Chapter 2

A Vibrant, Livable, and Inclusive Community

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"Orlando is a splendid exemplification of the term 'City Beautiful.' It is nestled in a cluster of picturesque lakes and dense groves. The City abounds in palms, roses and poinsettias, and many streets are arched perfectly with great spreading oaks and hanging Spanish moss. Its advantages as a place to live are unsurpassed. Orlando, however, is not only a residential or resort community but is a rapidly developing business center and as such its activities continue the year round."

– **City of Orlando's 1926 Plan**

CHAPTER INTRODUCTION

To grow as a vibrant, livable, and inclusive community we must ensure that new development continues to contribute to and create lively places. We must provide residents of all incomes, ages, and abilities the things they need to live healthy lives including a wide variety of housing, transportation, recreation, cultural, and economic opportunities. And we need to continue to preserve and create new neighborhoods that exemplify Orlando as the "City Beautiful". The framework and building blocks for doing so are contained in this Chapter.

The **Future Land Use Element** provides policies aimed at ensuring a high-quality living environment by encouraging compatible land uses and appropriate land use transitions, protecting the natural environment, and providing facilities and services that meet the social and economic needs of the City. We understand that Orlando is made up of many different neighborhoods and districts, each with its own unique character. Together, they make up our community. This element gives us guidelines for how to develop and improve these areas, keeping their unique qualities intact, revitalizing areas in need, and making room for growth in a way that fits with our collective vision.

The purpose of the **Housing Element** is to make sure everyone, no matter their income, has a safe and healthy place to live. It sets out policies to encourage different types of housing throughout the City. This element also aims to make neighborhoods more pleasant, offering different kinds of homes to choose from, making the housing market fairer, and making the process of getting housing more efficient. The Housing Element of the City of Orlando gives us the principles, rules, and strategies we need to make sure there's plenty of good housing for everyone who lives here, as our population grows and changes.

The **Preservation & Design Element** provides a clear direction for preserving historic resources, promoting quality development, and creating vibrant spaces that enhance quality of life. The main goal is to maintain and enhance Orlando's unique character for the enjoyment of residents, businesses, and visitors alike.

The **Parks, Recreation & Open Space Element** establishes guidelines for parks and open space areas to meet current residents' needs and anticipate future recreational demands as the City grows. With increasing population density, the availability of land for park expansion diminishes, even as the demand for parks continues to rise. Beyond offering leisure activities, well-maintained parks and recreation programs generate economic advantages by boosting tourism and revitalizing communities, all while fostering safer and more attractive neighborhoods. Moreover, parks and open areas contribute to sustainability efforts by conserving natural resources and combating the urban heat island effect. Access to recreational opportunities promotes healthier lifestyles and enhances the mental and physical well-being of both residents and visitors alike.

The **Cultural Arts Element** contains policies and strategies to articulate the importance of, and promote opportunities for, the arts in Orlando. The goal is to help foster a civic environment where artistic expression and cultural diversity can flourish, where the influence of arts on the local economy is recognized, and where local government and City leaders legitimize the arts as an essential component of civic support, funding, and decision-making. Arts and culture help to

create a more livable city, stimulate the local economy, enhance the urban environment, celebrate the natural environment, engage a wide spectrum of citizens, and empower neighborhoods.

Finally, the **Property Rights Element** is intended to ensure that private property rights are considered in local decision-making. Local government rules generally create value in property and bring stability to real estate markets. Rules that benefit the public also protect property rights. Transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits people and respects property rights. The Private Property Rights Element provides a policy framework in support of these strategies.

Future Land Use Element

OUR GUIDANCE

- Section 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys
- Chapter 187, Florida Statutes – State Comprehensive Plan
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan
- 2024-2050 GMP Growth Projections Report
- Project DTO & DTO Action Plan

Our Trends:

The Future Land Use Element sets forth the physical plan for future development and redevelopment in the City of Orlando. Its vision is based in part upon an appreciation for the City's past trends and overall philosophy. This element also describes the GMP's development framework, which is based on the concept of Activity Centers linked by Mixed Use Corridors which support residential neighborhoods.

Orlando's future land use philosophy centers on the neighborhood as the fundamental civic building block. In the more mature areas of the City, the policies of the Future Land Use Element seek to preserve and protect existing neighborhoods. In infill, redevelopment, and new growth areas, the City advocates creating mixed use neighborhoods that seamlessly integrate with Orlando's established neighborhoods and employment districts.

This proactive, neighborhood-oriented approach is manifested in DTOutlook, the Parramore Comprehensive Neighborhood Plan, Creative Village, the Packing District, and the Southeast Orlando Sector Plan, amongst other planning initiatives.

This philosophy goes hand in hand with the City's adherence to, and advancement of, the principles of Smart Growth and sustainable urbanism, which consider the need to attract quality economic development in an effort to create a healthy jobs-housing balance, to protect and enhance natural systems, and to build a livable community.

Sustainability focuses on integrating physical, social, economic, and environmental elements of development in a way that enhances the natural and built environment. In today's terms, sustainable development "adds value" in a meaningful way. This focus requires a more holistic approach to development review and the decision making process. The concepts of sustainability are being instituted through the use of traditional design principles, which are the heart and soul of Orlando's planning approach. Traditional design philosophy focuses on the following elements:

- Development in the form of coherent and compact interconnected districts and neighborhoods with clearly defined centers and edges, and a diverse mix of activities (residences, shops, schools, parks, etc.) is located to minimize the use of the automobile.
- Mixed and multiple use integrated districts provide residential and employment opportunities and a variety of shops, services, eating and drinking establishments, and civic activities that serve the needs of surrounding neighborhoods.
- Diverse, compact (typically no more than one quarter (1/4) mile from center to edge) neighborhoods encourage pedestrian activity.
- Neighborhoods with a wide spectrum of housing options enable people of a broad range of incomes, ages, and family types to live within a single neighborhood or district.
- A balanced transportation system providing equal access to transit, pedestrian, and bicycle mobility reduces reliance on automobiles. Streets laid out as an interconnected network form coherent blocks where building entrances front the street rather than parking lots. Bicycle/pedestrian connections directly connect to nearby uses. Public transit is available and connects neighborhoods to each other, and the surrounding region.
- Public space is celebrated. Civic buildings, such as government offices, community or neighborhood centers, churches and libraries are sited in prominent locations which are accessible to the pedestrian. Open spaces, such as parks, playgrounds, squares, and greenbelts are located at accessible locations throughout a neighborhood.

- Cohesive urban design builds civic pride, enhances community identity, and reinforces the culture of democracy.

WHY ORLANDO ENCOURAGES CONCENTRATED DEVELOPMENT

As the central city of the Central Florida region, Orlando is naturally the major hub of business, government, and culture. Orlando's entire future land use philosophy is designed to encourage urban infill, development, and redevelopment at appropriate densities and intensities, to separate rural and urban land uses, and to discourage urban sprawl patterns, consistent with its role as a central city.

Orlando's development framework is based on the concept of a hierarchy of Activity Centers, interconnected by Mixed Use Corridors (High Intensity & Medium Intensity). This concept has strong impacts on the future pattern of physical development within the City and on the City's ability to efficiently provide services. There are several important reasons to encourage concentrated development in Activity Centers and Mixed-Use Corridors, including:

- By concentrating and encouraging mixed-use development and redevelopment, Orlando can accommodate its anticipated growth through 2050 within the limited land available;
- Encouraging concentration is a fiscally efficient and responsible way of providing facilities and services, especially infrastructure and mobility services;
- The concept of centers of concentration actually implies a diversity of intensity as opposed to a uniform overall intensity;
- Concentrated development of vacant land in new growth areas allows the protection of environmentally sensitive areas without reducing the overall quantity of development permitted.

The Activity Center and Mixed-Used Corridor framework is supported by the goals, objectives, and policies of the GMP. **Figure LU-1 – Standards for Future Land Use Categories** provides density and intensity criteria, minimum land area, allowable uses, and minimum transportation access criteria for Activity Centers and Mixed Use Corridors, as well as other future land categories. **Figure LU-2 – Future Land Use – 2050** displays the future land use categories as applied to properties throughout the City of Orlando. **Figure LU-3 – Activity Centers & Mixed Use Corridors** removes all other future land use categories so that the pattern of centers and corridors can be better understood.

ECONOMIC DEVELOPMENT

As Orlando grows, it faces the challenge of balancing economic progress with preserving its character and quality of life. The City encourages growth that supports its natural and built environment, envisioning a future with a diverse economic foundation, and offering opportunities for all citizens. This includes ensuring a skilled, job-ready workforce equipped to

handle future technological needs and fostering an entrepreneurial climate for businesses, especially small and minority-owned enterprises.

Neighborhoods are the backbone of Orlando, and the City's economic programs focus on investing in residents and local businesses. Orlando's economic development strategy focuses on:

- Neighborhood economic development;
- Small and minority business support;
- Workforce education;
- Infill and redevelopment; and
- Promoting Activity Centers and Mixed Use Corridors.

The City of Orlando offers a wide variety of economic development programs to qualifying companies, but perhaps the most impactful is the Orlando Main Street Program.

Recognizing the important role neighborhood commercial districts play in the overall health of the city's neighborhoods, in 2008, Mayor Buddy Dyer and the Orlando City Council created Orlando Main Streets. With annual financial support, technical assistance and intensive training from the City of Orlando, Orlando Main Street Districts create, define and strengthen our commercial districts in the city.

Each District creates an individual work plan envisioned and implemented by a nonprofit Board of Directors. Orlando Main Streets serve as the economic backbone for the city's existing neighborhoods. Orlando Main Street Districts receive technical assistance and training in the Main Street Four Point™ approach from Orlando Main Streets and Main Street America. In turn, each Main Street organization employs a full-time Executive Director, raises matching funds, incorporates its organization and implements its programs according to an annual work plan.

There are now 12 Main Street or Market Districts located throughout Orlando. Between inception in 2008 and 2024, the following has been achieved:

- Total dollars ($) reinvested in improvements: $2,163,474,450
- Net new businesses: 2,028
- New full and part-time jobs: 13,771
- Volunteer hours donated: 164,966
- Volunteer hour value: $4,179,492

Creating a stable and diversified economy is a priority for Orlando as we accommodate growth and new development. Success focuses on continuing assistance to the economy's small business sector, which comprises the majority of Orlando's employment. Creating these types of partnerships is extremely important in building sustainable communities as it helps to create diversified economies built on unique local advantages that can help to buffer the community from the negative effects of national and international economic trends.

Analysis of Need for Redevelopment

The need for redevelopment of portions of the City arises from three factors: increased intensity of development in order to implement the Activity Center and Mixed Use Corridor concept and to accommodate the anticipated growth of the City, renewal of blighted areas, and elimination or reduction of uses inconsistent with Orlando's character and with the Future Land Use Map Series.

Redevelopment is a critical component of Orlando's strategy for the renewal of blighted areas. The City of Orlando is actively involved in the redevelopment of blighted areas in the areas shown on **Figure LU-4 – Redevelopment Need Areas**, including:

- **Downtown Community Redevelopment Area (CRA).** The DTOutlook, Pathways for Parramore/Parramore Comprehensive Neighborhood Plan, Creative Village, Westcourt, and other similar projects have been undertaken by the Downtown Development Board and the Community Redevelopment Agency (CRA). The CRA is funded by tax increment revenues generated by development in the downtown. This dedicated source of revenue has enabled Orlando to be a national leader in creating public/private partnerships for needed redevelopment. The Downtown CRA is scheduled to sunset in 2042. The City will need to explore alternatives well in advance of the sunset date to ensure continuation of services in Downtown.
- **Downtown South Neighborhood Improvement District (NID)**. The Downtown South Neighborhood Improvement District supports the redevelopment of the vibrant Downtown South neighborhood, an area of approximately 720 acres surrounded by many of the city's historic neighborhoods, lakes and parks. Anchored by the Orlando Health Planned Development, the Downtown South NID works closely with businesses located within the Downtown South Main Street district to plan/program infrastructure improvements.
- **Opportunity Zones**. The Opportunity Zone Program is a federal program that provides tax incentives, including temporary deferrals on capital gains taxes when investors reinvest those gains in qualified Opportunity Funds. These funds are in turn invested in low-income communities from designated census tracts (Opportunity Zones).

The city's role in the Opportunity Zones program is to connect funding with projects, develop an investable pipeline of projects and to leverage these projects to create new opportunities for residents and encourage upward mobility. The city's long-term strategy for success includes layering incentives for specific projects based on compatibility with community goals and creating a development overlay to promote inclusive and equitable growth for existing businesses and residents with the goal of implementing protection from displacement. Twelve of the 427 recommended State of Florida communities designated as Opportunity Zones are locate in the City of Orlando.

