

# Southeast Orlando Sector Plan

*Transforming Suburbia:  
Creating the Orlando International  
Airport/Medical City  
Mixed Use Activity Center*

Updated November 2012

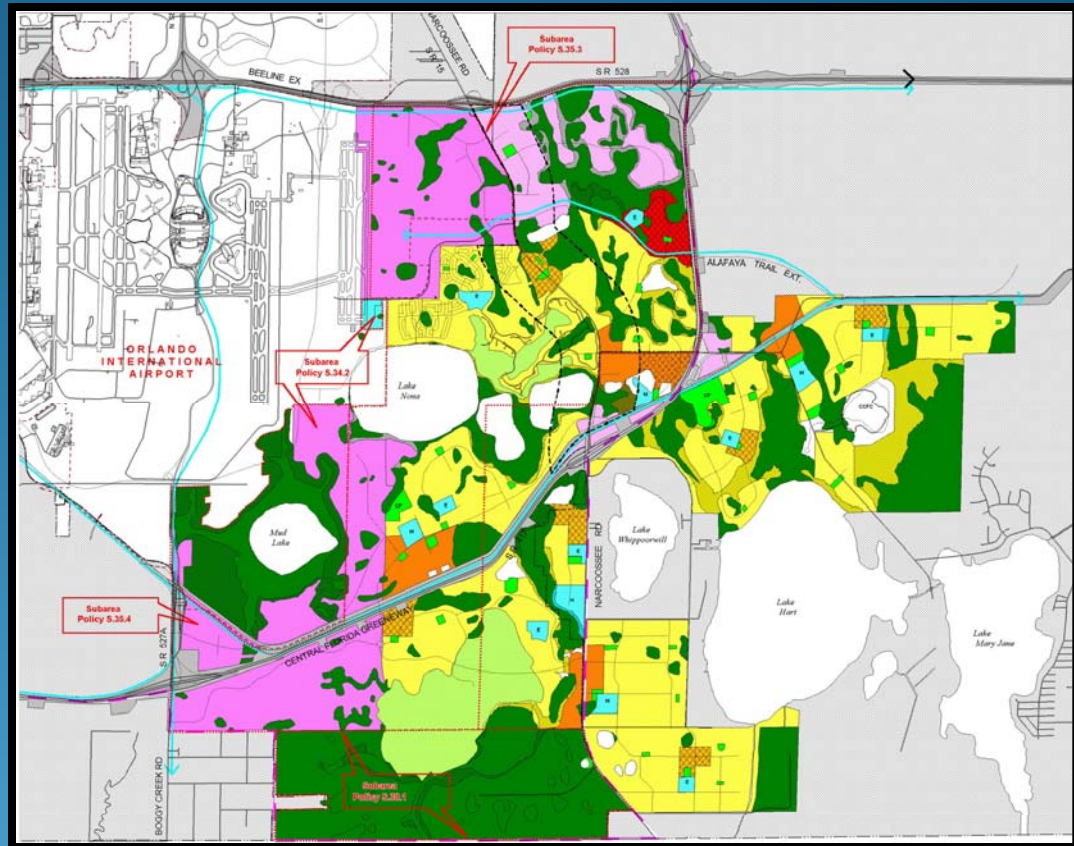
# Regional Setting of Southeast Orlando Sector Plan



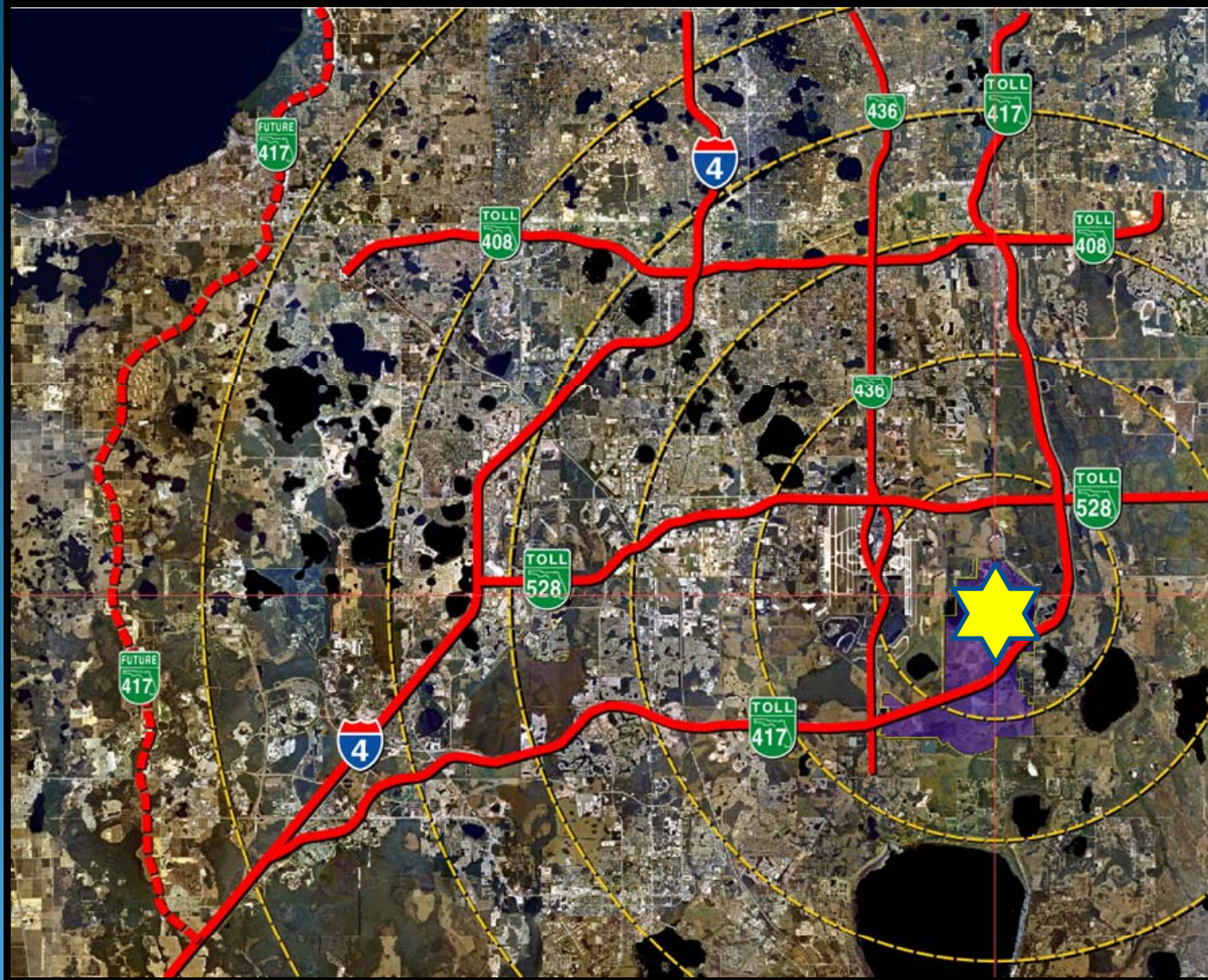
Source: MyRegion.org How Shall We Grow 2050 Vision

## Regional Setting of Southeast Orlando Sector Plan

- Largest greenfield project ever undertaken by the City of Orlando.
- Original SEOSP project area in 1996 was 19,300 acres in size, and included properties in both the City of Orlando and Unincorporated Orange County
- Close proximity to Downtown, attractions, and east coast via the Beach-Line Expressway and Central Florida Greenway.

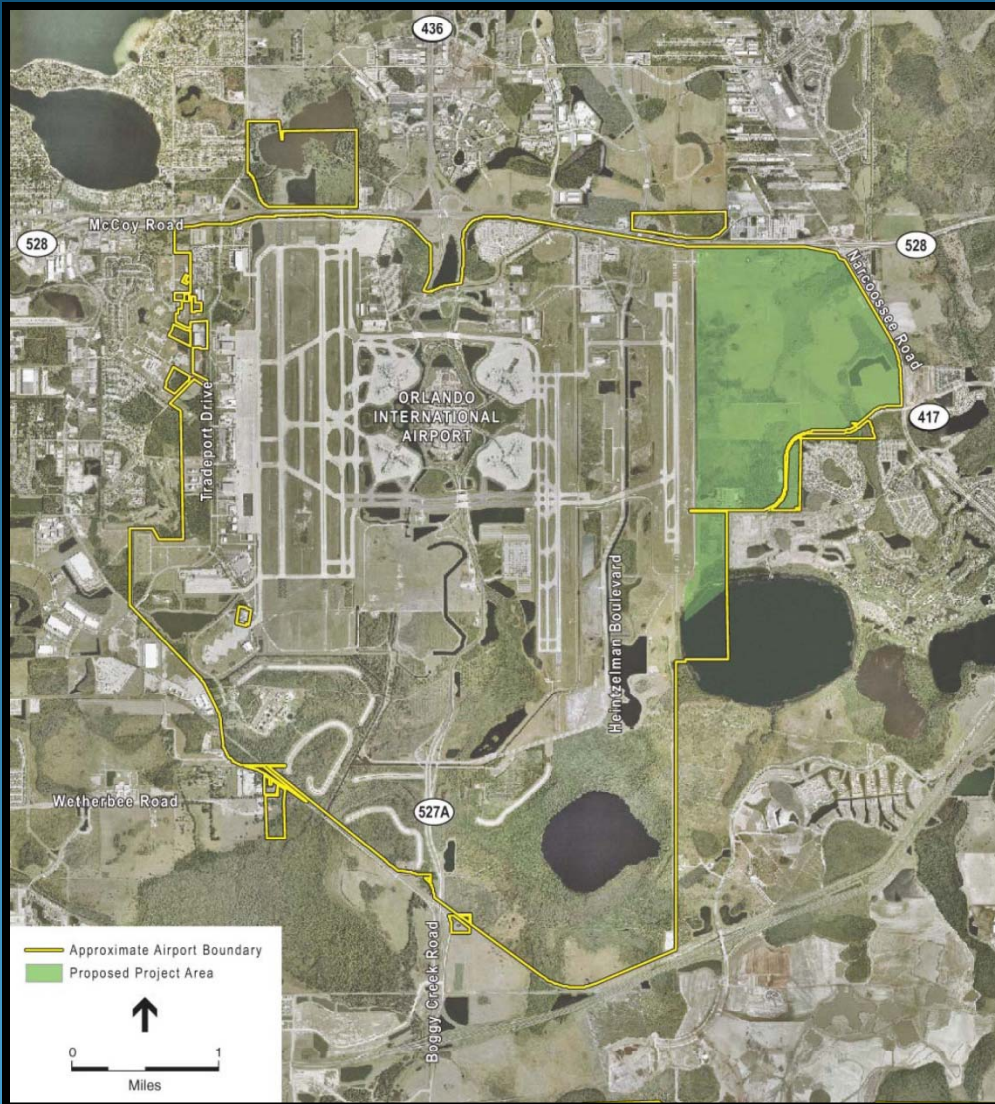


# Regional Roadway Network



- **SR 417**  
The GreeneWay  
Central Florida's Beltway
  - **SR 528**  
BeachLine Expwy  
Connection to Interstate 95
  - **SR 436**  
Main Entry to  
Orlando Int'l  
Airport
- Direct Arterial  
Connection To**
- **SR 408**  
East West Expwy  
To Downtown
  - **Interstate 4**  
Connection to  
Tampa and Daytona  
Beach
  - **Florida's Turnpike**  
Connection to  
Interstate 75 and  
South Florida
  - **Interstate 95**  
25 Minutes East

# Orlando International Airport



- 13,429 acres in size (21 square miles) – 3<sup>rd</sup> Largest in United States By Land Area
- 35.4 Million Passengers in 2012
- Ranked #13 in the U.S. and #27 in the World in Passenger Traffic
- Economic Impact - \$26.4 Billion Per Year; 16,600 Jobs on Airport
- 60 Million Passengers by 2020
- New 40 Million Passenger South Terminal – 120 Gates, Phase One Operational by 2018

# Southeast Plan - Factors of Design Philosophy

- Spatially coherent & cohesive sense of place
- Compact & clearly defined community
- Rich & fine grain mix of land use
- Alternative modes of transportation
- Use of public spaces, both urban & open, for more face to face interaction
- Incorporation of sustainable concepts
- Integrated environmental, recreational & natural systems



# Plan Development & Implementation

Growth Management Plan

Land Development Code – Chapter 68

Southeast Orlando Sector Plan – Illustrated Guidebook

Planned Development (PD) Ordinances

Specific Parcel Master Plans

## SOUTHEAST ORLANDO SECTOR PLAN

### ILLUSTRATED GUIDEBOOK



MAY 10, 1999

**Calthorpe Associates**  
with

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.  
Economic & Planning Systems

Market Perspectives

WBQ Engineering

Lotspeich and Associates, Inc.

