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

- 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 Greeneway.
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) – 3rd 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
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.
Hierarchy of Mixed Use Centers

Town, Village & Neighborhood Centers
Airport Support Districts (High and Medium Intensity)
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)
Poitras 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

Achieved Block Form & Street Frontage Requirements
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
Lake Nona South – Medical City

Sanford-Burnham Institute for Medical Research

175,000 square feet

Opened in 2009
Lake Nona South – Medical City

UCF Medical School

Sanford–Burnham Institute
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
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
- 1st 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 High School
  - 345,948 square feet
  - Opened 2009
Other Notable Projects/Buildings

- Lake Nona Middle School
- 156,058 square feet
- Opened 2011
Other Notable Projects/Buildings

- Valencia College
- SPMP Approved for 1st Phase – 83,000 square feet
- Ultimately, up to 250,000 square feet
- 1st Phase Opened 2012
Other Notable Projects

- Poitras Planned Development (PD)
- Directly south of Lake Nona – Medical City
- PD currently being reviewed
- Ultimately, up to 4,800 residential units and 2.4 million square feet of office, retail and industrial
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
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.
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.
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.
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%).
Questions?