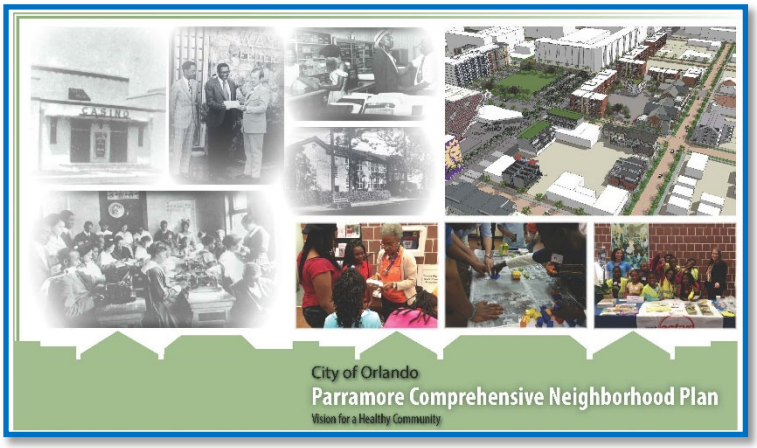
PLANNING INITIATIVES

The City has several signature planning initiatives that have been ongoing for many years. Some areas are near buildout, while others are in early stages of development. These select project reflect the variety of contexts and development patterns that are present in Orlando. Each project included substantial community involvement, representing the culmination of the principles described throughout this GMP.

Project DTOutlook. In 2014, the City of Orlando and the Downtown Community Redevelopment Area (CRA) began a visioning process for downtown called Project DTO. After an extensive outreach process that included a task force, subject area experts, and a social media campaign, the task force prepared a vision document (DTO Vision) and a CRA plan (DTOutlook). Recommendations from Project DTO related to multi-modal transportation, parks and open space, job creation, supporting neighborhoods, and encouraging a signature skyline.

Building on Project DTO, a subsequent action plan (Downtown Orlando Action Plan, also known as DTO 2.0) was initiated in 2022 and nearing completion in 2025 Q1. This plan ensures our streets, civic spaces, mobility options and neighborhoods continue to evolve in ways that make downtown Orlando more vibrant, walkable and welcoming to everyone. Included are action items to further evolve downtown into a place that fosters economic opportunity while creating community in the everyday moments. Where needed, the GMP includes policies to reflect these principles and recommendations. Project DTO is on the City's website at: www.downtownorlando.com/projectdto

Pathways for Parramore/Parramore Comprehensive Neighborhood Plan. The Parramore Heritage area consists of three neighborhoods in the western portion of downtown Orlando. The three neighborhoods, Lake Dot/Arlington Heights, Callahan, and Holden/Parramore, comprise much of Orlando's traditional African American community and are among the oldest areas of the City. The neighborhoods contain a mix of residential, commercial, and industrial areas and are very close to Orlando's Downtown area.



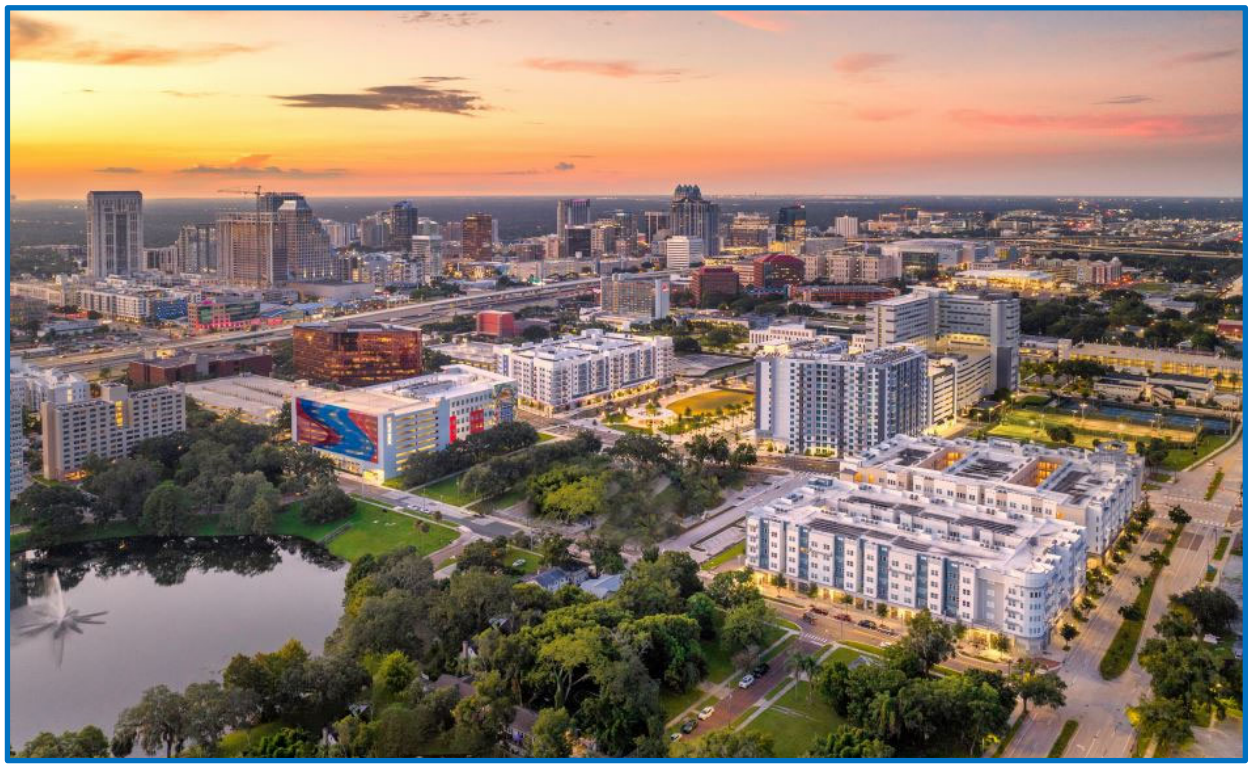
The Parramore Comprehensive Neighborhood Plan (the PCNP) was written in 2015 and funded by a federal grant. The PCNP focuses on creating a healthy, sustainable and vibrant community that prepares for the future while preserving, enhancing, and celebrating the culture and heritage of Parramore. The PCNP is an integral component of the Project DTO – Advancing Downtown Orlando initiative and is also an important continuation and further refinement of the Pathways for Parramore initiative. The Parramore Comprehensive Plan is available at www.orlando.gov/Our-Government/Records-and-Documents/Plans-Studies/Parramore-Comprehensive-Plan.

Creative Village

Situated on approximately 68 acres, Creative Village is a mixed-use, transit oriented, urban infill development in the heart of Downtown Orlando. Once the former Amway Arena site, the development is a "live, work, learn, play" district that supports a mix of uses including higher education, PS-8 education, mixed income residential, student housing, office space, creative studios, retail, hotel, and parks and open space.

The UCF/Valencia Downtown Campus, including the UnionWest student housing project, opened in Creative Village in August 2019 with more than 8,000 students, faculty, and staff. Phase 1 of Creative Village was completed in August 2022 and represents over $700 million in development. Completed projects include 260 mixed-income apartments, 640 student housing beds, 701 market-rate apartments, 176,000 square foot Electronic Arts Orlando Studio, 28,000 square feet of commercial space, and the 2.3-acre Luminary Green Park. This is to serve

approximately 8,000 students, faculty, and staff, approximately 2,500 residents and approximately 1,000 employees. Phase 2 of Creative Village is currently ongoing.



Creative Village Aerial – September 2022

Southeast Orlando Sector Plan

The Southeast Orlando Sector Plan (SEOSP), approved by the Orlando City Council in 1999, is one of the largest urban planning and development projects ever undertaken by the City of Orlando. The area covered by the plan consists of more than 16,000 acres located south and east of the Orlando International Airport (OIA). The Plan specifically encourages the use of Traditional Design standards in terms of planning, urban design, and architecture.

The plan area includes Lake Nona Planned Development (PD) including Medical City and Town Center, East Park, and other neighborhoods and employment centers including the Greater Orlando Aviation Authority's East Airfield PD. **Figure LU-5 - Southeast Orlando Sector Plan** depicts the future land use categories for those properties located in the plan area.

As of 2024, the SEOSP area contained 5,548 single family and 5,804 multifamily units and a resident population of approximately 27,690 people. The SEOSP area also includes 1,404 hotel

rooms and 6.8 million square feet of non-residential space, with an estimated 16,662 employees. Development is ongoing, with buildout projected to occur by 2050. At that point, the expected population will be over 54,300, with approximately 52,800 employees. More information about the SEOSP is available on the City's website: www.orlando.gov/Our-Government/Records-and-Documents/Plans-Studies/Southeast-Sector-Plan.

Southport

The Southport site, located west of the Orlando International Airport, was the former Orlando Naval Training Center (NTC) McCoy Annex which closed in 1993. Since the closure of the facility, parcels within the site have been transferred to the City of Orlando in several phases. In 1996, approximately 200 acres was transferred to the City in which the Villages of Southport residential units were redeveloped. Another transfer consisted of ±70 acres of U.S. Department of Interior Conveyance land, of which approximately 52 acres became the Southport Community Park that was completed in 2002. The City has received about 235 acres since 1999 under an Economic Development Conveyance (EDC). The City demolished the remaining Navy structures. These EDC properties have been offered by the City for redevelopment to build on the previous efforts on completion of the Southport community.

In 2022, the City Council recommended approval for an agreement for purchase and sale, development agreement and Fire Station Lease for the ±126-acre McCoy Annex/Southport. The City selected a developer to purchase and construct a quality residential development on the Southport site.

As part of the Developer's Agreement, the developer is required to construct substantial on and off-site transportation and infrastructure improvements. As of 2024, the development has been approved for 550 residential units to include single-family and townhome units.

Rose Arts District

Rose Arts is a redevelopment plan for ±128 acres of the former Lake Orlando Golf & Country Club site. In 2021, the City Council approved the multi-phased PD development plan for 5,650 dwelling units and 350,000 sq. ft. of non-residential uses. The developer is required to preserve wetlands and conservation areas, set aside 10% for affordable housing, and create a transportation circulator to serve the future population.

Packing District

Led by Dr. Phillips Charities, the Packing District is a ±202-acre infill/redevelopment project located northwest of Downtown Orlando at the intersection of Princeton Street and Orange Blossom Trail.

This project envisions repurposing existing buildings with new uses. It is planned to have 3,500 residential units and more than 1 million square feet of retail and office space. A new 66-acre Community Park has been constructed with amenities which include the new Orlando Tennis Center, 4Roots Farm, bike and walking trails, public park space and preserved wetlands.

Analysis of Flood Prone Areas

An analysis of the proposed development and redevelopment of flood prone areas is provided in the Conservation and Stormwater & Aquifer Recharge Elements. It should be noted that the City of Orlando is not located in a coastal high-hazard area. However, the City of Orlando Fire and Police Departments, along with the various state agencies, Orlando Utilities Commission and Orange County Government, have established a comprehensive emergency management program, including shelters, social services, and communications. This program links the City, Orange County, public utilities, and area law enforcement agencies in times of emergency. Disaster preparedness can be improved with additional training and coordination with other local governments and agencies.

Analysis of Existing Land Use Patterns

The City has produced a Geographic Information System-based Existing Land Use Map (see **Figure LU-6, Parts 1A-D**), which shows generalized existing land uses in Orlando. The data used to create this map is derived from the City Land Use Database (CLUDB).

Figure LU-7 correlates the land use descriptors and generalized future land use categories used in the City's analysis of vacant land and land needed to accommodate projected population. It should be noted that the City's Activity Centers, Mixed Use Corridors, Urban Village, and Airport Support Districts are all mixed use categories in which residential, office, commercial, public, recreational, and institutional uses are permitted and encouraged (residential uses are prohibited in Airport Support District-High Intensity because of aircraft noise concerns).