With revisions by City of Orlando Planning & Development Department



# Growth Management Plan

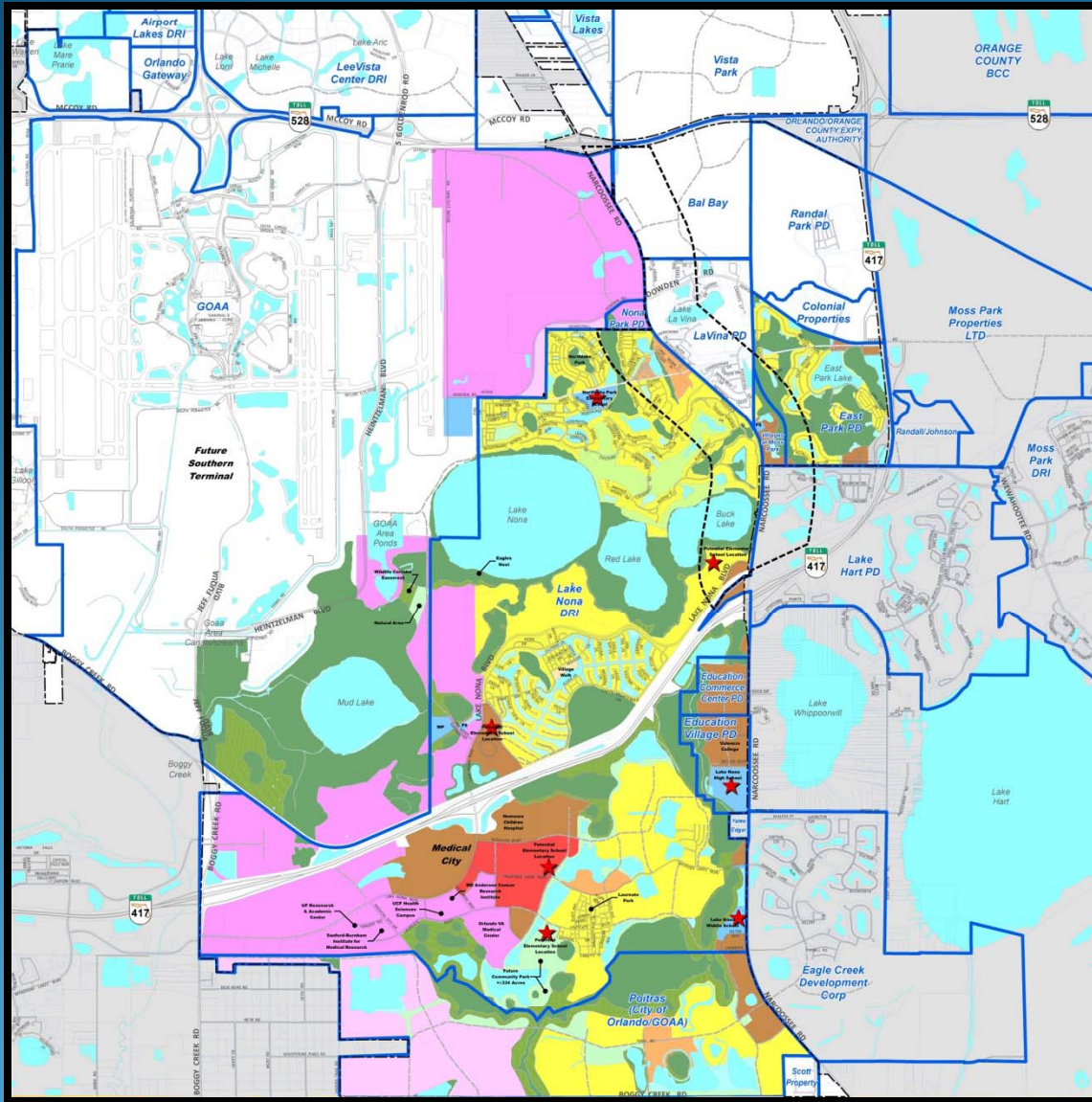
## Future Land Use Goal 4 – Southeast Orlando Sector Plan

The City recognizes the importance of the Orlando International Airport (OIA) to the state and regional economy, particularly in regards to commerce, and the tourism and convention industries. As the only major airport in the State with the potential for expansion, the OIA is an essential component of Orlando's continued economic development. Because the airport's role in the regional and state economy is so vital, the City of Orlando is dedicated to the continued growth of airport facilities, and to the planned growth of those surrounding areas which provide support to, and are supported by, the airport.

The City also recognizes the importance of the emerging bio-medical cluster in the Southeast Orlando Sector Plan/Lake Nona area (the Medical City), particularly in regards to the provision of quality health care for Orlando area citizens, the advancement of health and medical sciences through education and research, and the potential commerce and economic development opportunities inherent in the bio-medical field. Because the Medical City concept is so vital to the diversification of Orlando's economy and the creation of a healthy jobs/housing balance, the City of Orlando is dedicated to the continued growth of medical and health related businesses and institutions in the Southeast Orlando Sector Plan area.



# Southeast Orlando Sector Plan – 2012



## Southeast Orlando Sector Plan



### LEGEND:

- Residential Neighborhood
- Golf Course
- Public Institutional (School, Fire Station)
- Town Center
- Village Center / Urban Transit Center
- Village Center
- Neighborhood Center
- Residential Center
- Airport Support District - (Medium Intensity)
- Airport Support District - (High Intensity)
- Park/Neighborhood Greens Plaza
- Wetland/Upland
- Wetland/Primary *See Note I*
- Electric & Gas Easement/ROW
- Water Body
- Proposed Roadway *See Note III*
- Transit / Increased Density Corridor *See Note II*
- Parcel
- City of Orlando Jurisdiction
- County Boundary
- Property Owner or Project Name

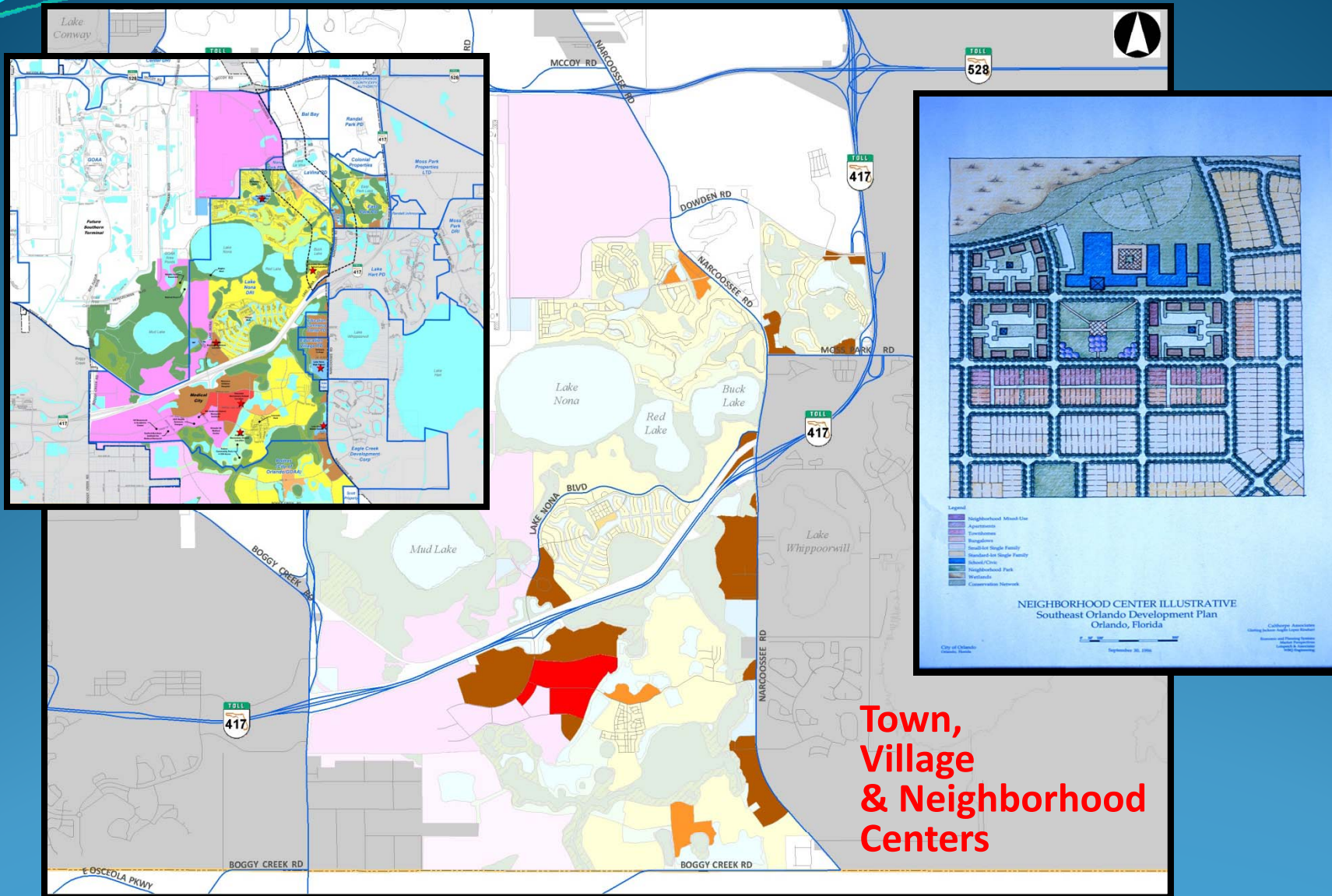
### NOTES:

- Note I: The PCN boundaries are conceptual only and will be finalized as more accurate environmental information becomes available.
- Note II: Traditional design standards shall apply where development exceeds an average density of 3 du/gross acre for areas outside of 2,000 feet from Narcoossee Rd., or an average density in excess of 5 du/gross acres within 2,000 feet of Narcoossee Rd. ROW, for the area north of the Central Florida Greenway.
- Note III: The Sector Plan shows a conceptual interconnected road network. These connections are necessary to support the land use entitlements provided by the Plan. The final alignments & connections will be established based on individual master plan proposals and existing environmental constraints.

