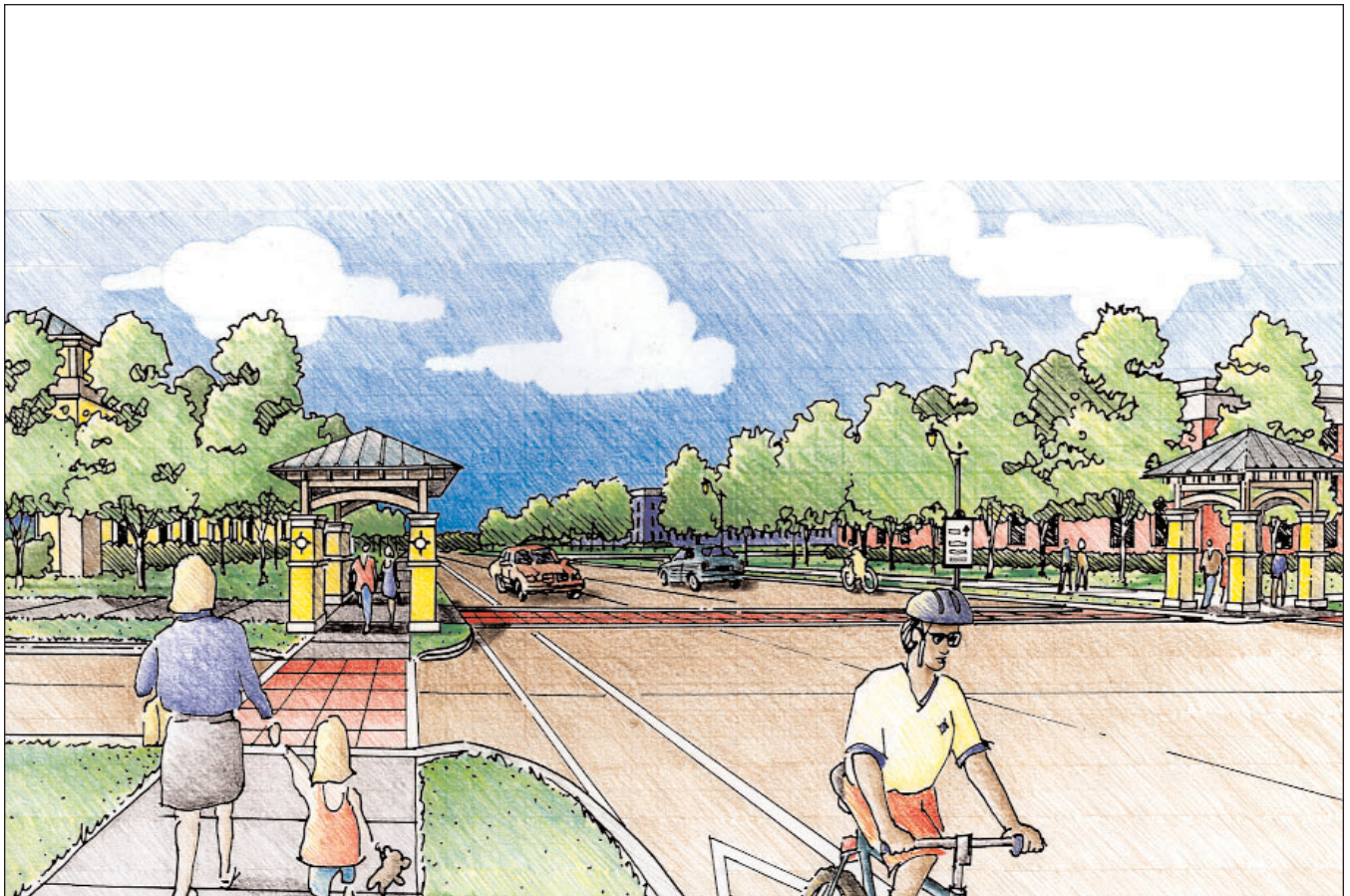
Currently, Daetwyler Drive is a poorly defined entry with a wide, auto-oriented road configuration. The large two-lane road, with suburban slip lanes, open swales and the absence of street trees, street lights, pedestrian ways, and entry features, serves vacant land.