Figure LU-7: Land Use Category Matrix

Generalized Future Land Use Categories	Specific Future Land Use Map Categories (as shown on the Official Future Land Use Map)	Land Use Analysis Descriptors
Residential	▪ Residential Low Intensity ▪ Southeast Orlando Sector Plan/Urban Village/Residential Neighborhood ▪ Mixed Use/Neighborhood Development	Single Family
Residential	▪ Residential Medium Intensity ▪ Residential High Intensity	Multifamily
Office Mixed Use Corridors	▪ Office Low Intensity ▪ Office Medium Intensity ▪ Office High Intensity ▪ Mixed Use Corridor – Medium Intensity ▪ Mixed Use Corridor – High Intensity	Office
Activity Centers Urban Village	▪ Neighborhood Activity Center ▪ Community Activity Center ▪ Urban Activity Center ▪ Metropolitan Activity Center ▪ Downtown Activity Center ▪ Urban Village/Southeast Orlando Sector Plan Mixed Use Centers	Commercial/Retail Hotel Hospitals
Industrial Airport Support Districts	▪ Industrial ▪ Airport Support District – Medium Intensity ▪ Airport Support District – High Intensity	Industrial
Public/Rec/ Institutional	Public/Recreational/Institutional	Civic/Government
Urban Reserve	Urban Reserve	Vacant Land
Conservation Use	Conservation Use/Resource Protection	Undevelopable Land

Aside from those previously mentioned, the remaining maps in the Existing Land Use Map Series may be found in the following individual GMP elements:

- Historic resources can be found in the Preservation and Design Element (**Figures PD-1 and PD-2**). Orlando has no such resources located on vacant land within its corporate limits.
- Potable water service areas can be found in the Potable Water Element (**Figure PW-5**). Because Orlando is an inland municipality, there are no coastal high hazard areas, beaches, bays, harbors, shores or estuarine systems.
- Drainage basins and aquifer recharge areas can be found in the Stormwater and Aquifer Recharge Element (**Figures SA-5 and SA-6**).
- Lakes, floodplains and wetlands can be found in the Conservation Element **(Figures C-3, C-4, and C-5)**.
- Soil suitability characteristics and their impacts on the use of land can be found in the Conservation Element (see **Figure C-7**). However, because the City of Orlando provides central sewer and potable water service city-wide, all soil types are suitable for development with the exception of wetlands.

There are no active mines in Orlando or adjacent areas. Also, there are no areas within either the City of Orlando or adjacent areas that fall within a designated Area of Critical State Concern.

Summary of Land Needed to Accommodate Projected Population

A detailed analysis of existing land use and growth projections for the City as a whole and further refined by traffic zone can be found in the **GMP 2024-2050 Growth Projections Report**, which was summarized in **GMP Chapter 1 – Vision Statement & Introduction**. The information presented therein is considered an integral component of this Future Land Use Element.

Figure LU-8 provides an estimate of development intensity by existing land use type as of 2024, summarizing the total number of units for residential uses and square footage or room quantities for non-residential uses, mean intensity, and general intensity ranges, and the total acreage for each existing land use category. On mixed use sites, the land use (square footage or number of units) is assigned to the relevant category, while the acreage is assigned to the primary use and is not double-counted.

The City of Orlando is currently 139.84 square miles, or 89,494.87 acres, in size. This is a gross figure, and includes water bodies, wetlands, road rights-of-ways and utility areas. In order to analyze the availability and location of vacant land, the City utilized its Geographic Information System (GIS) and Orange County Property Appraiser data (DOR Use Codes) to identify the amount of vacant land within the City of Orlando by defined parcel. This data has been

summarized in **Figure LU-9**, with developed land and vacant developable land categorized using Orlando's future land use designations.

Figure LU-8: Existing Development Intensity by Land Use Type, 2024

Land Use Category	Gross Acres	Unit Quantity	Mean Intensity	General Intensity Range
Single Family	9,687	45,587	4.71 units/ac.	1 to 8 units/ac.
Multi-Family	4,732	107,379	22.69 units/ac.	6 to 300 units/ac.
Office	1,983	36,982,792	0.43 FAR	0.1 to 6.8 FAR
Retail/Commercial	4,150	33,770,998	0.19 FAR	0.1 to 3.4 FAR
Hospital	636	7,989,953	0.29 FAR	0.4 to 3.6 FAR
Industrial	4,741	53,620,952	0.26 FAR	0.05 to 1.8 FAR
Hotel	647	30,101	46.52 rooms/ac.	22 to 230 rm/ac
Civic/Government (includes airports)	23,874	22,739,962	N/A	N/A

Figure LU-9: Summary of Developed and Vacant Developable Land by Future Land Use Category

Future Land Use Designation	Total Acreage	Total Vacant Acreage	Total Developed Acreage	Percent Vacant Land (%)
Airport Support District – High Intensity	1,081.20	29.86	1,051.33	2.76%
Airport Support District – Medium Intensity	890.17	41.31	848.85	4.64%
Community Activity Center	1,723.76	161.18	1,562.58	9.35%
Conservation (includes lakes)	11,613.96	11,613.96	0	100%
Downtown Activity Center	2,418.60	33.48	2,385.12	1.38%
Industrial	6,327.60	762.23	5,565.36	12.05%
Metropolitan Activity Center	11,412.59	340.63	11,071.96	2.99%
Mixed Use Corridor – High Intensity	137.88	19.80	118.08	14.36%
Mixed Use Corridor – Medium Intensity	554.35	72.38	481.97	13.06%
Mixed Use/Neighborhood Development	464.32	112.01	352.31	24.12%
Neighborhood Activity Center	558.95	49.50	509.46	8.86%
Office High Intensity	54.38	3.75	50.63	6.90%
Office Low Intensity	4,412.23	713.04	3,669.19	16.17%
Office Medium Intensity	3,047.60	127.76	2,919.84	4.20%
Public, Recreational, & Institutional	3,265.15	14.94	3,250.21	0.46%
Residential High Intensity	429.90	11.75	418.16	2.73%
Residential Low Intensity	14,841.32	1,036.70	13,804.62	6.96%
Residential Medium Intensity	14,493.14	771.29	13,721.84	5.32%
Urban Activity Center	3,848.53	264.29	3,584.24	6.87%
Urban Reserve	0.00	0.00	0.00	0%
Urban Village	7,919.25	1,416.46	6,502.79	17.89%
Totals	**89,494.87**	**17,596.33**	**71,898.54**	**19.66%**

Note: *Of the total 89,494.87 acres shown above, a total of 6,930.27 acres (1,118.84 vacant acres and 5,811.42 developed acres) have one of several environmental-related overlay designations, including Resource Protection Overlay, Transitional Wildlife Habitat Overlay, and Wekiva Overlay. As such, those lands may have certain limitations in terms of development or redevelopment.*

As shown in **Figure V-6 – Summary of Resident Population Growth by Subarea from 2024 to 2050 ("Bottom-Up" from Traffic Zones)**, and in the **GMP 2024-2050 Growth Projections Report**, it is anticipated that Orlando's resident population will grow from 332,302 on January 1, 2024 to 495,981 by 2050, an increase of 163,579 people.

To derive the acreage needed to accommodate the projected population, a net density figure of 23.05 persons per acre was used. This figure was determined by dividing the City's January 1, 2024 population by the total amount of developed residentially zoned land in the City (332,302 People/14,419 Acres = 23.05 net people per acre). Based on the average density of 23.05 people per acre, the City would need approximately 7,097 acres of residentially zoned land to accommodate 163,579 people.

This acreage is further refined when densities and occupancy rates are factored in to determine the split between single family and multifamily acreage needed accommodate the population increase of 163,579. Using those factors, the City will need approximately 4,215 single family acres and 2,882 multifamily acres. These "needed" vacant acres will include not only land within residential-only future land use designations, but also in future land use designations which encourage high intensity mixed-use development and redevelopment, particularly Urban Village, Activity Centers, mixed office/residential districts, Airport Support Districts, and Mixed Use Corridors. This analysis is summarized in **Figure LU-10**.

Figure LU-10: Land Needed to Accommodate Projected Population

Housing Type	Land Acres	Units Per Acre	Persons Per Unit	Occupancy Rate	Projected Residential Units	Projected Population Increase from January 1, 2024 to 2050
Single Family	4,215	4.6	2.6	0.975	19,389	49,407
Multifamily	2,882	20	2.2	0.945	54,917	114,172
Total	**7,097**				**74,306**	**163,579**

In reality, this "vacant land" approach is a technique best reserved for rural and suburban counties, because it does not adequately consider high intensity development and redevelopment anticipated within the City's Downtown Activity Center or other high and

medium intensity Activity Centers and Mixed-Use Corridors, where the residential densities will in many cases exceed the assumed 20 units/acre for multifamily uses for the City as a whole. For example, most of the multifamily high-rise residential development that has occurred in the Downtown over the past 15-20 years has been in the 150 to 300 unit per acre range. And in other redevelopment projects outside of Downtown, such as SoDo, Mills Park, Colonialtown, and the Ivanhoe Village area, the densities are typically well over 80 units per acres. Obviously, when redevelopment occurs at such densities, it lessens the number of residential acres needed significantly.

AVAILABILITY OF FACILITIES AND SERVICES

Detailed analyses of the availability of facilities and services to serve the City's existing and anticipated land uses have been undertaken as a critical part of this GMP update, and can be found in the Transportation, Wastewater, Solid Waste, Stormwater and Aquifer Recharge, Potable Water, and Parks, Recreation & Open Space Elements. The analyses in all of these elements are based on the estimated and projected land use data summarized previously and in the 2024-2050 Growth Projections Report. The Growth Projections Report considers vested rights of approved Developments of Regional Impact (DRIs), as well as development orders and other similar approvals for non-DRI level projects.

GOALS, OBJECTIVES, AND POLICIES: FUTURE LAND USE

The following goals, objectives and policies have been developed for the use of local policy makers to help guide and direct the decision-making process pertaining to the arrangement of land uses. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the city will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan.

Proposed text additions are <u>underline</u> and proposed deletions are ~~strikethrough~~.

FUTURE LAND USE GOAL LU-1

To achieve a superior urban form, focused on Orlando's role as the preeminent city of Central Florida and conducive to the most effective provision of services; to promote sustainable community development; to allow Traditional Neighborhood Development as a viable development option; to promote conscientious economic development; to promote QUALITY infill development which strengthens the character of the Traditional City; and to protect sensitive natural areas by directing growth to environmentally appropriate areas.

(Amended July 19, 1999, Effective August 19, 1999, Doc. No. 32220)

Objective LU.1.1 The City of Orlando shall accommodate its projected resident population of ~~376,110~~ 495,981 by the year 20~~45~~50 in a manner which protects the established character of neighborhoods, preserves the existing pattern of the Traditional City and allows for the efficient, orderly and economic growth of newer urbanizing areas. This will be accomplished in part by encouraging the elimination or reduction of uses inconsistent with the community's character and future land uses.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No.1708281201)

Policy LU.1.1.1 In its consideration of land development applications and final development orders, the City shall protect viable and stable neighborhoods from uses not in keeping with their established character and use. The City's Land Development Regulations shall include standards which protect such neighborhoods from uses not in keeping with their established character and use, such as landscaping and buffering requirements, building height and bulk restrictions, and standards requiring setbacks and separation between uses.

Policy LU.1.1.2 The existing land use pattern of employment, housing and commerce in the Traditional City shall be preserved and enhanced. The City's Land Development Regulations shall encourage rehabilitation, revitalization and private investment in the Traditional City by preserving and improving the quality of the urban environment.

Policy LU.1.1.3 The land use pattern of the Post World War II area and newly urbanizing areas shall allow for the efficient, orderly and economic provision of urban services and facilities, and shall promote less reliance on the private automobile as a means of personal transportation. Where appropriate, the City shall encourage the utilization of new urbanist concepts for infill development and redevelopment in the post-world war II era and development opportunities in the newly developing suburban areas of

the City.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.1.4 The official Future Land Use Map Series, which is available at the offices of the Orlando ~~Planning and~~ Economic Development Department – City Planning Division shall govern the use of land in the City of Orlando. Figure LU-2 in this Policy Document is not official and has been included for information purposes only. The policies of this Element and other Elements of this Growth Management Plan shall govern the land use categories included on the Official Future Land Use Map Series. The City's Land Development Regulations shall implement the policies of this Element and other Elements pertaining to land development, subdivision, signage, stormwater management, open space, safe and efficient on-site traffic flow, and needed vehicle parking. Protection of historically significant properties shall be in accordance with the objectives and policies of the ~~Historic~~ Preservation & Design Element (see ~~Historic Preservation~~ Goal PD- 1~~, Objectives 1.1 and 1.6~~ and associated objectives and policies).
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.1.5 Areas shown and assigned future land use categories in the Official Future Land Use Map Series which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses to areas not within the City. Should these areas be annexed, a Growth Management Plan amendment will be required to officially designate them on the Future Land Use Map Series. All annexations by the City of Orlando shall be undertaken in accordance with Florida Statutes.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended April9, 2007, Effective June 28, 2007; Doc. No. 0704091007)

Policy LU.1.1.6 The Official Land Use Map Series shall include the following maps:

- Future Land Use ~~Element~~ Figure LU-~~2~~2 "Future Land Use – 2050 ~~Map~~"
- Future Land Use Figure LU-5 "Southeast Orlando Sector Plan"
- Future Land Use ~~Element~~ Figure LU-~~2B.1~~12 Part 1A "Aircraft Noise Control Zones"
- ~~Future Land Use Element Figure LU-2B.2 "FAA Part 77 Height Contours"~~
- Future Land Use ~~Element~~ Figure LU-~~2B.3~~12 Parts 1B.1 through 1B.3 "Airport Height Zoning Maps"
- Future Land Use Figure LU-12 Part 1C "Orlando International Airport & Orlando Executive Airport – Airport Zoning & Educational Facilities"
- Future Land Use ~~Element~~ Figure LU-~~2B.4~~12 Part1D "Airport Hazards – Proximity to Landfills"
- ~~Future Land Use Element Figure LU-2D "Regional Activity Centers"~~
- Future Land Use ~~Element~~ Figure LU-~~2E~~13 "Downtown School Concurrency Exemption Area"
- Future Land Use ~~Element~~ Figure LU-~~2F~~14 "Street-Level Commercial Use

Areas"

- Future Land Use Figure LU-15 "Narcoossee Road/Lake Whippoorwill Study Area"
- ~~Transportation Element Figure TE-3 "Transportation Mobility Areas for the Transportation Concurrency Exception Area"~~
- Conservation ~~Element~~ Figure C-~~5~~3 "Urban Area Lakes"
- Conservation ~~Element~~ Figure C-~~9~~4 "Floodplains"
- Conservation ~~Element~~ Figure C-~~6~~5 "Urban Area Wetlands"
- Conservation ~~Element~~ Figure C-~~12~~7 "General Soil Associations"
- Potable Water ~~Element~~ Figure PW-~~2~~5 "Potable Water ~~Facilities~~ Service Area"
- Wastewater ~~Element~~ Figure WW-~~2~~8 "Wekiva Waste Water Service Area"

(Amended January 22, 2007, Effective April 9, 2007, Doc. No. 0701221004; Amended December 15, 2008, Effective March 10, 2009, Doc. No. 0812151104; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101; Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.1.1.7 In cases of uncertainty as to the location of future land use boundaries on the Official Future Land Use Map, the following rules of interpretation must apply:

a) **Center Lines as Boundaries**. Where future land use designation boundaries appear to follow center lines of streets, alleys, easements, railroads, bodies of water and the like, they must be construed as following such center lines.

b) **Property Lines and the Like as Boundaries**. Where future land use designation boundaries appear to follow street, lot, property or similar lines, they must be construed as following such lines.

c) **Boundaries in or Adjacent to Bodies of Water**. Where future land use designation boundaries appear to follow shorelines of bodies of water, they shall be construed as following the ordinary high water line. In case of change in the ordinary high water line, the boundaries shall be construed as moving with the change.

d) **Boundaries Adjacent to Wetlands**. When future land use designation boundaries appear to follow the edge of a wetland, they shall be construed to follow Army Corps of Engineers or Water Management District permits, whichever is more restrictive.

e) **Action in Case of Uncertainty**. Where the rules above fail to clarify the status of land in a particular case, the Planning Official shall interpret in such a manner as to carry out the intent and purpose of the Growth Management Plan.

(Amended February 25, 2013, Effective March 25, 2013, Doc. No. 1302251202, Amended August 28, 2017, Effective October 27, 2017 Doc No. 1708281201)

Objective LU.1.2 The City shall maintain, throughout the planning period, its Land

Development Regulations to ensure the protection of natural resources, and to ensure that future growth is coordinated with appropriate topography, soil conditions, and with the availability of facilities and services. Suitable land shall be available for utility facilities necessary to support proposed development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.2.1 The City's Concurrency Management System (CMS) shall provide that proposed development does not cause a reduction in adopted Level of Service standards, and that facilities and services are available concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve proposed development. The CMS shall also provide that utility services to the various land uses are authorized at the same time that land uses are authorized. The City shall designate and maintain a Transportation Concurrency Exception Area and transportation mobility areas ~~(see Figure TE-3)~~ consistent with Objective T.1.8 that meet State criteria and support the provision of more efficient mobility alternatives.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101; Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202)

Policy LU.1.2.2 Growth shall be directed away from natural areas unsuitable for urban development, and such areas shall be protected from urban development through the City's Land Development Regulations in accordance with the policies of the Conservation Element of this Plan.

Policy LU.1.2.3 The City's Land Development Regulations and Engineering Standards Manual shall include standards to protect areas subject to seasonal or periodic flooding from the impacts of land development in accordance with Conservation Element Polic~~ies~~y C.1.3.5 ~~and 1.3.6~~.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103~~)~~

Policy LU.1.2.4 The City's Land Development Regulations shall include standards to protect potable water wellfields from the impacts of land development in accordance with applicable policies of the Conservation, Stormwater and Aquifer Recharge, ~~Element (and in particular Objective 1.8 and Policy 1.8.2 of that element)~~ Wastewater Element, and the Potable Water Element ~~(and in particular Objective 1.1 and Policy 1.1.1 of that element)~~.

Objective LU.1.3 Throughout the planning period, the City shall achieve a compact urban form by maintaining the highest average density and intensity of development in Central Florida. This shall be accomplished in part by:

a. coordinating implementation of the objectives and policies of the Future

Land Use, Transportation, and Capital Improvement Elements; and

b. maintaining the City's Land Development Regulations which include districts and standards which discourage the proliferation of urban sprawl, encourage a compact urban form, encourage the redevelopment and renewal of blighted areas, and provide incentives for infill development.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.3.1 The City's Land Development Regulations shall include districts whose standards encourage the redevelopment and renewal of blighted areas. These shall include Activity Center districts, Mixed Use Corridor districts and other districts permitting medium or high intensity land use. The City's Land Development Code shall ensure compatibility between development sites located within Activity Centers and Mixed Use Corridors and adjacent residential neighborhoods by addressing such issues as building height, bufferyard standards, and parking.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.3.2 The City's Land Development Regulations shall include districts whose standards encourage a concentrated urban form in order to efficiently accommodate its projected resident population. These shall include Activity Center districts, Mixed Use Corridor districts and other districts permitting medium or high intensity land use. The City recognizes that the benefits of a concentrated urban form include efficiencies related to public services, neighborhood protection, energy consumption and environmental protection. The Land Development Regulations shall assist in maximizing the use of the City's transportation system by regulating access on thoroughfares, by controlling the amount of on-site parking available, and by including standards for mass transit facilities and requirements to make such facilities readily available to users.

~~Policy 1.3.3 Reserved.~~

~~*(Amended May 17, 1993, Effective July 8, 1993, Doc. No. 26610; Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)*~~

Policy LU.1.3.43 Throughout the planning period, the City shall maintain, periodically review, and consider amending the Land Development Code, as needed, to allow modifications to the rules, regulations and procedures affecting public and publicly assisted uses and activities throughout the City, subject to findings, standards or conditions which demonstrate specific need and broad public benefit. The City shall also consider amending the Land Development Code to allow modifications for private uses which are clearly temporary in nature and are needed to promote or accommodate economic development activities in designated target areas. The intent of the amendment is to

encourage the efficient uses of public land and services, promote distinctive civic architecture and urban form, reinforce community identity and pride, support economic vitality and recognize the broad public benefit afforded by public uses.

(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.3.~~5~~4 For a proposed development project that exceeds 120% of development of regional impact (DRI) thresholds as identified in section 380.06, Florida Statutes and which is exempt from state and regional DRI review pursuant to state statutes, the City may require the property owner to submit an application for approval of a local development order, if required by state statute. The development order may take the form of a planned development (PD) ordinance, master plan, or other document that is reviewed through a public hearing process. The City may require PD zoning if no alternative zoning designation is determined to be sufficient to address site development, phasing, or for the adequate provision of public facilities. The City shall follow applicable state statutes regarding the approval process for a local development order. Compliance with this policy may supersede requirements to process an Application for Development Approval for Development of Regional Impact (ADA/DRI) specified in any individual Future Land Use Element Policies and/or subarea policies at the sole discretion of the City of Orlando and consistent with Florida Statutes.

(Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.1.3.~~6~~5 For applicants wishing to rescind an adopted development of regional impact (DRI) development order consistent with state statutes, the following criteria shall apply:

1. The applicant shall demonstrate that all mitigation related to the amount of development that exists on the date of rescission has been completed consistent with section 380.115(~~b~~2), Florida Statutes.
2. If the remaining development program exceeds 120% of DRI thresholds, an application for a local development order may be required pursuant to Policy LU.1.3.~~5~~4. If required, the local development order shall be approved prior to, or concurrent with, the rescission of the DRI development order.
3. If a local development order is not required, the City shall have the right to require planned development (PD) zoning if no alternative zoning district is determined to be sufficient to address site development, phasing or the adequate provision of public facilities. The PD zoning application shall be reviewed according to the procedures identified in the Land Development Code (LDC). Regional coordination is not required. If the City does not require PD zoning, the proposed development must meet the standard development review procedures identified in the LDC.

(Amended November 1, 2010, Effective January 18, 2011, Doc. No.1011011101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective LU.1.4 Throughout the planning period, the City of Orlando shall encourage the utilization of Traditional Neighborhood Design (TND) principles through various methods including the Urban Village future land use designation, Future Land Use Subarea Policies, Planned Development zoning, Overlay Zones, Master Plans, and other appropriate mechanisms.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719;Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.4.1 Traditional Neighborhood Design (TND) is recognized as a development option which promotes accessibility, decreases sprawl, reduces energy costs, fosters the creation of a human scale built environment, and allows for a richer and more varied public realm. Where appropriate, TND principles shall be applied to infill development and redevelopment areas to complete and enhance the traditional urban fabric in older portions of the City and to greenfield areas where compact, pedestrian and transit-oriented villages are desired.
(Amended July 19, 1999, Effective August 19, 1999, Doc. No. 32220; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.4.2 The City shall recognize the benefits of the traditional neighborhood development pattern by considering alternative processes and procedures for development that conforms to TND principles. Efficiencies resulting from the traditional neighborhood development pattern may justify expedited permitting, transportation impact fee reductions, greater opportunities for mixed use development, and increased densities and intensities.
(Amended July 19, 1999, Effective August 19, 1999, Doc. No. 32220; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective LU.1.5 Throughout the planning period, the City shall provide policy and program mechanisms which further the principles of sustainability and Smart Growth, including: the protection and restoration of key ecosystems; achieving a healthier and cleaner environment; protecting wildlife and environmentally sensitive natural areas; advancing the efficient use of land and other resources, particularly potable water and energy; creating an excellent education system; creating a variety of housing and transportation choices; encouraging walkable neighborhoods with a mix of uses; fostering a strong sense of place; directing development toward existing communities and infill opportunities; and creating an environment conducive to building quality communities, promoting sustainable economic development, and the creation of jobs.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.5.1 The City shall monitor and implement its GMP, Land Development Code and other portions of the City Code in order to provide for a higher quality of life and development. The City shall monitor necessary community development and land use indicators and report results annually to the Municipal Planning Board.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended April 19, 2004, Effective July 5, 2004, Doc. No. 040419907; Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202)

~~Policy 1.5.2 Reserved~~

~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended July 25,2005, Effective September 12, 2005, Doc. No. 050725901; Amended October 1, 2007, Effective December 25, 2007; Doc No. 071002205, Amended December 15, 2008; Effective March 10, 2009, Doc. No. 0812151104; Amended October 5, 2009, Effective December 19,2009, Doc. No. 0910051101; Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101; Amended October 31, 2011, Effective December 19, 2011, Doc. No. 1110311101; Amended August 20, 2012, Effective September 20, 2012, Doc. No. 1208201204; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202)*~~

Policy LU.1.5.~~3~~2 The City shall promote the utilization of sustainability/Traditional Neighborhood Design concepts through the Southeast Orlando Sector Plan, Baldwin Park Planned Development (PD), the Parramore Heritage Plan area, the Traditional City ~~and Designed Community~~ Land Development Code regulations, and the Mixed Use/Neighborhood Development future land use designation.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.5.~~4~~3 Providing for an efficient transportation system is essential for long-term sustainability. The City shall improve transportation accessibility, air quality and energy conservation by developing a multimodal transportation system, improving transit service, and using an investment approach to transportation funding.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.5.~~5~~4 The City of Orlando shall participate in regional planning efforts , in an effort to address greater-than-local planning issues, to plan for growth in a coordinated manner so as to ensure a desirable regional pattern of development (including the appropriate locations of urban areas and the retention of agricultural and environmentally sensitive lands), to involve the public in visioning and planning for the future, and to reach community-wide consensus on how to address long-standing metropolitan-level sustainability issues.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8,2009, Effective August 25, 2009, Doc. No. 0906081103, Effective October 27, 2017, Doc. No.1708281201)

~~Policy 1.5.6 Reserved.~~

~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8,2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