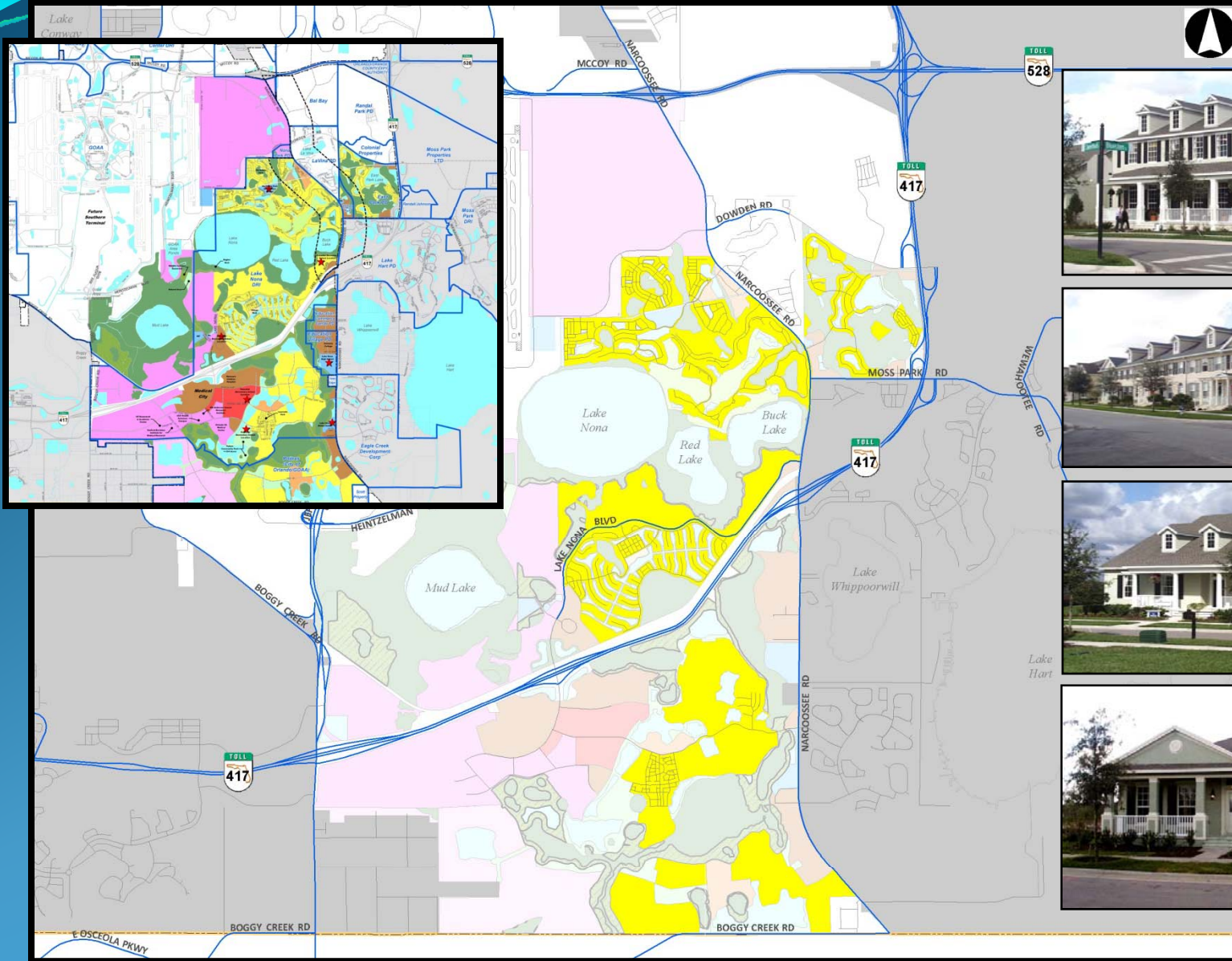


City of Orlando, Economic Development Department  
City Planning Division, November 2012