Envisioned improvements include

- Closure of slip lanes and tightening of turning radius to create a calmer, two lane, urban traffic condition.
- Installation of urbanized drainage, bike lanes, street trees and sidewalk/trail connections to create a parkway entrance appearance.
- Entry gateway monuments with Southport logo similar to gateways proposed for Southport Community Park.
- Buildings placed close to the road to provide architectural street presence and visual closure.
- Street lamps with wayfinding signage.



Existing Daetwyler Drive



Daetwyler Drive Vision

TOWN CENTER NEIGHBORHOOD

The Town Center Neighborhood is intended as a mix of community uses, including varied residential types, a retail center with grocery, and signature public space in a Traditional Neighborhood Design form. The Town Center includes +/- 96.5 acres, plus the 13.5 acre Study Area 17 site (see pages 8-9), for a total of 110 acres.

The Vision Plan shows the following example mix of uses:

- 120,000 s.f. neighborhood based commercial including grocery with liner retail, and two story office/retail. Surfaced parked at 4.0/1,000 s.f. off street.
- 550 apartments in two roughly equal phases. Surface parked at 1.5/unit off street.
- 87 townhomes on +/- 25' lots.
- 76 single family units on +/- 50' lots.
- 40,000 s.f. office/flex parked at 1.5/1000 s.f.
- 2.5 acre community/public use site that may open into Southport Community Park.
- 1.5 acre Fire Station site with adjacent 2.25 acre community use.
- 10 acres of 'Town Center' parks and stormwater treatment.
- 3.3 acres of CSX easement.
- Additional parking for all uses available on street (refer to cross sections in supplemental guidelines).

Elementary School Land Swap Alternative:

As a potential development alternative, a new elementary school is shown in the northwest portion the Town Center Neighborhood, adjoining Southport Park. This school would replace Durrance Elementary School on Jetport Drive just west of the Business Park parcel. Under this alternative the present Durrance Elementary School property would be added to the Business Park parcel for redevelopment.

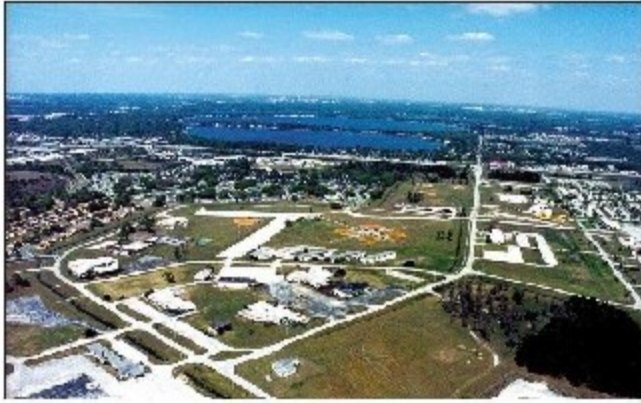




Town Center Vision

Plan features include:

- Interconnected network of livable neighborhood streets providing dispersed access while discouraging cut-through traffic with grid shifts, narrow streets, street trees, on-street parking, roundabouts, and other traffic calming devices.
- Placemaking/organizational feature of boulevard parkway through center of neighborhood, intersecting at Town Center with Daetwyler Drive and public square (existing canal piped underneath).
- Urban Hierarchy of large buildings, such as townhomes and apartments fronting on larger public spaces such as the Community Park or parkway. Residential blocks oriented with all roads leading to parkway.
- Buildings fronting the streets and public spaces, parking from alley access in the back and on-street in the front.
- Public Square with retention/pretreatment capability for development north of existing canal.
- Location of single family residential backing up to existing Villages of Southport single family, and vegetation of existing swale to create a forested rear buffer.
- Sensitively placed connections to the existing Villages of Southport street grid.
- Civic development site as neighborhood anchor opening out to Southport Community Park.
- Improved Avenue C and Daetwyler Road, including attractively designed office/flex uses fronting each road.
- Rerouting of surface runoff and storm drainage south of central canal to retention areas adjacent to existing wetlands for attenuation / re-hydration.
- Placement of residential uses west of Noise Zone E, fronting Town Center Neighborhood streets.
- Placement of office/flex/light industrial uses east of Noise Zone E, fronting Avenue C and other Tradeport/GOAA area development.
- Retention, landscape and orientation forming substantial buffer between office/flex and Town Center/residential.