Policy LU.1.5.~~7~~5 The City shall conduct a thorough review of permitted building materials, examining whether they promote sustainability. The City shall explore ways to improve the existing Building Code. In addition, the City shall continue to promote sustainability by encouraging green building practices.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.5.~~8~~6 New development in greenfield areas and infill/ redevelopment areas, shall be designed and constructed in accordance with the City's established design guidelines and building codes, and using sustainable building materials where practicable. New buildings should support regional traditions and maintain a high level of craft in the process of construction. The choice of building materials shall take into account the Central Florida regions' high humidity and the very real dangers associated with termites.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

~~Policy 1.5.9 Reserved.~~
~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended April19, 2004, Effective July 5, 2004, Doc. No. 04041997)*~~

Policy LU.1.5.~~10~~7 Consistent with Intergovernmental Coordination Element Goal I-2 and its associated objectives and policies, the City shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible, and the City shall seek to encourage the use of elementary schools as focal points for neighborhoods.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended April14, 2003, Effective June 7, 2003, Doc. No. 030414702, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective LU.1.6 Throughout the planning period, and consistent with Smart Growth principles, the City shall develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture and stimulate job creation while preserving and enhancing the natural environment and high quality of life currently enjoyed by local residents and businesses, as well as visitors.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719;Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 12,2012, Effective April 12, 2012, Doc. No. 1203121201)

Policy LU.1.6.1 The City must stimulate and guide development of a vibrant, livable city that nurtures a creative, diverse, and balanced economy for Orlando's citizens, businesses, and visitors. The City shall strengthen and diversify the local economy by developing and facilitating alternative funding and incentive programs to attract, retain and expand targeted businesses, including high technology, medical and biotech companies, digital media and information-

based companies.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719;Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 12,2012, Effective April 12, 2012, Doc. No. 1203121201)

Policy LU.1.6.2 The City shall expand the local tax base by promoting public-private partnerships and actively participating in regional economic development initiatives promoted by the Metro Orlando Economic Development Commission, and the East Central Florida Regional Planning Council's Comprehensive Economic Development Strategy (CEDS) process.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719;Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)

Policy LU.1.6.3 The City shall cultivate an entrepreneurial culture and stimulate job creation by promoting economic development services and programs coordinated through the Economic Development Department and augmented through the cooperation of the community, business groups, economic development partners and other organizations. ~~The City may utilize and/or implement Federal and State incentive programs such as the SBA HUBZone (Historically Underutilized Business Zone), Orlando Economic Enhancement District (OEED), Economic Development Transportation Fund, Orlando Enterprise Zone Program, Qualified Target Industry Program, and/or the Urban Job Tax Credit Program. Additional City programs may include the Business Assistance Program/Team, Not-For-Profit Impact Fee Assistance Program, Small Business Assistance Program, Downtown Retail Stimulus Program, and/or the Minority Women Entrepreneur Business Assistance Program.~~ The City shall actively monitor Federal and State incentive programs to positively react to changes to those programs and to evaluate the efficacy of new programs as they are created.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719;Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)

Policy LU.1.6.4 The City of Orlando is dedicated to encouraging economic development within the context of neighborhood preservation and enhancement. The City of Orlando shall revitalize the historic Parramore Heritage Community through the Pathways for Parramore initiative which focuses on business development, children and education, housing, public safety and quality of life. The City of Orlando shall promote successful urban commercial districts in our neighborhoods through the Orlando Main Street program. The Orlando Main Street Program shall be dedicated to empowering neighborhood business districts to maintain, strengthen, and revitalize their unique physical, economic, historical and cultural characteristics. The Orlando Main Street program shall be designed to give participating neighborhoods a competitive advantage in attracting residents and vibrant businesses and to encourage business revitalization in local commercial

districts.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)

Policy LU.1.6.5 The City of Orlando shall consider a healthy natural environment, a robust park system, and a variety of meaningful cultural facilities and amenities as being central to Orlando's economic development strategy and as a competitive advantage in attracting and retaining family-wage jobs and workers.
(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 090608110; Amended March 12, 2012, Effective April 12, 2012, Doc. No. 12031212013)

~~Policy 1.6.6 In response to the unprecedented economic crisis experienced by the United States, Florida, the East Central Florida region, and Orlando in 2008 and beyond, the City of Orlando has developed Strengthen Orlando, a comprehensive economic action plan designed to sustain our community and to ensure that Orlando remains in position for future growth and prosperity. The City shall implement the Strengthen Orlando economic action plan by:~~
~~1) Connecting residents to vital resources and information through the City's website and other outreach efforts;~~
~~2) Accelerating planned construction and infrastructure projects;~~
~~3) Developing a community-wide strategy to help create and maintain jobs and keep businesses afloat;~~
~~4) Creating or supporting programs to raise awareness of the advantages of local spending and develop innovative opportunities to highlight local and small businesses;~~
~~5) Forging meaningful public and private partnerships and supporting federal and state stimulus initiatives while pursuing opportunities for additional funding; and~~
~~6) Providing residents with aid and short term relief in the areas of housing, health and wellness, childcare and homelessness prevention.~~
~~*(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 12031212013, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Objective LU.1.7 Throughout the planning period, the City shall develop, maintain and refine strategies which ensure that neighborhoods continue to form the basic building blocks of the City; and which offer opportunities for neighborhoods to mature in terms of land use composition, social diversity, and civic involvement.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.7.1 Orlando recognizes that the neighborhood represents the primary building block of the City, and that the health and vitality of existing and new neighborhoods is essential to building a livable, sustainable community. New

development shall be encouraged to incorporate sustainable land use techniques and principles which ensure a strong local economy, produce communities of diverse livable neighborhoods, and conserve and protect the fragile natural and built environment. In every instance, the City shall strive to ensure through design that neighborhoods accommodate the needs of our children and elders by creating accessible places where they will feel comfortable and where a sense of community can be created and enhanced over time.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.7.2 Growth Management Plan amendments, rezones, and development proposals, including infill development and redevelopment, within or adjacent to existing neighborhoods shall be reviewed for compatibility with existing uses and those of surrounding neighborhoods. Neighborhoods shall be protected from incompatible and intrusive land uses which negatively impact the visual appearance and functionality of the established neighborhood.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.7.3 Where possible, existing neighborhoods should be "retrofitted" with neighborhood-serving civic uses (parks, recreation centers, library branches, schools, day care, etc.) which offer opportunities for building community, but which do not unnecessarily dislocate viable existing housing stock.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.1.7.4 For neighborhoods which have multi-jurisdictional boundaries (City, Orange County, other municipalities), the City shall coordinate with the other applicable governmental agency on issues related to land use, urban design, the environment, infrastructure, and civic opportunities. The City shall commit to ensuring an equivalent level of protection for neighborhood residents in other jurisdictions as would normally be provided to City residents.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective LU.1.8 Throughout the planning period, the City of Orlando shall encourage citizen participation in all of its core activities, including policy development, planning, and operations.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.8.1 The City of Orlando shall seek to increase the number of residents who participate or volunteer in various City programs and activities, ensure consistent use of public participation practices, and provide opportunities for citizens to learn how to engage in City government. This shall be accomplished by promoting and expanding volunteer opportunities along with the expanded and creative use of public participation techniques. Specifically, the

City shall:

1. Develop staff training programs on public participation;
2. Develop a public participation tracking system;
3. Continue volunteer promotion and management system;
4. Conduct a City Academy ~~semi-~~annually;
5. Hold regular forums with neighborhoods, civic groups and business groups on topics of interest to the community;
6. Continue school volunteer and partnership efforts; and
7. Expand citizen participation on City boards and committees.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.8.2 Citizen participation in the monitoring, updating and evaluation of this Growth Management Plan shall consist of:

1. Opportunities for review and comment by the general public through public workshops, web-based surveys, and/or other appropriate tools;
2. Review and comment by citizen groups and special interests; and
3. Review by the Municipal Planning Board (the Local Planning Agency) and adoption by the City Council.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.8.3 The City shall include citizen participation in all of its community and neighborhood planning efforts, including development of overlay districts, special plans, redevelopments plans, neighborhood plans, and other similar plans and plan updates.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective LU.1.9 Throughout the planning period, the City shall consider the concept of multi-objective planning and design including common use utility corridors (i.e, water, wastewater, energy, roadways, greeneways, etc.) in its various planning efforts.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.1.9.1 The concept of multi-objective planning and design should be fully integrated into the City's planning and operating philosophy. Dual and multi-use facilities should be encouraged as a way to improve efficiency and to beautify our various public works.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective LU.1.10 Throughout the planning period, the City of Orlando shall discourage the over- concentration of land uses that may have negative secondary impacts in specific areas of the City, and shall continue to encourage true mixed use zones with a variety of land use.

(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy LU.1.10.1 The City of Orlando may establish special zoning districts that among other

things may limit the over-concentration of land uses that may have negative secondary impacts in specific areas of the City. However, such special zoning districts shall continue to encourage a true mixture and variety of land uses within such special zoning districts.

(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

FUTURE LAND USE GOAL LU-2

To promote an intensive mixture of employment, goods and services, and residential uses in Activity Centers; to link high intensity Activity Centers and promote use of mass transportation along Mixed Use Corridors; to promote a wide variety of residential and employment alternatives both inside and outside Activity Centers; and to achieve the highest standards of quality in the urban environment.

Objective LU.2.1 The City shall, throughout the planning period, maintain its Land Development Regulations to provide standards, including minimum and maximum intensity standards, for five classifications of Activity Centers: the Downtown Activity Center, Metropolitan Activity Centers, Urban Activity Centers, Community Activity Centers, and Neighborhood Activity Centers. In order to achieve the desired mixture of land uses within activity centers, the following minimum and maximum percentages of total floor area designated for activity centers on the Official Future Land Use Map Series, except Neighborhood Activity Centers, Community Activity Centers and the Downtown Activity Center, shall be occupied by the uses listed below, by the dates shown:

	2025~~25~~30*		2045~~45~~50*	
	Min.	Max.	Min.	Max.
Residential	10%	25%	15%	30%
Office	10%	25%	10%	25%
Commercial	35%	55%	30%	50%
Pub/Rec/Inst.	5%	20%	5%	20%
Hospitals	1%	5%	1%	10%
Industrial	5%	15%**	5%	10%

* These percentages apply City-wide to activity centers and not on a parcel by parcel basis.

** This percentage applies only in activity centers in which industrial uses are permitted.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.2.1.1 Activity Centers shall be intended to fulfill the following purposes:

a. **Downtown Activity Center** - To provide guidelines for development which strengthen Downtown as the economic, governmental and cultural hub of the Central Florida region, by providing for concentrated residential, commercial, office, industrial, recreational and cultural facilities at a scale which serves the entire metropolitan area, and at the highest intensities to be found anywhere in the region. Pedestrian-oriented streets containing clusters of retailing, personal services, entertainment and eating and drinking are an important attribute of Downtown. The policies and requirements of this Activity Center are intended to retain the character of these areas by ensuring that new development provides active uses on ground floor levels, and other design features conducive to pedestrian activity.
b. **Metropolitan Activity Center** - To provide for large concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities at a scale which serves the entire metropolitan area, and at the highest intensities to be found anywhere outside of Downtown Orlando. A mixture of land uses is specifically intended - Metropolitan Activity Centers composed of a single type of use shall be strongly discouraged. These activity centers are intended for locations where the highest levels of thoroughfare and mass transit service are available, providing access to other metropolitan areas.
c. **Urban Activity Center** - To provide for concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities serving major subregions of the Orlando urban area, and at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where intermediate levels of thoroughfare and mass transit service are available, providing access between metropolitan subregions and complementing the primary arterial transportation system.
d. **Community Activity Center** - To provide for concentrated areas of community-serving commercial, office, residential, recreational and cultural facilities, at higher intensities than in surrounding neighborhoods. Although some Community Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where a combination of intermediate and lower levels of thoroughfare and mass transit service are available, providing access to other activity centers and surrounding neighborhoods.
e. **Neighborhood Activity Center** - To provide for concentrated areas of neighborhood-serving commercial, office, residential, recreational and cultural facilities, at intensities compatible with surrounding neighborhoods. Although some Neighborhood Activity Centers may be composed of a single type of use, a mixture of land uses is specifically

encouraged. These activity centers are intended for locations where lower level thoroughfares and collectors are available, providing convenient access to the surrounding neighborhood.
(Amended May 17, 1993, Effective July 8, 1993, Doc. No. 26610)

Policy LU.2.1.2 Standards for Activity Centers shall be as shown in Figure LU-1. The densities and intensities established in Figure LU-1 for Activity Centers shall not be altered except by amendment of this Growth Management Plan.