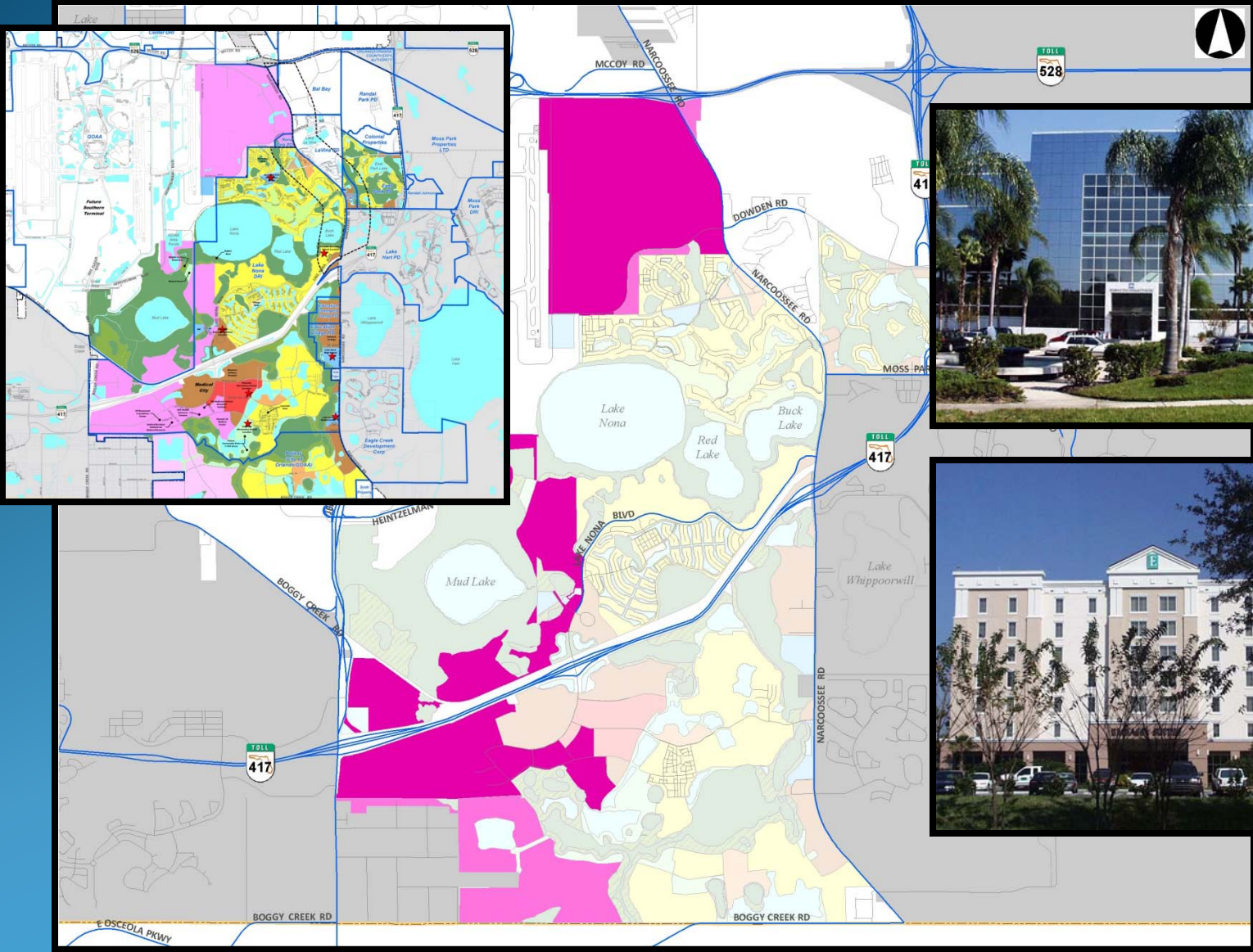
# Hierarchy of Mixed Use Centers



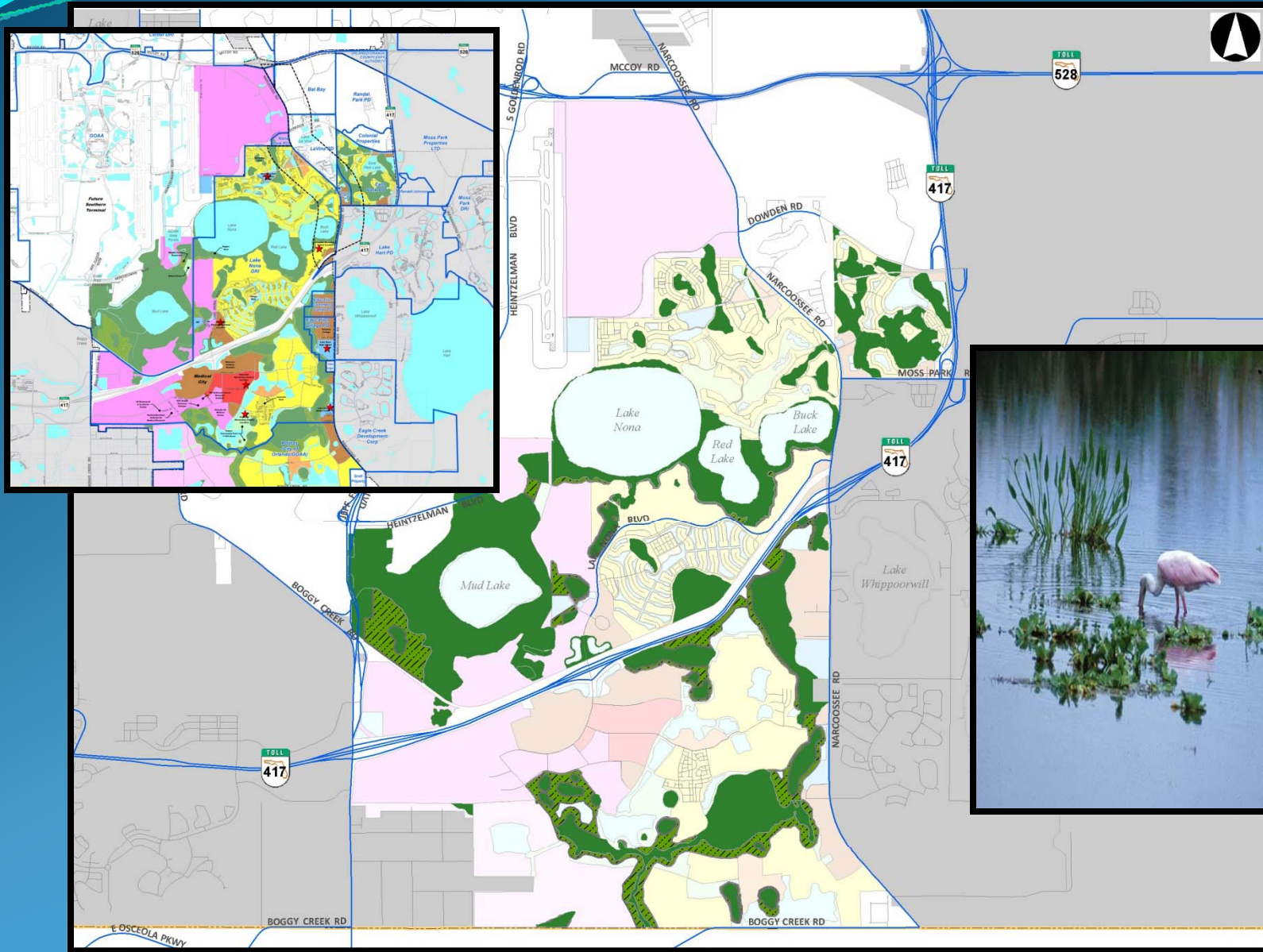
# Residential Neighborhoods



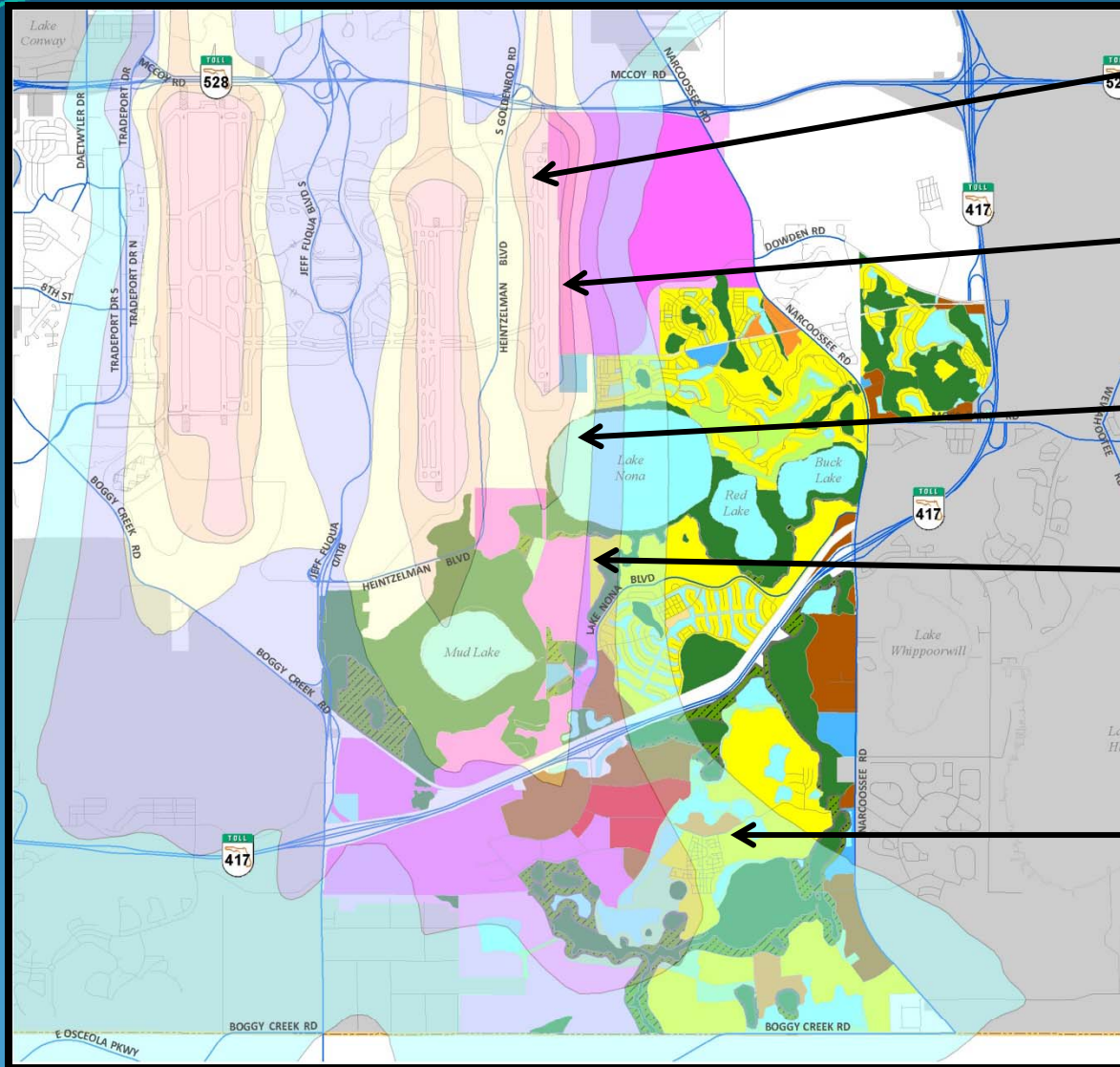
# Airport Support Districts (High and Medium Intensity)



# Primary Conservation Network



# Southeast Orlando Sector Plan – Aircraft Noise Control Zones



**Zone A**  
(75 & greater DNL Contour)

**Zone B**  
(70 to 75 DNL Contour)

**Zone C**  
(65 to 70 DNL Contour)

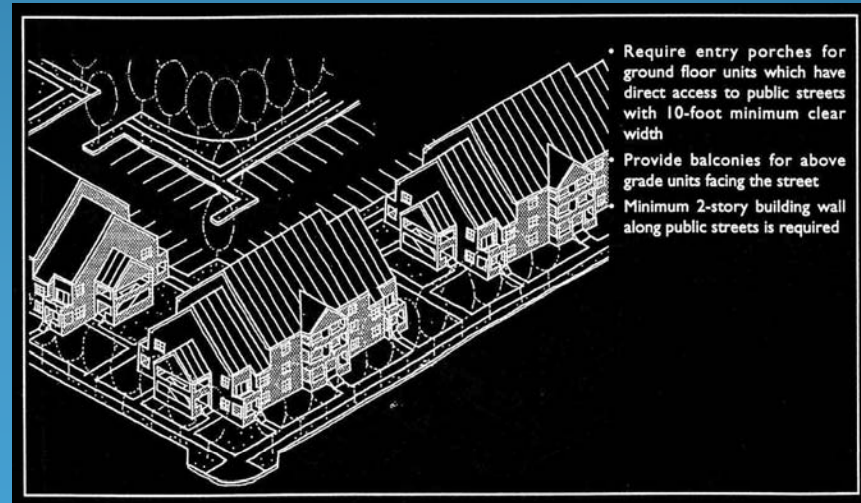
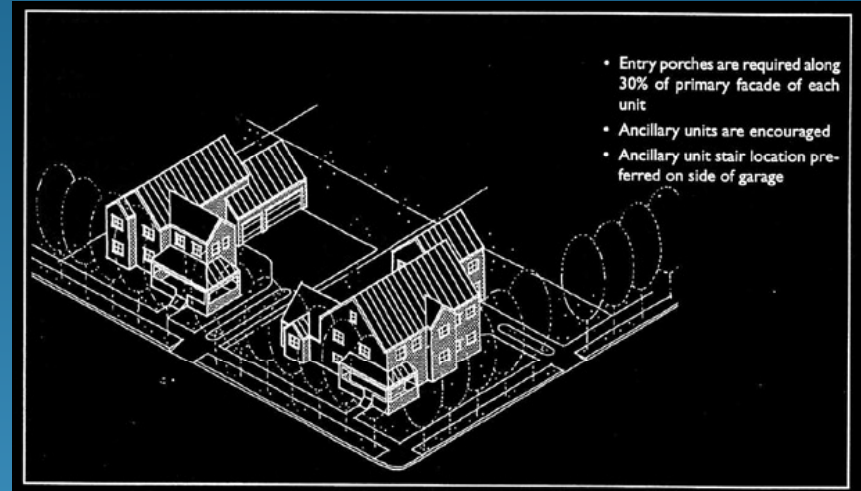
**Zone D**  
(Composite limits of the 60 DNL & the 80 dBA Aircraft Noise Metric contour to the 65 DNL contour)

**Zone E**  
(Composite limits of the 55 DNL and the 75 dBA Aircraft Noise Metric contour to the composite limits of the 60 DNL contour & the 80 dBA Aircraft Noise Metric contour)

# Residential Design Standards

## KEY ELEMENTS

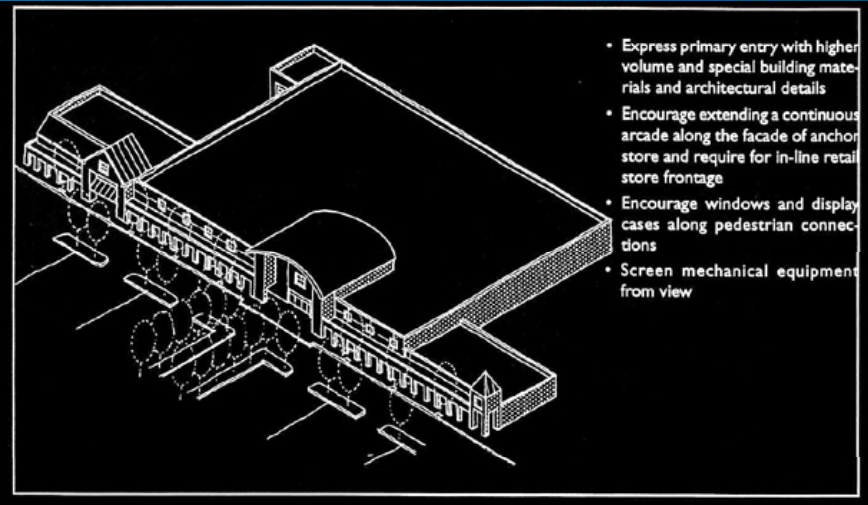
- Mix of Housing Types
- Provision of Model Variety
- Garages Attached & Recessed 8 feet from Primary Façade, or Attached or Detached and Accessed by an Alley or Side Yard Driveway
- Articulated Roofs & Facades
- Building Materials Feature Sustainable Forms



# Commercial & Civic Design Standards

## KEY ELEMENTS

- Orientation of buildings & placement of primary entries facing the street
- Façade & Roof Form
- Sustainable Building Materials
- Parking in Rear
- Design of Parking:
  - More On-Street
  - Reduced Scale
  - More Landscaping
  - Permeable Paving
  - Functional & Attractive Connections from Parking Areas to Structures





# Circulation Design Standards

## KEY ELEMENTS

- Combine Mobility of the Traditional Grid Street Pattern with the Safety, Security & Environmental Sensitivity of the Contemporary Network
- Hybrid Network Features Short, Curved Stretches that Follow the Lay of the Land, with Short Loops & Limited Cul-de-sacs, So Long as the Higher Order Network is Intact
- Equal Importance to Bicyclists and Pedestrians
- Wide Assortment of Traffic Calming Measures





# Open Space Design Standards

## KEY ELEMENTS

- Community & Neighborhood Park Land Required to be Fully Integrated into Neighborhoods
- Detailed Criteria for Park Placement, Vista Treatments, & Guidelines for Park Design
- Primary Conservation Network Integrated Into and as Edge for Neighborhoods
- Prohibition of New or Replacement Billboards
- Under-Grounding of Utilities



# Plan Incentives (or, the results of doing the right thing)

## 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
  - Adjusted Transportation Impact Fee (30% Reduction)
- Administrative Review
  - Incentive Based
  - Creation of Southeast Town Design Review Committee
  - Expedited Review of PD Amendments, Master Plans and Subdivision Plats

# Approved Projects and Projects “Coming Soon”

## Lake Nona DRI/PD

- Lake Nona Estates (Conventional Suburban Development)
- NorthLake Park (Traditional Neighborhood Design or TND)
- DiVosta VillageWalk (Conventional with TND Elements)
- Medical City (Large-scale Conventional Office Park Setting)
- Laureate Park – Phase 1 Residential (TND)