EXISTING CENTRAL CANAL CORRIDOR

The most dominant geometry existing in the Town Center is the central canal running south of Binnacle Way. The canal corridor itself is approximately 30 feet wide with relatively gentle side slopes. The conveyance aspect of the canal may remain to carry water through and off-site. If the conveyance is maintained, the canal may be piped and included in the roadway infrastructure - possibly under a parkway feature as shown on the vision plan. Alternatively, the canal may remain open and be improved as a community environmental feature.

Currently the central canal is unplanted, with unheralded crossings, and an unimproved Binnacle Way adjacent. Envisioned improvements include the celebration of an enhanced Parkway/Canal Street as a signature address within Southport with the following features:

- Dual one lane, one-way roads with on-street parking, using the canal to create a grand boulevard.
- A landscaped treatment to the canal or parkway with canopy trees, landscape plantings, feature crossings and walkway/trail facilities to create an environmentally friendly linear parkway.
- Street fronting retail, with 'corner store/restaurant' addresses.
- Large/feature residential architecture such as townhomes or apartments further defining this grand space.



Neighborhood Town Center "Canal Street" Vision at Existing Binnacle Way



Canal Corridor



Existing Binnacle Way



Canal Street Vision

LANDSTREET ROAD ENTRY OPPORTUNITY

Landstreet Road is a popular entry point for Southport residents due to its connection to Boggy Creek Road. Currently, this entrance is undistinguished with a disorganized roundabout geometry, views to the private backyards of existing homes, a minimally improved neighborhood park, and a community boat storage area. The development and appearance of this area all the way out to Boggy Creek Road is important to the image of the community.

Although the site is not part of the subject EDC property, an improvement to this area could be to the mutual benefit of the Villages of Southport Homeowners Association, the developer, and the entire community when completed. About 3.6 acres of land are shown as being sold to the developer by the homeowner's association to allow 12 residential homes to be built. This places a 'front door' street presence on this important entry, while eliminating the HOA's burden of maintaining park facilities that will be available at Southport Community Park. Revenue generated can be used elsewhere by the HOA, perhaps in participation with the developer in the construction of a new, larger landscaped, screened and secured boat storage area that could serve the entire community (currently, this site is shown as the "community use" site adjacent to the proposed fire station).

Finally, the road can be slightly re-aligned to create a traditional roundabout geometry, thus shifting the entry a few dozen feet north to better screen the private back yards of existing homes. These techniques, in combination with the large side yards beginning at Witchita Place, and additional new residential 'front doors' creates an entry of traditional urban front doors, and generous public parkway leading to a signature view of the community park.



Landstreet Entry

ENVIRONMENTAL AREA

This area is envisioned as an environmental area with enhancement and recreation opportunities. Stormwater from the southern Town Center development can be routed to the area for pretreatment and attenuation in the wetlands. This approach will reduce retention requirements in the more easily developable uplands, but will require some wetland impacts. Areas shown include the 60 acre Economic Development Conveyance (EDC) property adjacent to the Town Center, and the 17.4 acre Department of Interior (DOI) property north of Dowden Road.

These impacts are concentrated in the western wetland, which is more seriously degraded. The conversion of some or all of this wetland to stormwater would serve the Town Center development. It also provides the opportunity to improve the storage and pretreatment characteristics of stormwater runoff from the adjacent Villages of Southport neighborhood, which currently outfalls to conveyance lands with little or no treatment. The wetland to the east is maintained, with minimal impact due to a retention pond to the north. This wetland can be improved with attenuation, a low weir on the adjacent canal, removal of exotics and other practices to improve hydration and wetland species.

ALTERNATIVE 1 - GOLF COURSE EXPANSION

If the existing 9-hole Boggy Creek Golf Course remains in operation, Alternative 1 shows how the area surrounding the wetlands can be used as an expansion of the existing course. While this opportunity requires additional wetland impacts, a new #1 Tee through #9 green could be located on this site around the periphery of the wetlands in conjunction with other required stormwater. Existing Villages of Southport homes would become 'fairway homes', and the presence of golf in the entire Southport community would be expanded. The original course could become holes 10 through 18, utilizing the existing clubhouse between #9 and #10.