Policy LU.2.1.3 The City's Land Development Regulations shall encourage concentrated development in Activity Centers. Activity Centers shall be located and designed so as to create vibrant urban areas, promote convenience, reduce travel distance and conserve energy. To help achieve these objectives, the City's Land Development Regulations shall include standards for granting an intensity bonus in Activity Centers. These standards shall encourage mixed-use development, multi-modal public transit facilities, pedestrian-oriented amenities, high quality building and site design, affordable housing, and other features that foster livability, community identity and civic pride. The City's Land Development Regulations shall also include standards for granting relief from minimum intensity standards in return for contributions to bicycle, pedestrian and transit improvements in the Traditional City.
(Amended June 18, 2001, Effective July 19, 2001, Doc. No. 33873)

Policy LU.2.1.4 As new Activity Centers and Activity Center expansions are considered, the type, size and location of such Activity Centers shall be based upon the existing and planned availability of thoroughfares, mass transit and other public facilities as well as the intended market area for the Activity Center. The following factors shall be considered when designating new Activity Centers or expanding existing Activity Centers:

a. **Location Criteria.** Neighborhood Activity Centers may be located at a single quadrant of an intersection, at multiple quadrants of an intersection, at a "T" intersection, or mid-block near an intersection meeting the minimum transportation access criteria. Within the Traditional City, Neighborhood Activity Centers are considered appropriate at multiple quadrants of an intersection when uses are oriented towards the lower level thoroughfare. Bicycle and pedestrian access shall also be considered in determining the location of Neighborhood Activity Centers.
b. **Spacing Criteria.** The minimum distance between Neighborhood Activity Centers shall be consistent with the criteria identified in Figure LU-1. The minimum distance between Neighborhood Activity Centers may be less than 1 mile in the Traditional City or in Planned Developments where higher population densities exist, and may be greater than 1 mile outside of the Traditional City in areas surrounded by low density residential

development.

c. **Minimum Transportation Access Criteria.** Minimum transportation access criteria identified in Figure LU-1 shall either exist, be in the first three years of the Capital Improvements Element, or be contained in an enforceable development agreement. Activity Center designations are not recommended at locations that exceed the minimum transportation access criteria.

d. **Land Use Compatibility Study**.
   1. The City shall analyze and consider the potential impact of a proposed Activity Center or Activity Center expansion on the character of the surrounding uses, neighborhoods and natural environment.
   2. For future land use map amendments related to the Downtown Activity Center future land use category, the City shall analyze and consider the logical and appropriate boundary of the overall activity center, the potential impact of a down-zoning that may reduce available locations for dense urban development, the proximity to premium transit (SunRail or Lymmo), and compatibility with the goals and principles of the Downtown Community Redevelopment Area Plan.

e. **Transportation Study.** The applicant shall prepare and submit a study demonstrating that the transportation systems affected by the proposed Activity Center have sufficient current and projected capacity to handle the travel demand generated by the increased intensity. When an Activity Center future land use designation is proposed as the initial designation for annexed property, the City shall prepare a transportation study to document the potential impacts of that designation. Transportation studies shall address the following:
   1. The transportation requirements of the Transportation Element;
   2. The level of service requirements of the Transportation Element; and
   3. The minimum intersection standards of Figure LU-1.

f. **Vacant Land Study.** The City shall not approve new Activity Centers or the expansion of existing Activity Centers when the amount of vacant Activity Center land in the market area exceeds the vacant land criteria provided in this policy. The City shall determine the amount of vacant Activity Center land in the market area by preparing a vacant land study. The vacant land study shall identify the total amount of commercial acreage, the amount of vacant developable commercial acreage, and the amount of occupied commercial acreage within the market area.

   The market area for the vacant land study shall be as follows:

Neighborhood AC	1/2 mile
Community AC	1–2 miles
Urban AC	2+ miles
Metropolitan AC	4+ miles

Where a range is allowed, the radius of the market area shall be determined by the Planning Official, whose decision shall be based upon the characteristics of the proposed Activity Center, existing Activity Centers and other proposed or anticipated Activity Centers in the market area. The Planning Official may allow modifications to the boundaries of the market area based upon physical conditions that create logical barriers to potential customers, including water bodies, wetlands and major roadways. The following standards shall apply when reviewing proposed Activity Center designations:

1. *Urban and Metropolitan Activity Centers.* No net increase in Urban Activity Center or Metropolitan Activity Center land shall be allowed if vacant land amounts to more than 25 percent of the total land area within the following categories: Urban Activity Center, Metropolitan Activity Center, AC-2, AC-3, AC-3A and County C-2 and C-3. This standard shall not apply if the total amount of vacant land in these categories is 40 acres or less.
2. *Neighborhood and Community Activity Centers*. No net increase in Neighborhood Activity Center or Community Activity Center land shall be allowed if vacant land amounts to more than 25 percent of the total land area within the following categories: Neighborhood Activity Center, Community Activity Center, AC-N, AC-1, and County C-1. This standard shall not apply if the total amount of vacant land in these categories is 20 acres or less.
3. *Exclusions*. The following may be excluded from the vacant land calculations:
    a. Land devoted to water bodies and retained wetlands;
    b. Land owned by the Greater Orlando Aviation Authority and devoted to aviation-related uses; and
    c. Parcels committed to residential, industrial and public benefit uses under an approved Master Plan or Development of Regional Impact.
4. *Conservation FLU Amendments*. Any proposed amendments to properties with Conservation Future Land Use designation must adhere to ~~FLU~~ Objective LU.2.5 and Policies LU.2.5.1 – LU.2.5.2.

g. **Market Study (Optional).** The applicant may prepare and submit a market study to demonstrate market demand and economic potential for a proposed Activity Center designation. The market study should include data and analysis concerning the existing, planned and approved supply of commercial property within the market area, occupancy patterns and trends, the demand for commercial uses allowed under the proposed Activity Center designation and the demand for the commercial uses specifically proposed.
h. **Waivers of Study Requirements.** The Planning Official may waive the

requirement for a vacant land study or transportation study under any of the following conditions:

1. When a road realignment or other action approved by the City creates a split-zoned lot, non-conforming lot, or other site deficiency.
2. When the property is fully developed with buildings and site improvements and the existing or proposed uses are allowed under the proposed Activity Center designation.
3. When the adopted County future land use designation is Commercial, Neighborhood Center, Neighborhood Activity Corridor, or Activity Center-Mixed Use; or the adopted County zoning is C-1, C-2 or C-3; or the adopted County zoning is PD and commercial uses are allowed under that PD; or the City's conceptual future land use designation is Activity Center and the proposed Activity Center designation is consistent with or less intense than the adopted County future land use designation.
4. When an annexed property meets all of the following criteria:
    a. The total land area is 500 acres or more;
    b. The proposed mixture of land uses would reduce vehicle miles of travel (VMT), create a healthy jobs-housing balance, and promote sustainability;
    c. Official City of Orlando future land use designations have not been adopted; and
    d. Activity Centers comprise not more than 10% of the total land area.

i. **Qualitative Standards**. The City may also consider the following qualitative factors when reviewing proposed Activity Center designations:

1. Whether existing vacant Activity Center land in the market area can accommodate the size, shape, location, visibility and access requirements of the proposed uses.
2. Whether the proposed use is dependent upon proximity to another specific use.
3. Whether opportunities are available to redevelop existing Activity Center land within the market area.
4. Whether opportunities are available to assemble multiple parcels of existing Activity Center land under separate ownership.
5. Whether the proposed designation will encourage reinvestment in deteriorated or underutilized areas, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.
6. Whether the proposed designation will create a compact pedestrian and transit-friendly, mixed-use, identifiable center for the surrounding neighborhood.

(Amended 1992; Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended August 6, 2018,

Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.2.1.5 Activity centers may be expanded in land area, and activity centers of lower classification (e.g. neighborhood or community centers) may be redesignated to higher classifications only by amendment to this Growth Management Plan. Expansion and redesignation of these activity centers shall be based upon the same criteria as for designating a new activity center.

~~Policy 2.1.6 Because the Downtown Community Redevelopment Area, Downtown Activity Center, Metropolitan Activity Centers, Urban Activity Centers, and the Southeast Sector Plan Town Center are intended for very high intensity development, they shall be considered areas highly suitable for increased threshold intensity, and may be designated Regional Activity Centers, as allowed under the provisions of Florida Statutes dealing with Developments of Regional Impact. Downtown, Metropolitan and Urban Activity Centers are depicted on the Official Future Land Use Map. The Southeast Orlando Sector Plan Town Center is depicted on Future Land Use Figure LU-2A. Designated Regional Activity Centers are depicted on Figure LU-2D.~~
~~(Amended August 6, 2007, Effective September 6, 2007, Doc. No. 0708061001;Amended October 31, 2011, Effective December 19, 2011, Doc. No. 1110311101; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201~~

Policy LU.2.1.~~7~~6 The City's Land Development Regulations shall provide for protection of adjacent lower intensity neighborhoods from the impacts of Activity Center development through either significant landscaped bufferyards or compatible transitional uses.

Policy LU.2.1.~~8~~7 A mixture of retail, office, multifamily, civic and public benefit uses is encouraged at major street intersections within Activity Centers. The mixture of land uses is intended to promote variety, interest, and convenience while reducing monotony and over-commercialization.
(Amended July 10, 2000, Effective August 10, 2000, Doc. No. 32960)

~~Policy 2.1.9 Reserved.~~
~~(Amended September 23, 2002, Effective November 14, 2002, Doc. No.020923719, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)~~

Objective LU.2.2 The City's Land Development Code shall provide standards for two classifications of Mixed Use Corridors: High Intensity Mixed Use Corridors and Medium Intensity Mixed Use Corridors. In order to achieve and maintain the desired mixture of land uses within mixed use corridors, the percentage of total floor area within mixed use corridors shall be consistent with the ranges provided for each use and target date listed in the following table:

	2025~~25~~30*		2045~~45~~50*	
	Min.	Max.	Min.	Max.
Residential	10%	15%	10%	20%
Office	10%	15%	10%	15%
Commercial	35%	50%	30%	55%
Pub/Rec/Inst.	5%	15%	5%	20%
Hospitals	1%	5%	1%	8%
Industrial	5%	12%	5%	15%

* These percentages apply City-wide to mixed use corridors and not on a parcel by parcel basis.

(*Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201*)

Policy LU.2.2.1 Mixed Use Corridors are intended to fulfill the following purposes:

a. **High Intensity Mixed Use Corridor** - To provide for concentrated areas of mixed commercial, service, residential and office uses at high intensities extending along and oriented to higher level thoroughfares, recognizing the character of the thoroughfare along which it is located. Public, recreational & institutional uses and conservation uses are also consistent in these areas. A mixture of land uses is specifically encouraged. These mixed-use corridors are intended for locations where intermediate and high levels of mass transit service are available or are programmed.

b. **Medium Intensity Mixed Use Corridor** - To provide for the historic pattern of small-scale, pedestrian-oriented commercial, service, residential and office uses extending along and oriented to thoroughfares and collectors, at intensities compatible with adjacent neighborhoods. Public, recreational & institutional uses and conservation uses are also consistent in these areas. Mixed-use buildings, building sites and block faces are specifically encouraged. This designation is intended for locations where mass transit service is available. This designation is not intended for large-scale, parking-intensive uses when such uses are incompatible with the scale, proportion, intensity and character of the adjacent neighborhood. In order to protect low-density residential neighborhoods from encroachment, this designation shall typically be limited to a maximum depth of one lot, with the edge of the designation located along rear lot lines, rather than streets. Creative building and site design may be required to preclude the need for Growth Management Plan amendments that would expand a mixed-use corridor into adjacent residential areas.

(Amended June 18, 2001, Effective July 19, 2001, Doc. No. 33873)

Policy LU.2.2.2 Standards for Mixed Use Corridors shall be as shown in Figure LU-1. The densities and intensities established in Figure LU-1 for Mixed Use Corridors shall not be altered except by amendment of this Growth Management Plan.