## East Park PD (TND/Conventional Hybrid)

## Education Commerce Center PD (Conventional/TND Hybrid)

## Education Village PD (Conventional/TND Hybrid)

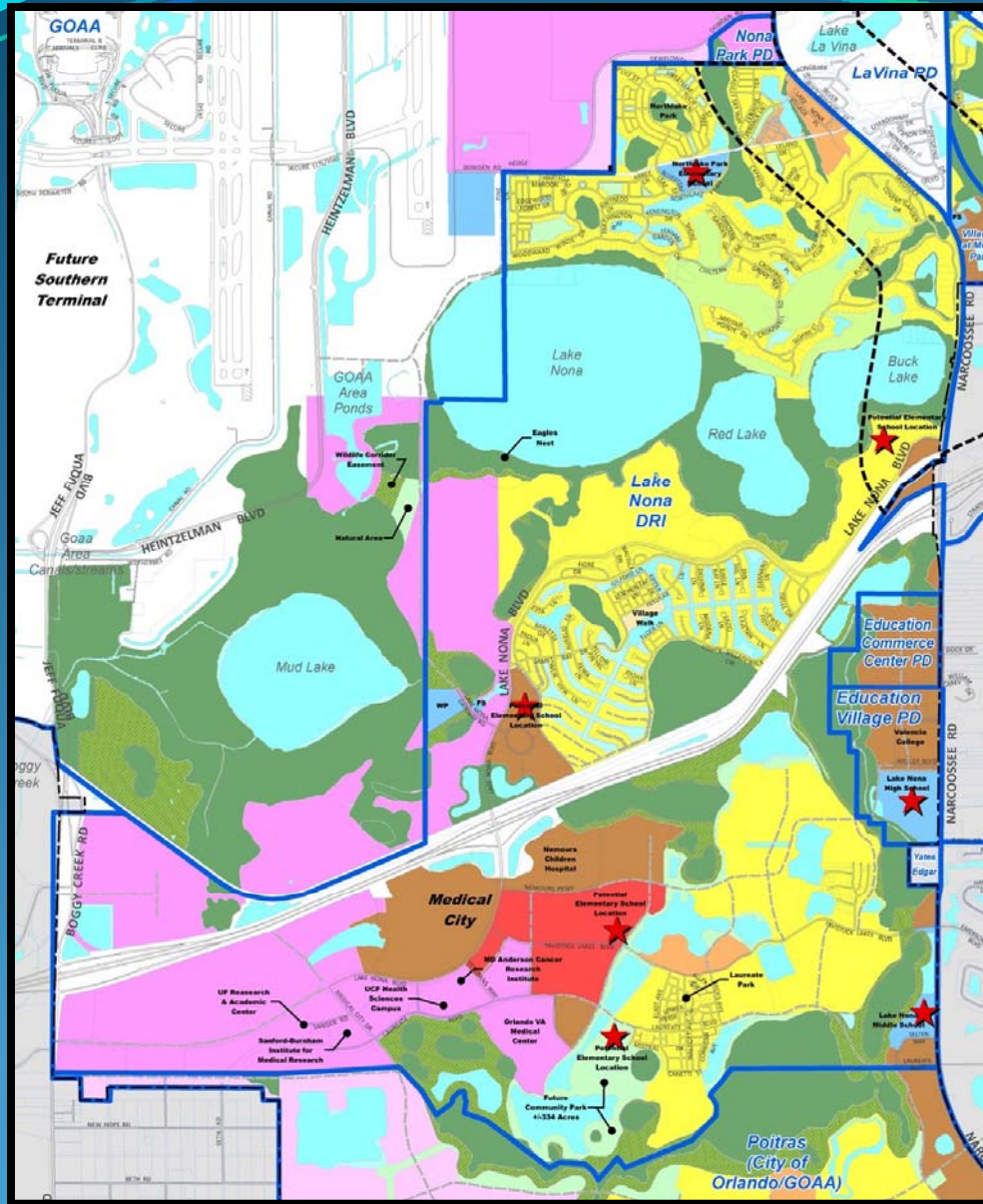
## Postras PD (Primarily TND with Conventional Airport Support District Areas)

## Villages at Moss Park PD (Conventional with Hybrid Multi-Family)

## Projects that have “Opted Out” of the SE Plan

- LaVina PD (Conventional Suburban Development)
- Bal Bay Property (Conventional Mixed Use Development)
- Randal Park PD (Conventional with TND Elements)

# Lake Nona DRI/PD



- 6,900 Acre Planned Community
- The Estates at Lake Nona
- Lake Nona Golf & Country Club
- NorthLake Park at Lake Nona
- DiVosta VillageWalk
- Medical City
- Laureate Park

# Lake Nona Golf & Country Club (the Estates)



- Private, Gated, Golf Course Community
- 386 Custom Estate Homesites

- Home of the Lake Nona Golf and Country Club, Ranked Among The Top 100 Courses in the World



# NorthLake Park at Lake Nona – Traditional Design (TND)





# NorthLake Park at Lake Nona – Traditional Design (TND)



NorthLake Park Elementary School/YMCA

# NorthLake Park at Lake Nona – TND Residential



# NorthLake Park at Lake Nona – TND Residential



# NorthLake Park at Lake Nona – TND Residential (Aerial)



## NorthLake Park at Lake Nona – TND Residential

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





# NorthLake Park at Lake Nona – TND Residential



Van Metre Multi-Family – Aerial View

# NorthLake Park at Lake Nona – TND Residential



Van Metre Multi-Family



# NorthLake Park (Lake Nona Village) – TND Neighborhood Center

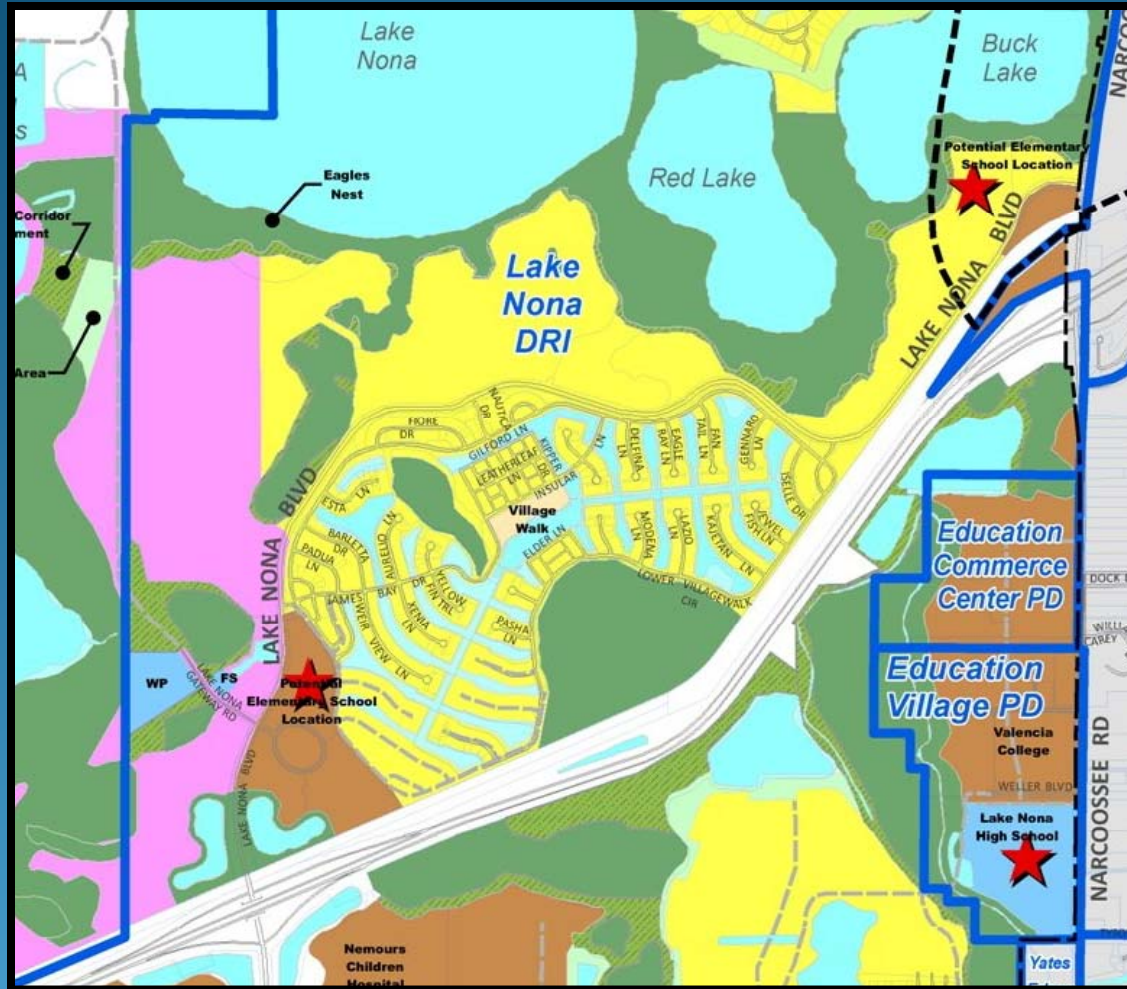


## Features

- 70,000 Sq.Ft. Retail, Commercial, and Office Uses

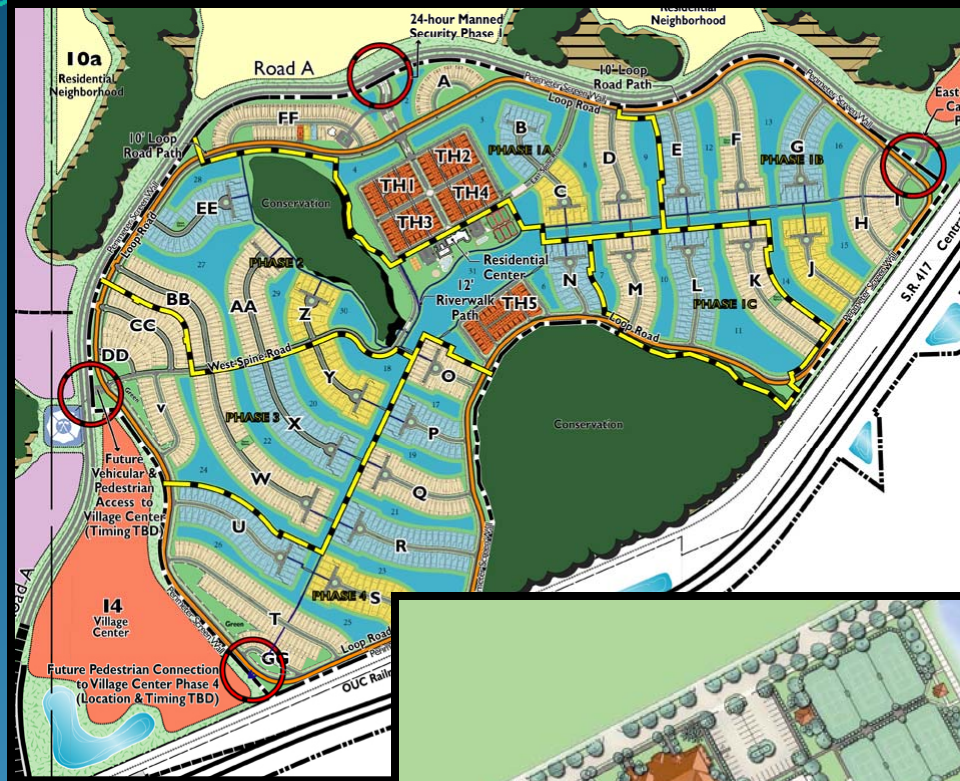


# Lake Nona Central



- Lake Nona Boulevard (Central Spine Road) Complete
- VillageWalk at Lake Nona
- Potential Lake Nona Golf & Country Club Southern Expansion
- Future Elementary School Site
- Future Mixed Use Village Center

# VillageWalk at Lake Nona



## Features

- 500-Acre Gated/Walled Community Approved for 1,416 Single Family, Duplex and Townhome units
- 30,000 sq. ft. neighborhood center including retail, meeting & recreational facilities
- Developed by DiVosta Homes



# VillageWalk at Lake Nona



# Lake Nona South – Medical City



- Sanford-Burnham Institute for Medical Research
- University of Central Florida Health Sciences Campus
- Nemours Children's Hospital
- V.A. Medical Center
- University of Florida Academic & Research Center