ALTERNATIVE 2 - NEIGHBORHOOD DEVELOPMENT

If the existing Boggy Creek Golf Course does not remain in operation, or if the developer of the City properties chooses not to include a golf course expansion as part of the redevelopment, Alternative 2 shows how the area surrounding the wetlands can be used for neighborhood development. In this alternative, the proposed stormwater retention system is treated as a neighborhood amenity, with residential homes surrounding the west side and neighborhood business development fronting along the existing Avenue C corridor.

The neighborhood development envisioned in Alternative 2 will be closely related to similar development south of the Environmental Area, on the northern portion of the former 'apartment' site. This neighborhood is discussed further on page 63B of this document, and the development statistics shown for Alternative 2 on that page include the residential units and nonresidential floor area shown here for the Environmental Area.



Environmental Area - Alternative 1 Vision



Environmental Area - Alternative 2 Vision

WETLANDS APPROACH

Wetland Impacts

Based on the conceptual development plan, approximately 14.2 acres of wetlands are proposed for dredge or fill activities. These impacts have been focused on severely degraded wetland systems, including Wetland #2 and the northern portion of Wetland #1. These impacts were located in consultation with the South Florida Water Management District (SFWMD).

Permitting Strategy

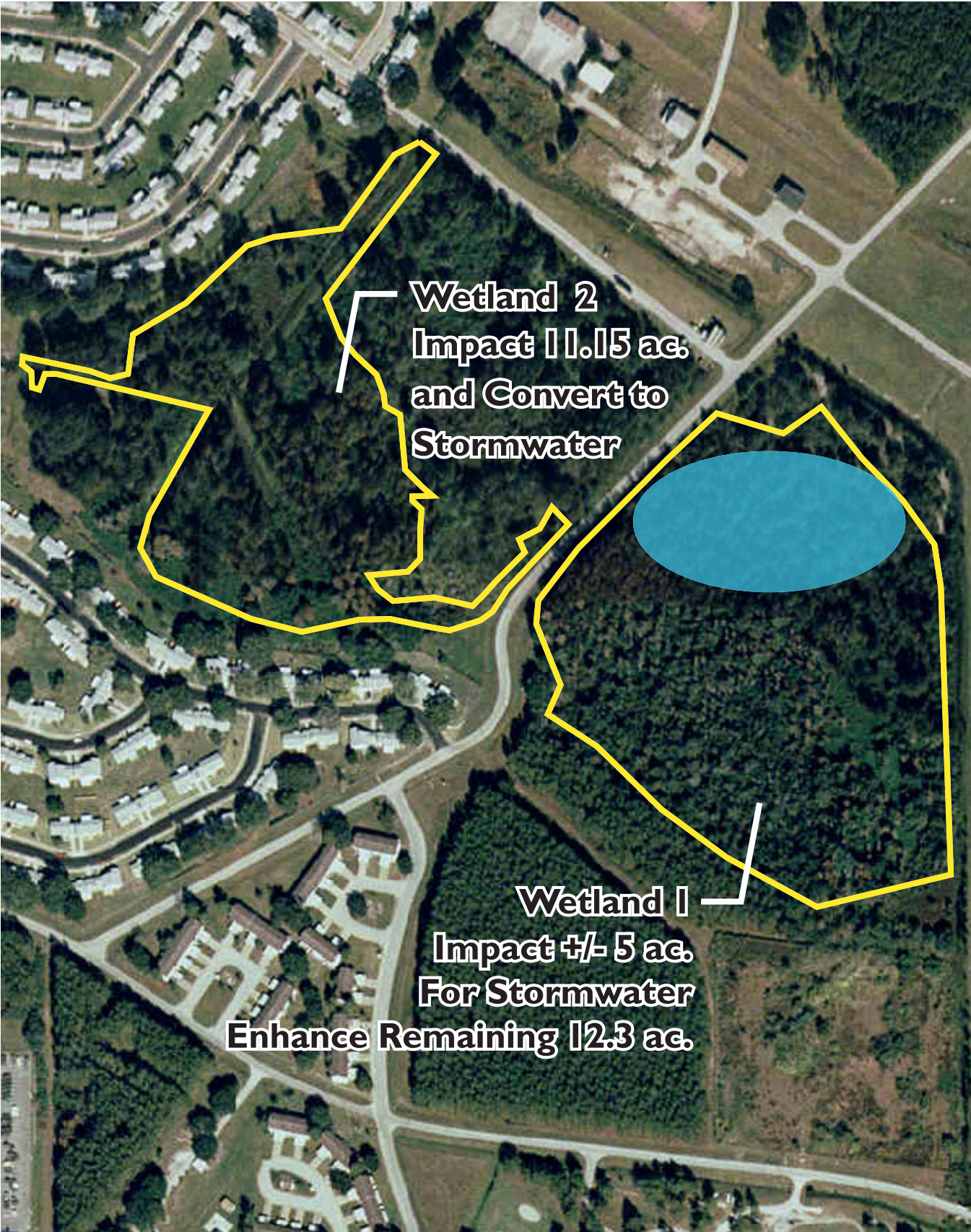
On July 9, 2002 the project engineer and Glatting Jackson ecologist met with Mr. Marc Ady (SFWMD). This meeting resulted in the current plan for wetland impacts and mitigation opportunities, and included the following elements:

- Given the current condition of Wetland #2, target this area for stormwater retention (i.e., dredge impact).
- Enhance Wetland #1, as described below in the Mitigation section.
- Perform a functional wetland assessment such as the Wetland Rapid Assessment Procedure (W.R.A.P) on both the impact and mitigation areas. Any deficiency will need to be mitigated off-site. Based on current W.R.A.P projections, the functional equivalent of wetland impacts and on site mitigation is ± 4.5 and 3.0 acres, respectively. The difference, ± 1.5 acres of functional wetland impact, will be mitigated off-site.

Mitigation

Mitigation for proposed wetland impacts includes both on- and off-site components, including:

- Wetland enhancement - Wetland #1 has some hydrologic enhancement opportunities. Stormwater from surrounding development can be routed to the area for attenuation and restoration of seasonal high water elevations in this system. At this point, additional runoff can discharge back to the canal at the east property line. In addition, the major conveyance canal can be treated with a series of low flow weirs to limit ground water draw down during the dry seasons. This approach will reduce retention requirements and maximize developable upland areas.
- Wetland preservation - Wetland #3, #4, #5, and #6 are proposed for preservation and will provide some minimal mitigation credit.
- Off-site - Wetland impacts in the current plan will likely exceed mitigation opportunities within the project area. Additional off-site mitigation, via mitigation bank credit purchase or other off-site opportunities, may be required for ± 1.5 acres of functional wetland impact.



Wetland 2
Impact 11.15 ac.
and Convert to
Stormwater

Wetland 1
Impact +/- 5 ac.
For Stormwater
Enhance Remaining 12.3 ac.

STORMWATER DRAINAGE

The design of stormwater drainage for the Vision Plan closely follows the conceptual stormwater plan on page 61 and details described in the appendix. Small ponds throughout the site provide treatment and storage for each basin. Much of the Town Center Neighborhood is gathered in basin K, where several ponds, in combination with wetland attenuation in basin M before outfall to the canal. Drainage in this area also addresses same treatment and storage for the existing neighborhoods in basin I and basin L, which currently outfall untreated to the canal.

The South Florida Water Management District (SFWMD) has special stormwater management restrictions on this Basin. These restrictions are discussed in detail in the appendix. However, during an informal meeting with the SFWMD on July 9, 2002, Mr. Ed Yaun, SFWMD staff member, indicated that the District would not enforce some of the basin restrictions, but instead would allow a "Pre versus Post-Condition" design similar to that used in the Master Drainage System design provided by Post Buckley Schuh & Jernigan (PBS&J) in 1979. In addition, SFWMD will not credit impervious areas which were removed as a part of the preparation for future development. Only impervious areas which exist at the time of permitting will be credited to the pre-developed condition.

The design of the stormwater system includes acceptance of offsite drainage from adjacent existing residential and commercial areas to the north and west of this site. Conveyance of this stormwater through the site will be required with no adverse impacts on upstream or downstream facilities. Per the SFWMD meeting (See Technical Memo for meeting minutes), full treatment is required for any new developments. The runoff from off-site and existing developments can be by-passed without being treated, otherwise full treatment is required if the runoff from these areas mix with new development. In addition, the existing canal can be piped in the future design granted that there are no adverse impacts to the upstream or downstream areas and that treatment provided in the canal shall be compensated.