Policy LU.2.2.3 As new Mixed Use Corridors are considered, the type and size of such Mixed Use Corridors shall be based upon the existing and planned availability of thoroughfares, mass transit and other public facilities, as well as the intended market area for the Mixed Use Corridor. The following factors shall be considered when designating new Mixed Use Corridors or expanding Mixed Use Corridors:

a. **Land Use Compatibility Study.** The City shall analyze and consider the potential impact of the proposed Mixed Use Corridor designation on the character of the surrounding uses, neighborhood and natural environment. This analysis shall address the orientation of the proposed uses, access, and the potential for neighborhood intrusion. In order to limit the possibility of adverse impacts to a given community or area, the proposed Mixed Use Corridor or expansion of an existing Mixed Use Corridor must be consistent with surrounding land uses and land use designations. The findings of the staff's analysis shall be considered by the Municipal Planning Board in its deliberations.

b. **Transportation Study.** The applicant shall prepare and submit a study demonstrating that the transportation system affected by the proposed Mixed Use Corridor has sufficient current and projected capacity to handle the travel demand generated by the increased intensity. When a Mixed Use Corridor future land use designation is proposed as the initial designation for annexed property, the City shall prepare a transportation study to document the potential impacts of that designation. Transportation studies shall address the following:
   1. The transportation requirements of the Transportation Element;
   2. The level of service requirements of the Transportation Element; and
   3. The minimum intersection standards of Figure LU-1.

c. **Vacant Land Study.** The City shall not approve new Mixed Use Corridors or the expansion of existing Mixed Use Corridors when the amount of vacant Mixed Use Corridor land in the market area exceeds the vacant land criteria provided in this policy. The City shall determine the amount of vacant Mixed Use Corridor land in the market area by preparing a vacant land study. The vacant land study shall identify the total amount of commercial acreage, the amount of vacant developable commercial acreage, and the amount of occupied commercial acreage within the market area. The market area for the vacant land study shall be 1 to 2 miles. The radius of the market area shall be determined by the Planning Official, whose decision shall be based upon the characteristics of the proposed Mixed Use Corridor, existing Mixed Use Corridors and other proposed or anticipated Mixed Use Corridors in the market area. The Planning Official may allow modifications to the boundaries of the market area based upon physical conditions that create logical barriers to potential customers, including water bodies, wetlands and major roadways. The following standards shall apply when reviewing proposed

Mixed Use Corridor designations:

1. *No Net Increase*. No net increase in Medium or High Intensity Mixed Use Corridor land shall be allowed if vacant land amounts to more than 33 percent of the total land area currently designated Medium or High Intensity Mixed Use Corridor. This standard shall not apply if the total amount of vacant land in these categories is 5 acres or less.
2. *Exclusions*. The following may be excluded from the vacant land calculations:
    a. Land devoted to water bodies and retained wetlands;
    b. Land owned by the Greater Orlando Aviation Authority and devoted to aviation-related uses; and
    c. Parcels committed to residential, industrial and public benefit uses under an approved Master Plan or Development of Regional Impact.
3. *Conservation FLU Amendments*. Any proposed amendments to properties with Conservation Future Land Use designation must adhere to FLU Objective LU.2.5 and Policies LU.2.5.1 - 2.5.2.

d. **Waivers of Study Requirements.** The Planning Official may waive the requirement for a vacant land study or transportation study under the following conditions:
    1. When a road realignment or other action approved by the City creates a split-zoned lot, non-conforming lot, or other site deficiency.
    2. When the property is fully developed with buildings and site improvements and the existing or proposed uses are allowed under the proposed Mixed Use Corridor designation.
    3. When the adopted County future land use designation is Commercial, Neighborhood Center, Neighborhood Activity Corridor, or Activity Center-Mixed Use; or the adopted County zoning is C-1, C-2 or C-3; or the adopted County zoning is PD and commercial uses are allowed under that PD; or the City's conceptual future land use designation is consistent with or less intense than the adopted County future land use designation.
e. **Qualitative Standards.** The City may also consider the following qualitative factors when reviewing proposed Mixed Use Corridor designations:
    1. Whether existing vacant Mixed Use Corridor land in the market area can accommodate the size, shape, location, visibility and access requirements of the proposed uses.
    2. Whether the proposed use is dependent upon proximity to another specific use.
    3. Whether opportunities are available to redevelop existing Mixed Use Corridor land in the market area.
    4. Whether opportunities are available to assemble multiple parcels of existing Mixed Use Corridor land under separate ownership.

5. Whether the proposed designation will encourage reinvestment in deteriorated or underutilized areas, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.
6. Whether the proposed designation will encroach into the adjacent neighborhood.

(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.2.2.4 Mixed use corridors may be expanded in land area, and medium intensity mixed use corridors may be redesignated as high intensity mixed use corridors only by amendment to this Growth Management Plan. Expansion and redesignation of these mixed use corridors shall be based upon the same criteria as for designating a new mixed use corridor.

Policy LU.2.2.5 The City's Land Development Regulations for mixed-use corridors shall include standards for granting an intensity bonus in Mixed-Use Corridors. These standards shall encourage mixed-use development, multi-modal public transit facilities, pedestrian-oriented amenities, high quality building and site design, affordable housing and other features that foster livability, community identity and civic pride. The City's Land Development Regulations shall also include standards for granting relief from minimum intensity standards in return for contributions to bicycle, pedestrian and transit improvements in the Traditional City.

(Amended June 18, 2001, Effective July 19, 2001, Doc. No. 33873)

Policy LU.2.2.6 In order to ensure a mixture of land uses within mixed use corridors as specified in Objective LU.2.2, the City shall monitor changes in the percentage composition of land uses over time within mixed-use corridors. Data presented in the 1998 Evaluation and Appraisal Report (EAR) shall serve as the baseline data. Monitoring shall be conducted as part of the periodic EAR process as required under Florida Statues.

(Amended June 18, 2001, Effective July 19, 2001, Doc. No. 33873)

Objective LU.2.3 The City shall maintain its Land Development Regulations throughout the planning period to provide standards for residential, office, industrial and other uses located outside activity centers and mixed-use corridors.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.2.3.1 Standards for land use categories outside of activity centers and mixed-use corridors shall be as shown in Figure LU-1. The densities and intensities established in Figure LU-1 for land use categories outside of activity centers and mixed use corridors shall not be altered except by amendment of this Growth Management Plan. The intensity of use allowed on land outside of activity centers and mixed use corridors shall be based on:

a. Appropriate topography, soil conditions, and the availability of facilities and services; redevelopment and renewal of blighted areas; elimination or reduction of uses inconsistent with the community's character and future land uses; protection of natural resources and historic resources; and discouragement of urban sprawl;
b. Compatibility with existing development in the area; and
c. The public services and facilities which exist or are available to the location, based upon the policies of the Capital Improvement Element and the City's Concurrency Management System.

Policy LU.2.3.2 In order to protect established medium and low intensity areas from encroachment, and in order to provide appropriate transitions between Metropolitan Activity Centers and surrounding areas, the Office - High Intensity land use category shall be designated on the Future Land Use Map only in locations immediately adjacent to the Metropolitan (including Downtown) Activity Centers.
(Amended June 1992)

Policy LU.2.3.3 Because the exact boundaries of wetlands and other environmentally sensitive areas can only be determined by detailed site analysis, the Planning Official shall be authorized to determine the precise boundaries of Conservation Use areas, Resource Protection areas, and Transitional Wildlife Habitat Overlay areas shown on the Future Land Use Map based on the findings of appropriate environmental studies and analysis without amending this Growth Management Plan.
(Amended February 27, 1995, Effective May 5, 1995, Doc. No.27962-1)

Policy LU.2.3.4 The Resource Protection Overlay Land Use Designation shall be used to identify the locations of all potential environmentally sensitive areas, including the most effective recharge areas, karst features and sensitive natural habitats located within the Wekiva Study Area. Jurisdictional wetlands and other environmentally sensitive areas within Resource Protection Overlay Future Land Use areas shall be subject to the applicable standards of the Florida Department of Environmental Regulation, St. John's River Water Management District, South Florida Water Management District and the U.S. Army Corps of Engineers, as they exist on the date of adoption of this Plan. In addition, all non-jurisdictional wetlands and other environmentally sensitive areas within Resource Protection Overlay Future Land Use areas shall be subject to the requirements of Conservation Policies C.1.4.1 and C.1.7.~~8~~7.
(Amended December 12, 2005, Effective February 28, 2006, Doc. No.051212903)

Policy LU.2.3.5 The Transitional Wildlife Habitat overlay land use designation shall be used to identify the location of environmentally sensitive areas where interspersed

Protected Wetlands and associated upland strands provide habitat for semi-aquatic and wetland-dependent State listed wildlife species (See Conservation Element Policy C.1.4.~~9~~8).
(Amended February 27, 1995, Effective May 5, 1995, Doc. No. 27962-1)

Policy LU.2.3.6 The Wekiva Overlay Future Land Use Designation shall be used to identify and regulate property within the Wekiva Study Area, as defined in the Wekiva Parkway and Protection Act. Development within this overlay shall be subject to the requirements of Conservation Policies C.1.4.1, C.1.7.~~8~~7 and C.1.7.~~10~~8, together with Stormwater and Aquifer Recharge Objective SA.1.11 and associated policies, and all other applicable GMP objectives and policies.
(Amended December 12, 2005, Effective February 28, 2006, Doc. No. 051212903; Amended April 7, 2008, Effective June 24, 2008, Doc. No. 0804071001)

Objective LU.2.4 The City shall maintain its Land Development Regulations throughout the planning period to provide standards which encourage development to achieve a mixture of land uses and an intensity at or near to the maximum permitted by the Future Land Use Map Series so that public services and facilities can most efficiently be provided.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.2.4.1 The City's Land Development Regulations shall include standards for granting a density and/or intensity bonus in Office districts. These standards shall encourage mixed-use development; multi-modal public transit facilities; pedestrian-oriented amenities; high quality building and site design; affordable housing; and other features that foster livability, community identity, and civic pride.
(Amended November 10, 2003, Effective March 1, 2004, Doc. No. 031110705)

Policy LU.2.4.2 In medium and high intensity districts, the City's Land Development Regulations shall include standards for the minimum intensity of development permitted, consistent with the minimum intensity standards of Figure LU-1.

Policy LU.2.4.3 In order to encourage the timely dedication of park land, the City may allow the limited transfer of development rights (up to 50% of the density and/or intensity of the applicable zoning district) from the dedicated parcel to another property within the same Community Park Sector (for properties greater than 15 acres in size) or Neighborhood Park Service Area (for properties less than 15 acres in size), without the need to further amend the City's Growth Management Plan, provided there is a determination by the Planning Official that such transfer will not cause an impact on surrounding properties which cannot be effectively mitigated through building placement, buffers or other means acceptable to the City.

Park land proposed to be dedicated shall be reviewed for appropriateness by

the City's Public Works Families, Parks and Recreation Department, City Planning Division and Real Estate Section. Certain standards shall apply, including the following:

a. **Perimeter Frontage**. Proposed park land shall be surrounded by streets, except where bound by preserved woodlands, wetland areas, lakes, or other significant open space features. In any event, at least 50% of the park's perimeter shall front onto one or more public streets.
b. **Paths/Greenways**. The provision of functional paths/greenways is specifically encouraged. Proposed paths and greenways shall facilitate direct connections between surrounding uses.
c. **Natural Features**. Proposed park land shall be composed of primarily upland/developable property; however, transitional, wetland, and lake areas may be considered if they support valuable or unique habitat opportunities, heritage trees, or some other unique environmental conditions or features.
d. **Location.** Proposed park land shall be located at prominent sites to reflect the importance of the public realm. Properties that terminate vistas from surrounding streets and properties along the shoreline of lakes shall be considered priority locations for park land. Loading and storage areas shall not be located within vistas.
e. **Consideration of Proposals**. The City has the right to accept, decline, or request modifications to any such proposals.
f. **Site Preparation**. Where park land is dedicated to the City, the City may provide for certain site preparation expenses including grading, fill material, temporary seeding/turf, perimeter sidewalks, and other similar features prior to actual development of the site as a park.
g. **Applicability**. These provisions may be applied to properties within the City of Orlando, and are considered especially appropriate for annexed properties.

(Amended March 18, 2002, Effective June 2, 2002, Doc. No. 020318704, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.2.4.4 In order to encourage long term sustainable development practices, the Urban Village future land use designation shall be encouraged and applied to the Future Land Use Map to designate areas subject to an integrated planning process. The application of an Urban Village future land use designation shall reflect the use of planning practices which ensure neighborhoods and communities contain a mixture of land uses that fully promotes multi-modal development options, ensures a realistic jobs-housing balance, provides housing opportunities reflective of the community at large, protects and enhances sensitive environmental areas and incorporates traditional community building practices. The Urban Village future land use designation may include compatible land uses other than those specifically listed as allowable in Figure LU-1.

The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community. The Urban Village future land use designation is specifically intended to provide a means of streamlining the development review process where a Planned Development ~~Development of Regional Impact (DRI) and DRI Development Order~~, a Sector Plan, and/or Master Plan, have already fully accounted for the impacts of development. The designation shall be structured to ensure that the Urban Village and the individual components of the Urban Village are compatible with existing or projected surrounding land uses, taking into consideration environmental constraints, health and safety issues, and the appropriateness and potential impact of the Urban Village on adjacent existing and future land uses.