# Lake Nona South – Medical City



VA Medical Center

UCF Medical School

Nemours Children's  
Hospital

# Lake Nona South – Medical City



Sanford-Burnham Institute for Medical Research

# Lake Nona South – Medical City



**Sanford-Burnham  
Institute for Medical  
Research**

**175,000 square feet**

**Opened in 2009**





# Lake Nona South – Medical City



**Sanford-Burnham  
Institute**

**UCF Medical School**

# Lake Nona South – Medical City



## UCF Health Sciences Campus

- 20 Year Master Plan
- 50 Acre Campus

## Lake Nona South – Medical City



### UCF Health Sciences Campus

- Burnett Biomedical Science Building
- UCF Medical Education Building

## Lake Nona South – Medical City



**UCF Health Sciences  
Campus**

- **Burnett Biomedical  
Science Building**

**198,000 square feet**

**Opened in 2009**

# Lake Nona South – Medical City



**UCF Health Sciences  
Campus**

**• Medical Education  
Building**

**171,000 square feet**

**Opened in 2010**



# Lake Nona South – Medical City

## Nemours Children's Hospital

- 60 Acre Campus
- Phase 1 – Opened 2012
- Phase 1 – 631,219 total square feet



# Lake Nona South – Medical City



## Veteran's Administration (VA) Medical Center

- Under Construction (to be completed in 2013)
- 1.2 Million Square Feet



## Lake Nona South – Medical City

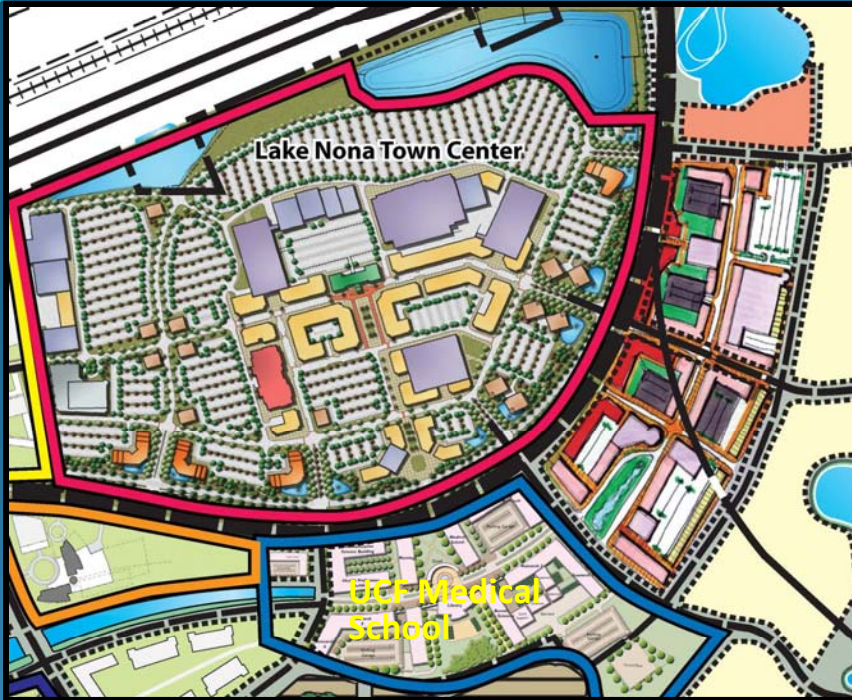


### University of Florida Academic and Research Center

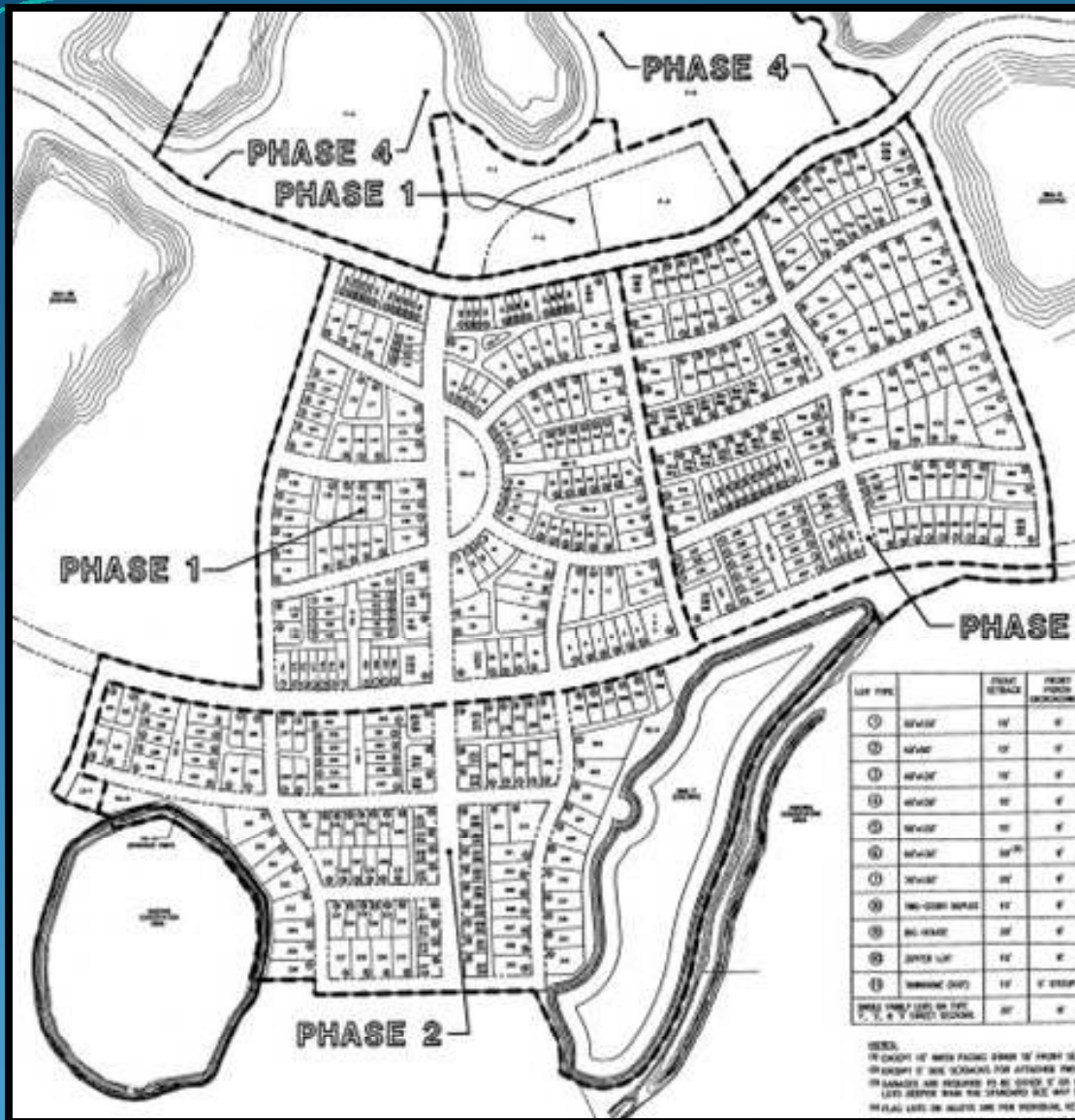
- Adjacent to Sanford-Burnham Institute
- 115,000 square feet
- Opened 2012



# Lake Nona South – Mixed Use Town Center (Concepts)



# Lake Nona South – Laureate Park



- Traditional Neighborhood Design (TND)
- Close proximity to Medical City
- 1<sup>st</sup> Phase - 503 Residential Units
- Includes 11+ different lot types, single family detached homes, duplexes, townhomes, and small apartments

# Lake Nona South – Laureate Park (TND Residential)



# Lake Nona South – Laureate Park (TND Residential)





# Other Notable Projects/Buildings



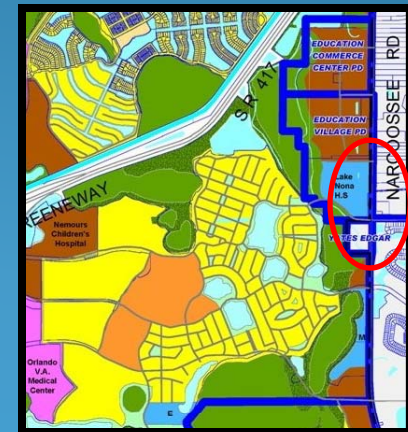
- Lake Nona Middle School
- 156,058 square feet
- Opened 2011



## Other Notable Projects/Buildings



- Valencia College
- SPMP Approved for 1<sup>st</sup> Phase – 83,000 square feet
- Ultimately, up to 250,000 square feet
- 1<sup>st</sup> Phase Opened 2012





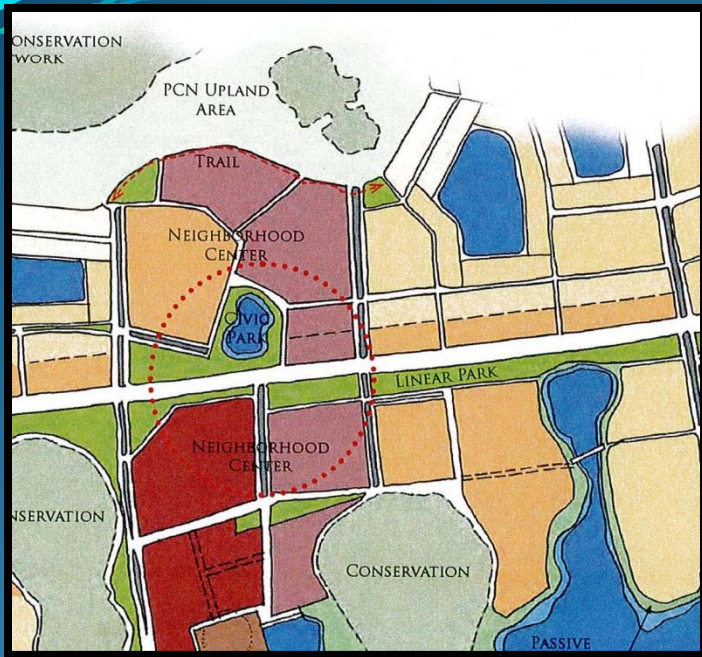


# Other Notable Projects

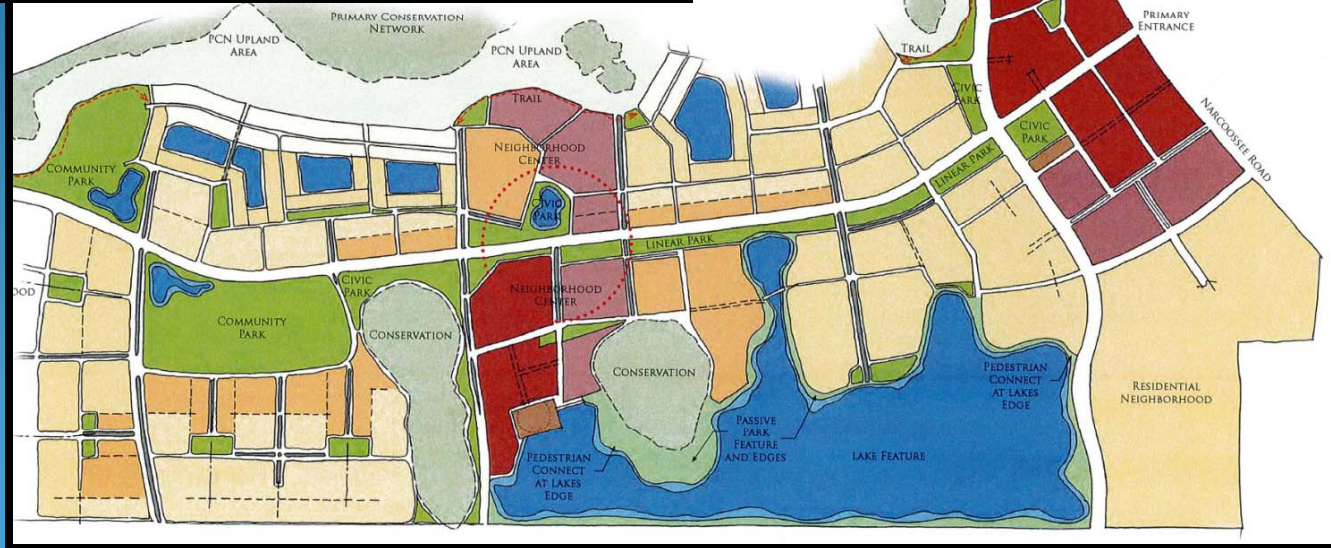
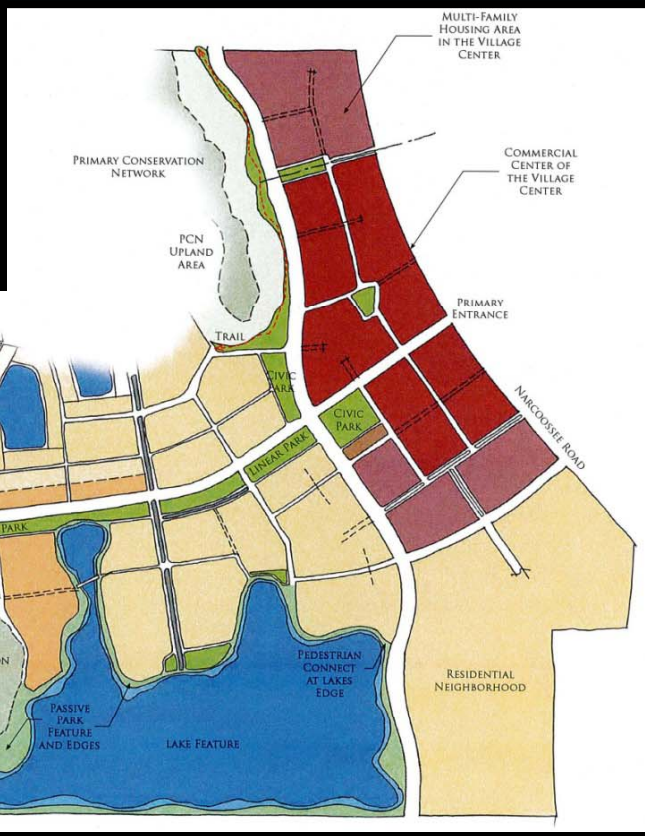