The stormwater design analysis in the appendix was based on the most current standards from the City of Orlando and SFWMD. The developer will need to implement these criteria standards within their design in order to obtain the necessary approval and permits from each of these agencies. In addition, it should be noted that this report is only a guideline and is subject to interpretation and change as agency standards are updated and changed. It is the developers' responsibility to contact these agencies prior to any design in order to verify the most current design standards.



- Existing Wetlands
- Stormwater Retention Ponds

PROPERTY SOUTH OF THE ENVIRONMENTAL AREA

In the southern area of the site, around the Dowden Road entrance and adjacent to the existing golf course, is the 63.4 acre former 'apartment' site. This parcel is irregularly shaped around existing wetlands, the golf course, and existing streets. Currently, it drains untreated into the wetlands and canals leading across the golf course. This area forms the southern terminus of Southport neighborhoods.

ALTERNATIVE 1 - GOLF VILLAGE

If the existing Boggy Creek Golf Course remains in operation, Alternative 1 envisions a Golf Village as a mixed residential neighborhood in the TND form, with some relationship toward the adjacent Golf Course either in orientation, unit types or programs. Development in this area provides the opportunity to create a southern terminus to the community, gateway entrances with calmed traffic, and resolved relationships to current Villages of Southport backyard conditions.

Alternative 1 shows the following example mix of uses:

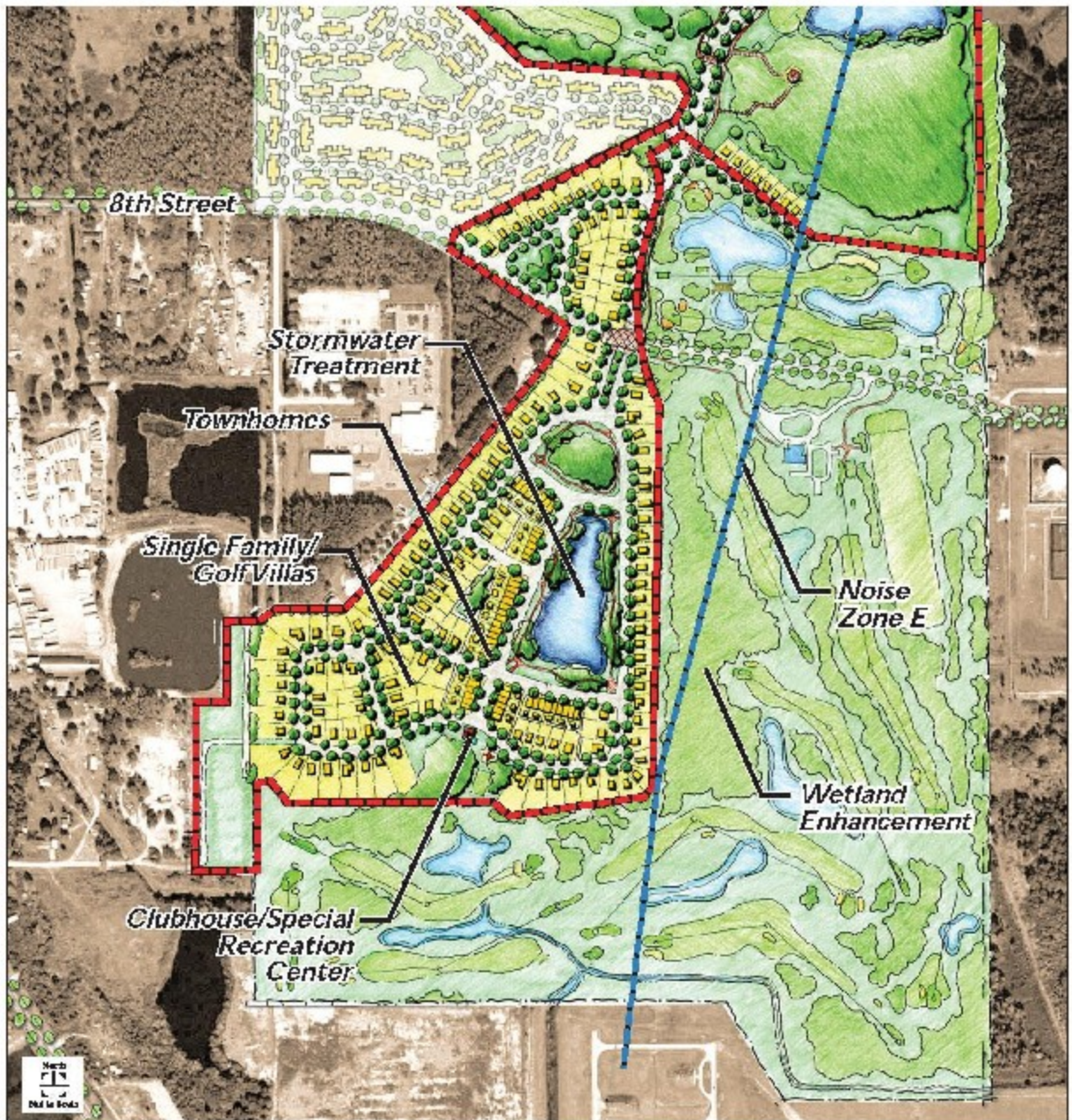
- 135 single family units on 70' lots.
- 50 townhome or attached units on 25' lots.
- 13.1 acres of retention, park, wetlands and community center.