- Poitras Planned Development
- Airport Support District – Illustrative Plan

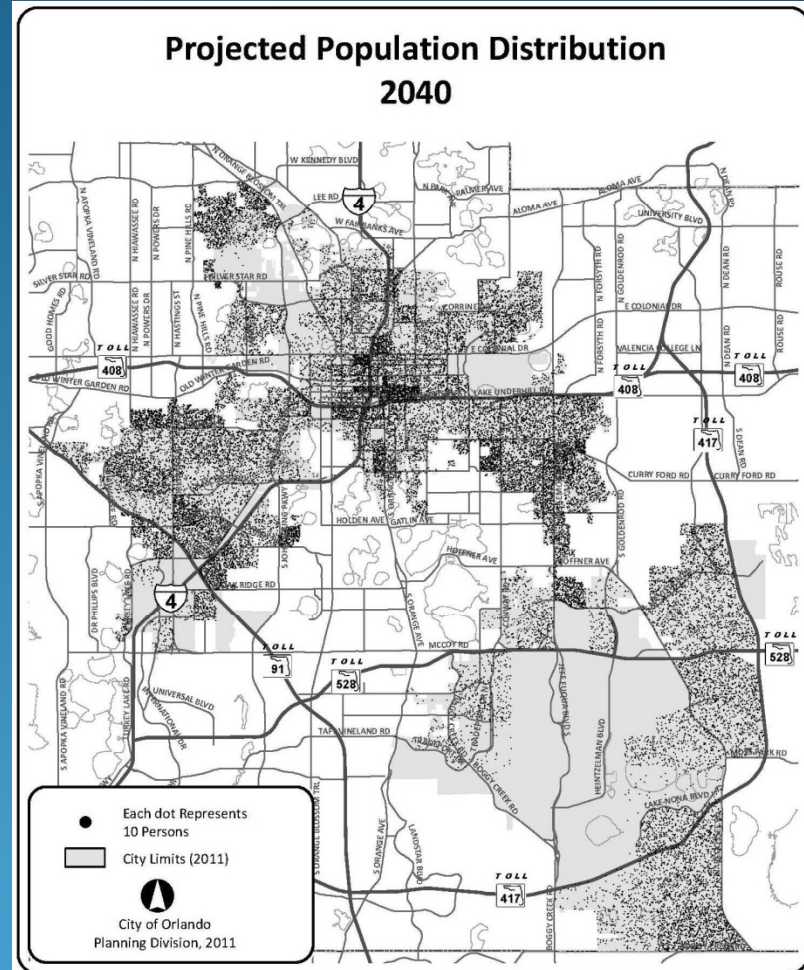
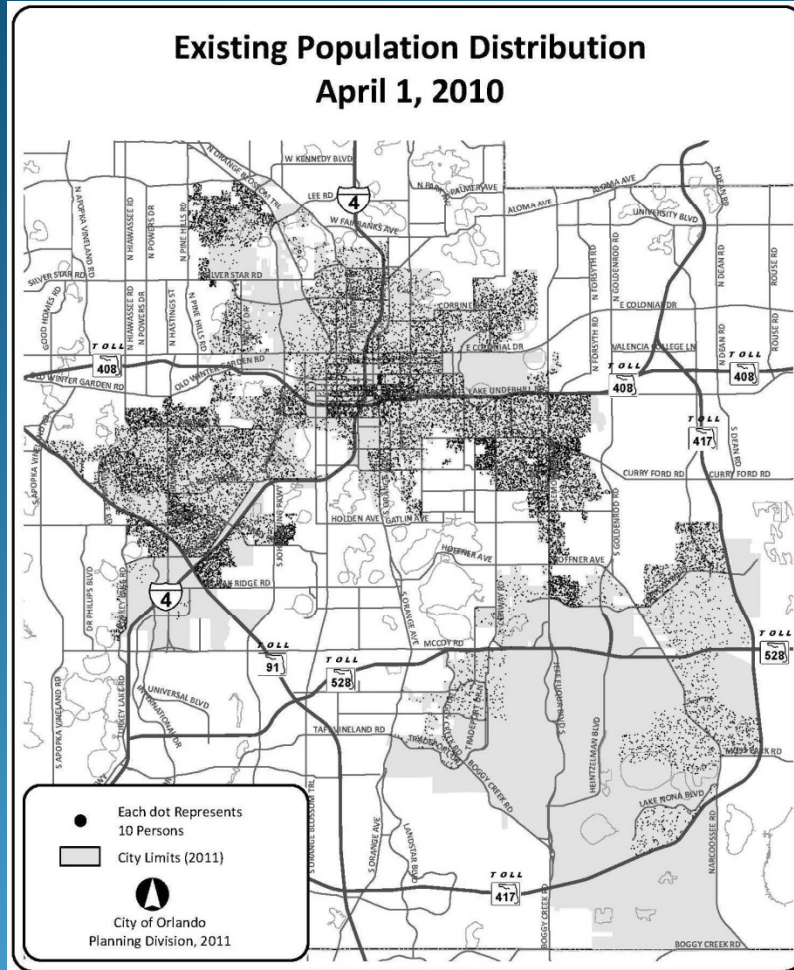
# Other Notable Projects



- Poitras Planned Development
- Residential Neighborhood, Neighborhood Center & Village Center Illustrative Plan

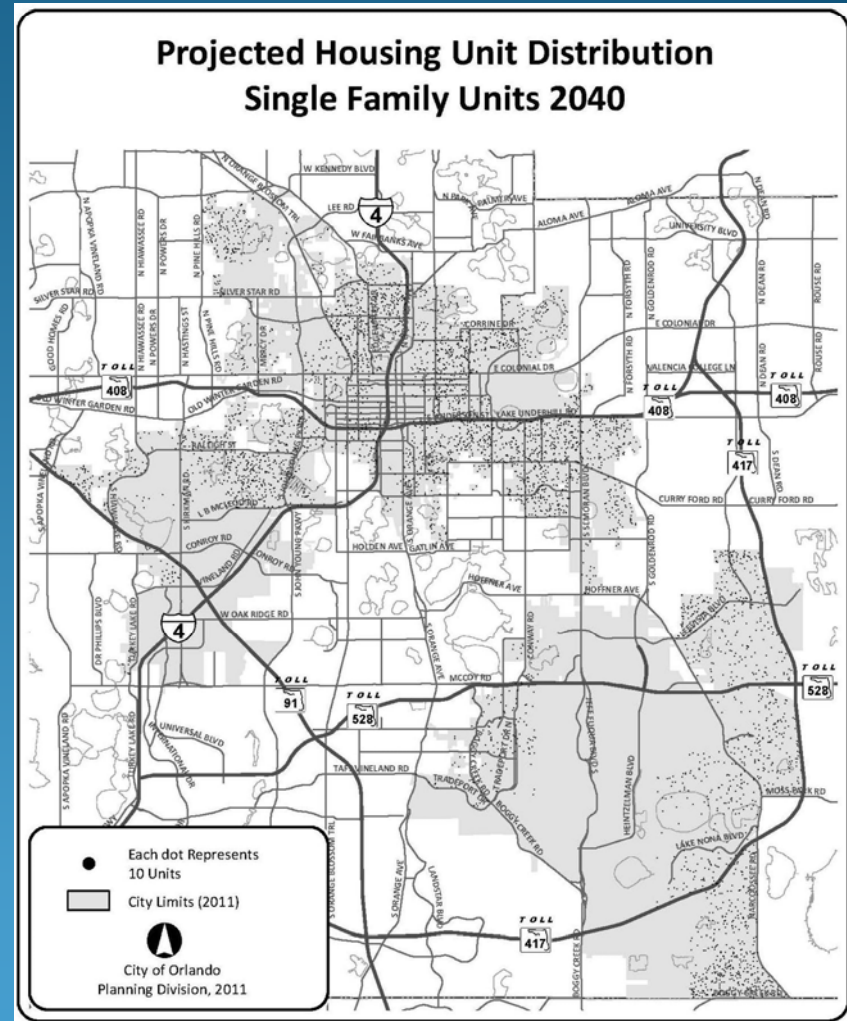
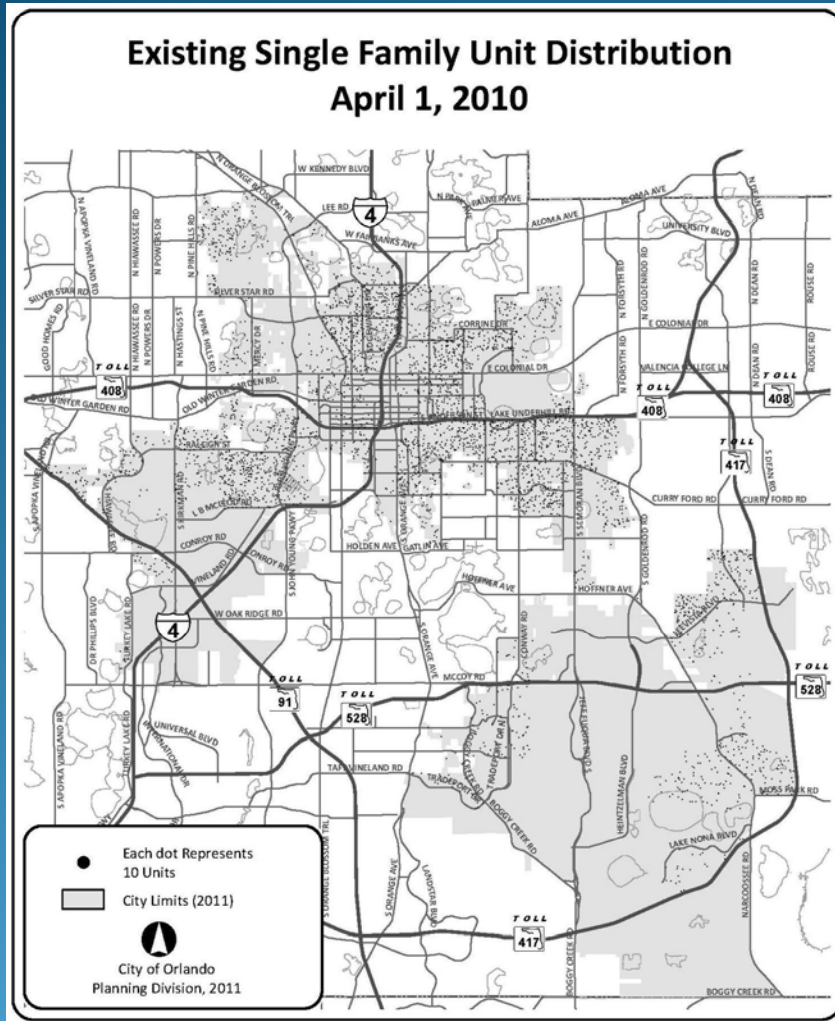


# Projected City Population Growth 2010 to 2040



Southeast Orlando Sector Plan area is anticipated to grow from just over 10,300 people in 2012 to over 46,600 people over the next 30 years.

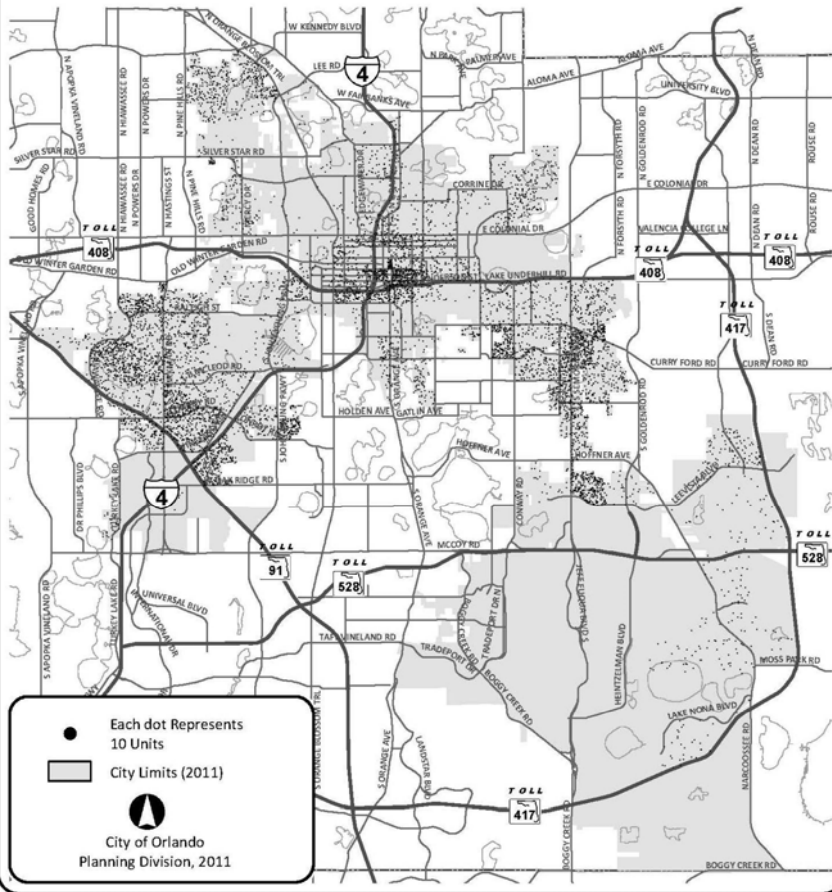
# Projected City Single Family Growth 2010 to 2040



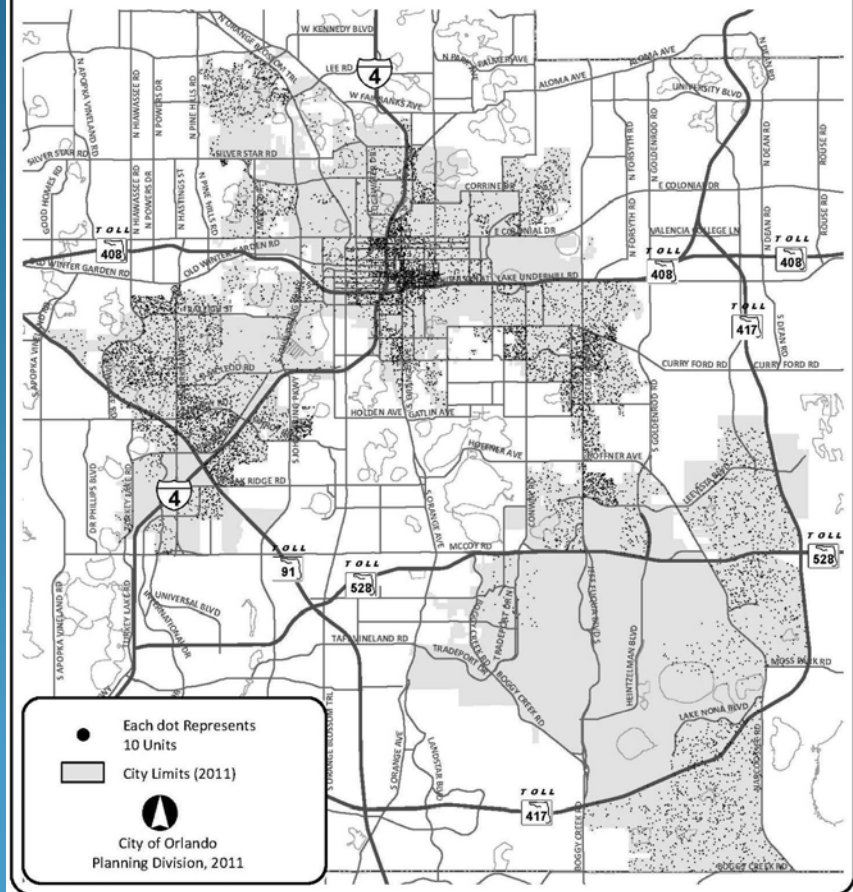
Growth in Single Family Homes in the Southeast Plan area is anticipated to grow from just over 2,300 in 2012 to over 7,926 units over the next 30 years.

# Projected City Multi-Family Growth 2010 to 2040

## Existing Multi Family Unit Distribution April 1, 2010

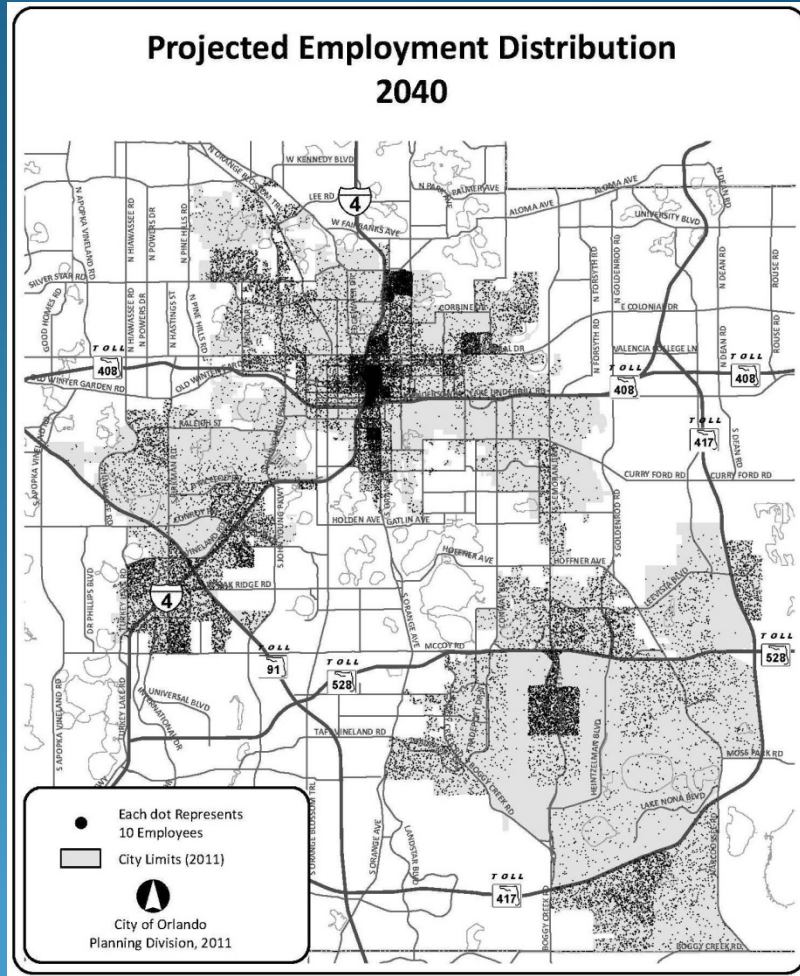
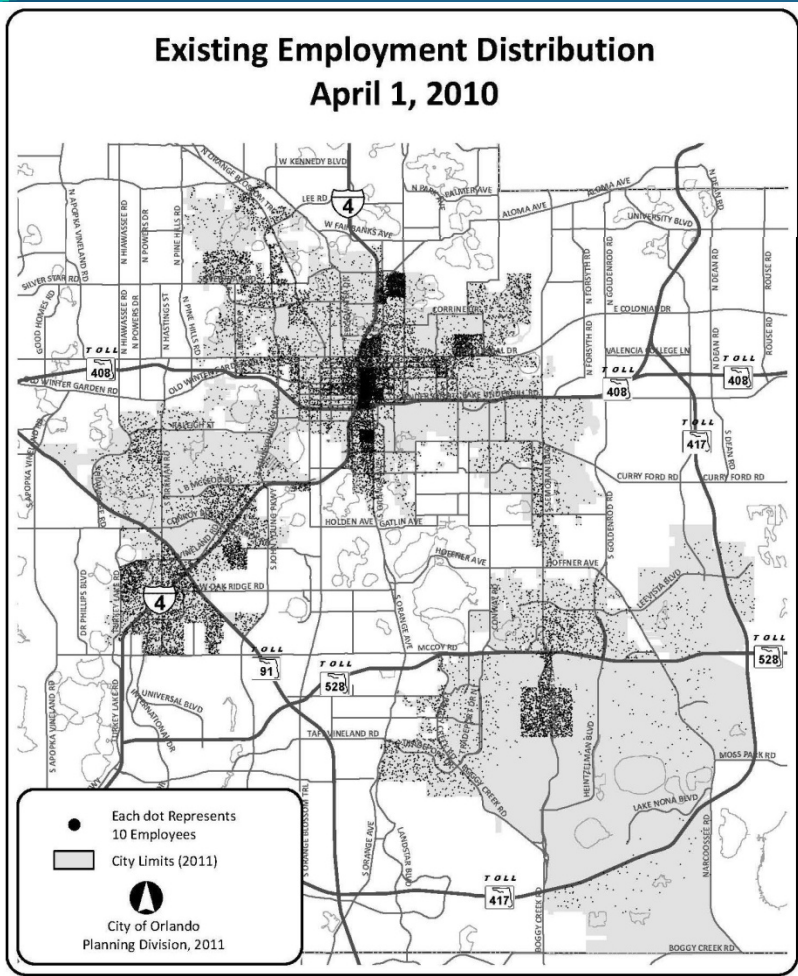


## Projected Housing Unit Distribution Multi Family Units 2040



Growth in Multi-Family Units in the Southeast Plan area is anticipated to grow from just over 2,000 in 2012 to over 12,600 units over the next 30 years.

# Projected City Employment Growth – 2010 to 2040



Southeast Orlando including the areas immediately surrounding the airport and including Medical City will experience substantial employment growth by 2040 – employment population is projected to increase from just over 66,000 today to over 110,000 in 2040 (an increase of +148%).

The image features a solid blue background with a wavy, light blue gradient at the top. The word "Questions?" is centered in a white, sans-serif font.

Questions?