Plan Features Include:

- Interconnected network of livable neighborhood streets
- Strong neighborhood entry points with neighborhood park and wetland roundabout features.
- Urban Hierarchy of larger residential buildings such as Townhomes fronting on large neighborhood park.
- Combined park and retention feature providing attenuation / re-hydration opportunity for adjacent stressed wetland.
- Gateway/entry opportunities on Dowden Road and at the Avenue C Intersection.
- 'Villa' or other residential units backing up to golf course or wetland areas.
- Access / views to Golf Course at community building / recreation center.
- Utilization of DOI property to shift proposed Daetwyler Road east, creating additional land to place residential on Daetwyler Road and backing up to existing Villages of Southport
- Trail beginning/terminus connecting south Golf Village, Town Center, Villages of Southport and Durrance Elementary School.



existing Golf Village Site



Alternative 1 - Golf Village Vision

ALTERNATIVE 2 - NEIGHBORHOOD DEVELOPMENT AND INDUSTRIAL / WAREHOUSE PARK

If the existing Boggy Creek Golf Course does not remain in operation, Alternative 2 envisions the 63.4 acre former 'apartment' site to be redeveloped in two distinct parts. In this alternative, the northern part (17 acres) could become a mixed residential neighborhood in the TND form, using the intersection of Dowden Road and Avenue C as a focal point. The additional 17.4 acre US Dept. of Interior (DOI) property located north of Dowden Road and east of Avenue C can also become a recreational open space amenity and focal point for the neighborhood.

In this alternative, the southern part of the site (46.4 acres) will be an industrial / warehouse park. The site plan is organized along a main service boulevard running from the terminus of Avenue C at Dowden Road southwesterly to provide direct through road access to Boggy Creek Road by connecting to the existing Rayburn Steet at the southwest corner of the property.

Alternative 2 shows the following example mix of uses:

- 46 single family units on 70' lots.
- 55 townhome or attached units on 25' lots.
- 143 apartments, surface parked at 1.5/unit off-street.
- 80,000 s.f. neighborhood business office flex parked at 1.5/1000 s.f. (located along Avenue C in the Environmental Area).
- 360,000 s.f. industrial / warehouse park space parked at 1.5/1000 s.f. (located in the southern portion of the property).
- 17.4 acres of recreation park and community center, utilizing the DOI property.

NOTE: The statistics listed above include neighborhood development recommended in Alternative 2 for the Environmental Area, as discussed on page 56 of this document.



Alternative 2 Vision:
Neighborhood Development and Industrial / Warehouse Park

Southport Vision Plan Land Use Summary*

			Alternative 1 (Golf Village Vision)
I.	<u>Business Center</u>		<u>27.3 acres</u>
	Business Office (3 story)	240,000 sf	20.0 acres
	Retention / buffer acreage		7.3 acres
II.	<u>Town Center Neighborhood</u>		<u>110.0 acres</u>
	Retail Center:	120,000 sf	11.0 acres
	• Retail / Office (2 story)	80,000 sf	
	• Grocery (1 story)	40,000 sf	
	Office / Flex Space	40,000 sf	5.5 acres
	Multifamily	550 units	25.0 acres
	Single Family – detached	76 units	14.0 acres
	Townhomes – attached	87 units	9.5 acres
	STUDY AREA 17 (Navy & City parcels)		13.5 acres
	Civic / Fire Sta.		3.7 acres
	Parks & Recreation		23.0 acres
	Public / Civic Use	9,500 sf	2.5 acres
	CSX Easement		3.3 acres
III.	<u>Environmental Area (south of Town Center)</u>		<u>60.0 acres</u>
	Golf (fairways, etc.)		34.6 acres
	Wetlands		13.3 acres
	Stormwater Retention		10.6 acres
	Single Family – detached	8 units	1.5 acres
	Office / Flex Space	-----	-----
IV.	<u>Property South of Environmental Area</u>		
	<u>(includes former Navy Apts. & DOI Transfer Property)</u>		<u>80.9 acres</u>
	Single Family – detached	135 units	38.0 acres
	Townhomes – attached	50 units	5.8 acres
	Multifamily	-----	-----
	Industrial / Warehouse Space	-----	-----
	DOI Transfer Property		17.4 acres
	Other Parks & Retention		19.7 acres
	<u>Summary (does not include HOA properties listed below)</u>		
	Single Family – detached	219 units	53.5 acres
	Townhomes – attached	137 units	15.3 acres
	Multifamily	550 units	25.0 acres
	Business Office	240,000 sf	20.0 acres
	Retail / Commercial	120,000 sf	11.0 acres
	Office / Flex Space	40,000 sf	5.5 acres
	Industrial / Warehouse Space	-----	-----
	STUDY AREA 17 (Navy & City parcels)		13.5 acres
	Civic / Fire Sta.		3.7 acres
	Public / Civic Use	9,500 sf	2.5 acres
	Golf Course Expansion / Wetlands		47.9 acres
	DOI Transfer Property		17.4 acres
	Other Parks / Retention / Easements / Buffers		<u>63.9 acres</u>
	TOTAL		<u>279.2 acres</u>
	<u>Villages of Southport HOA Properties</u>		<u>6.6 acres</u>
	Community Storage Site	12 units	3.6 acres
	Pool #1 Site (retains existing pool)	4 units	3.0 acres

* All acreages are approximate. Road rights-of-way adjacent to each use are included in acreage totals.

**Alternative 2 (Neighborhood Development
and Industrial / Warehouse Park)**

**Durrance Elem. Sch. Land Swap
(changes apply to both alternatives)**

	<u>27.3 acres</u>		
240,000 sf	20.0 acres	+ 120,000 sf	+ 14.6 acres
	7.3 acres		
	<u>110.0 acres</u>		
120,000 sf	11.0 acres		
40,000 sf	5.5 acres		
550 units	25.0 acres	- 10 units	- 0.5 acres
76 units	14.0 acres	- 42 units	- 7.0 acres
87 units	9.5 acres		
	13.5 acres		
	3.7 acres		
	23.0 acres		
9,500 sf	2.5 acres	- 9,500 sf	- 2.5 acres
	3.3 acres		
	<u>60.0 acres</u>		
-----	-----		
	13.3 acres		
	13.7 acres		
46 units	17.0 acres		
80,000 sf	16.0 acres		
	<u>80.9 acres</u>		
-----	-----		
55 units	6.4 acres		
143 units	8.1 acres		
360,000 sf	25.3 acres		
	17.4 acres		
	23.7 acres		
122 units	31.0 acres		
142 units	15.9 acres		
693 units	33.1 acres		
240,000 sf	20.0 acres		
120,000 sf	11.0 acres		
120,000 sf	21.5 acres		
360,000 sf	25.3 acres		
	13.5 acres		
	3.7 acres		
9,500 sf	2.5 acres		
	13.3 acres		
	17.4 acres		
	<u>71.0 acres</u>		
	<u>279.2 acres</u>		
	<u>6.6 acres</u>		
12 units	3.6 acres		
4 units	3.0 acres		