In order to encourage innovative land use techniques, creative urban design, environmental protection, and the judicious use of sustainable development principles and practices, the following areas may be designated with the Urban Village designation on the Official Future Land Use Map: projects within the Southeast Orlando Sector Plan area, provided the project's master plan and actual development complies with the Southeast Orlando Sector Plan - Conceptual Master Plan Map (Figure LU-~~2A~~5), Future Land Use Goal LU-4 and associated objectives and policies, and applicable development standards; projects within a previously approved Development of Regional Impact; projects within an approved Sector Plan as may be defined in Chapter 163; and areas such as the Baldwin Park PD, where future land use designations and associated impacts have been reviewed and approved through a comprehensive and integrated planning process.

In order to obtain the Urban Village future land use designation, the applicant shall initiate a Growth Management Plan amendment that includes one or more subarea policies which provide structure and detailed development criteria for each individual project. The subarea policy shall address, at a minimum, the following items:

1. fundamental community design principles, standards and guidelines;
2. allowable uses and composition of mix;
3. overall intensities and densities for each Urban Village, and where applicable, for each land use component of the Urban Village; and
4. Minimum transportation requirements to ensure maximum connectivity and appropriate access.

The Urban Village future land use designation shall appear on the Official

Future Land Use Map as a subarea policy boundary, with either future land use designations, land use classifications, or references to site specific master plans or other land use identification techniques consistent with the specific subarea policy establishing the Urban Village. Allowable use types may be shifted within the Urban Village future land use designation or individual components of the Urban Village through an amendment to the project master plan, so long as the change is consistent with the standards and criteria specified in the pertinent adopted subarea policy. ~~For DRIs, uses may only be shifted in conformance with an approved DRI equivalency matrix and the applicable GMP subarea policy, where applicable.~~

Higher densities and intensities may be applied on specific building sites within each component of the Urban Village designation, provided that the relationship to surrounding properties is enhanced through strong pedestrian linkages, appropriate consideration of scale and streetscape, and gross densities and intensities of the entire Urban Village remain within the range of densities/intensities specified in the required subarea policy.

The City shall designate environmentally sensitive lands within the boundaries of the Urban Village as Conservation Use, Resource Protection Overlay, and/or Transitional Wildlife Habitat Overlay, consistent with the goals, objectives and policies of the City's Growth Management Plan. ~~In addition, all environmentally sensitive lands identified in an Application for Development Approval (ADA) and/or DRI Development Order/Map H as Conservation, Preservation, or Mitigation, shall be designated Conservation Use on the City's Official Future Land Use Map.~~ Any proposed shifting of allowable land uses shall not result in additional significant and adverse impacts on environmentally sensitive lands as identified on the Official Future Land Use Map and in the Conservation Element.

Impact Study. For any proposed change to an Urban Village which would increase the maximum development capacity, the applicant shall be required to provide an analysis to determine whether the projected traffic associated with the change would have significant and adverse impacts on the surrounding road network ~~as defined in Chapter 380, F.S~~. Any such proposed change which results in greater off-site impacts or potential significant and adverse impacts on adjacent land uses or the surrounding roadway network, shall be reviewed to determine consistency with the Growth Management Plan and to determine if a Plan amendment is necessary.

The Urban Village future land use designation shall be implemented through the following: ~~a DRI Development Order, if applicable and sufficiently specific;~~ the required subarea policy; and rezoning to Planned Development (PD), as defined in the City's Land Development Code. Each ~~Development Order~~

~~and/or~~ PD zoning ordinance shall be consistent with the pertinent subarea policy and include an appropriately detailed master plan and development guidelines.

Growth Management Plan Amendments. New development inconsistent with the applicable subarea policy (or in the case of the Southeast Orlando Sector Plan area, Future Land Use Goal LU-4 and associated objectives and policies) shall not be allowed to occur until after a GMP amendment is made effective. At a minimum, a GMP amendment shall be required when:

1. a proposed change would be in conflict with the fundamental community design principles, standards, and guidelines specified in the adopted subarea policy, or
2. a proposed change includes a principal land use not specified in the adopted subarea policy, or
3. the proposed change would be in conflict with the overall intensities and densities specified in the adopted subarea policy, or
4. the proposed change would be in conflict with the minimum transportation connectivity and access requirements specified in the adopted subarea policy.

Urban Village/Planned Development (PD) Zoning Ordinance Amendments. Alterations to an approved Urban Village PD shall be classified as either substantial or non-substantial, and if substantial shall require an amendment to the PD zoning ordinance. The following criteria shall be used to identify a substantial amendment:

1. A change which would include a principal land use not previously permitted under the approved PD zoning ordinance and/or applicable GMP subarea policy(ies).
2. A change which would alter a land use type adjacent to a property boundary, except when it is (i) a reduction in density or (ii) a reduction of intensity of approved residential development, unless the reduction locates a residential use adjacent to an incompatible land use;
3. An alteration which would increase the size of an Activity Center, Town Center, Village Center, or Neighborhood Center.
4. A proposed change which would increase the land use intensity within the Urban Village PD without a corresponding decrease in some other portion of the PD and which results in greater off-site impacts or potential significant and adverse impacts on adjacent land uses or the surrounding roadway network.

All proposed alterations to the Urban Village PD shall be reviewed on a case-by-case basis to determine whether the alteration is substantial, and to determine if a change to the PD zoning ordinance is necessary. The determination of a substantial or non-substantial alteration shall be made

by the City Planning Official. If an applicant disagrees with the Planning Official determination, the issue may be presented to the Municipal Planning Board and ultimately the City Council for resolution.

Alterations to the Urban Village PD determined to be substantial must be accompanied by plans and support data as specified in the Land Development Code for review by the Municipal Planning Board with a public hearing for final action by the Orlando City Council.

Alterations necessary to accurately reflect the location of schools, parks, libraries, public safety facilities or other small scale public facilities shall be considered non-substantial.

All non-substantial alterations to an Urban Village PD, except those specified in the PD zoning ordinance as a minor administrative modification, must be submitted and approved by the City Planning Official through administrative review.

The provisions specified in this policy and/or any future subarea policies related to individual Urban Villages shall work in conjunction with all other applicable GMP objectives and policies and shall not supersede such policies.

In all land use categories, the Planned Development (PD) zoning classification shall be encouraged, and may include, as secondary uses, compatible land uses other than those specifically listed as allowable in Figure LU-1.
(Amended September 11, 1995, Effective November 27, 1995, Doc. No. 28770; Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.2.4.5 In Planned Developments and Master Plans with multiple building sites, conformance with the City's minimum and maximum density and intensity standards may be calculated using the total acreage of each future land use designation. This policy shall only apply to property within medium and high intensity future land use designations, including activity centers and development within the Florida Hospital DRI. Transfer of density and intensity between Future Land Use designations is not allowed by this policy.

This policy is specifically intended to allow flexibility in site design, encourage intensive development consistent with Objective LU.2.4, and ensure that the land use components of Planned Developments and Master Plans are compatible with surrounding land uses, taking into consideration such factors as environmental constraints, health and safety issues, and the appropriateness and potential impacts of the Planned Development or Master Plan on adjacent land uses.

Any proposed change to an approved Planned Development or Master Plan which would increase the land use intensity within the Planned Development or Master Plans without a corresponding decrease in some other portion of the Planned Development or Master Plan and which results in greater off-site impacts, shall be reviewed to determine consistency with the Growth Management Plan and to determine if a Plan amendment is necessary.
(Amended December 12, 1994, Effective February 17, 1995, Doc. No. 2810; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206)

Policy LU.2.4.6 The Mixed Use/Neighborhood Development designation is intended to fulfill the following purposes:

To provide for well planned communities of mixed residential uses supported by neighborhood-serving commercial, office and institutional uses. A mixture of land uses is specifically required. However, the predominant land use type is residential. The Mixed Use/Neighborhood Development designation is intended for newly developing areas which are suitable for urban development, under unified control for master planning, and can be served by a hierarchical network of arterial, collector and local streets. The Mixed Use/Neighborhood Development designation is intended to create identifiable neighborhoods units which conform to high standards of urban design and livability; and when combined with other neighborhood units of similar quality and composition, form a distinctive community.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No.27962)

Policy LU.2.4.7 Standards for the Mixed Use/Neighborhood Development designation shall be as shown on Figure LU-1. The densities and intensities established in Figure LU-1 for Mixed Use/Neighborhood Developments shall not be altered except by amendment of this Growth Management Plan. Location standards and criteria for land use compatibility are outlined below. Additional urban design standards shall be incorporated into the Land Development Code.

Lands within the Mixed Use/Neighborhood Development Designation shall be allocated as follows:

Residential Uses. Residential Uses are the predominant land use under this designation, and may occupy between 10% and 95% of the designation inclusive of road rights-of-way, utility easements, and other public infrastructure. In order to achieve a variety of housing types, higher densities may be applied on specific parcels within neighborhood units, provided that the gross residential density of the residential portion(s) of the entire development remains less than or equal to 12 units per acre. The applicant may utilize any of the following Residential Use districts: R-1AA, R- 1A, R-1N, R-1, R-2A, R-3A, H and R-3B.

Non-Residential Uses. The non-residential components of each individual Mixed Use/ Neighborhood Development community shall conform to the standards of one or more of the following districts: AC-N, O-1, P, C, H and/or R/P. The gross acreage of the neighborhood-serving commercial component (AC-N and/or O-1) of each Mixed Use/Neighborhood Development community shall be sized in proportion to the gross acreage of the entire Mixed Use/Neighborhood Development site. The maximum contiguous area of any neighborhood-serving commercial area shall not exceed 10 acres in size. Depending on the size of the MU/ND designation, the neighborhood-serving commercial acreage may be divided. The applicant is specifically encouraged to place commercial areas within a reasonable distance from each neighborhood unit. The appropriate form and placement of the neighborhood-serving commercial area shall be determined at time of Master Plan Review.

Public Benefit Uses. Because public benefit uses and open space areas are essential components of any livable neighborhood, the land allocated to such areas must equal or exceed 5% of the total useable land area of the Mixed Use/Neighborhood Development community, not including public road rights-of-way and conservation easements unless bikeway and pedestrian facilities are collocated.

Conservation Uses. No set percentage shall apply, as each Mixed Use/ Neighborhood Development site will be unique in its environmental character. However, all Protected and retained wetlands (Wetland Preservation Areas and Wetland Mitigation Areas) shall be designated with the Conservation Use future land use designation and shall be protected in accordance with the City's adopted Future Land Use Element and Conservation Element objectives and policies.

The PD zoning classification may also be utilized within a Mixed Use/Neighborhood Development, so long as the land use allocation (composition of mix) and density provisions specified in this policy and in Future Land Use Element Figure LU-1 are satisfied.
(Amended September 11, 1995, Effective November 27, 1995, Doc. No. 28770)

Policy LU.2.4.8 As new Mixed Use/Neighborhood Development designations are considered, the type and size of such Mixed Use/Neighborhood Development designations shall be based upon the existing and planned availability of public facilities. New mixed use/neighborhood development designations shall be based upon the following criteria:

a. The project shall be under unified or joint ownership or control and master planning shall be required. The Mixed Use/Neighborhood Development

designation shall be developed on contiguous lots or tracts comprising a development site which is no smaller than one hundred twenty five (125) acres. The site must be divided into smaller neighborhood units ranging between 30 and 90 acres in size. The site area of each neighborhood unit may vary somewhat depending on the physical characteristics of each individual development site, taking into consideration site specific environmental opportunities and constraints. Appropriate configurations for proposed neighborhood units shall be determined at the time of Master Plan Review.

b. An analysis of topography, soil conditions, and protection of natural resources and historic resources;
c. An analysis demonstrating how the district will support orderly development and the discouragement of urban sprawl;
d. Compatibility with existing and planned development in the area; and
e. Availability of public facilities and services based upon the policies of the Capital Improvements Element and the City's Concurrency Management System.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.2.4.9 In the Mixed Use/Neighborhood Development designation, the master plan shall include:

a. A detailed land use program, including a master plan-land use map, a land use program chart indicating acreage, square footages, and residential units by tract and/or parcel, including a summary by neighborhood unit and by total project. The acreage of institutional uses, conservation use areas, stormwater facilities/lakes, and open space areas shall also be included on the land use program chart. The land use program must indicate a phasing schedule by neighborhood unit, tract, and/or parcel.
b. The provision of neighborhood serving institutional uses, including parks, schools, and support services in accordance with adopted level of service standards;
c. A hierarchical roadway, bikeway, and pedestrian system providing an interconnected network of collector and local streets, including the general location and width of road rights-of-way. The system must incorporate bicycle and pedestrian paths, ensuring adequate accessibility within and between neighborhood units, and to provide convenient access to neighborhood serving commercial and institutional use areas.
d. A plan for the protection of natural resources, including a narrative description and graphic depiction of the means by which natural and historic resources will be protected;
e. The incorporation of design techniques which provide for a distinctive identity for each neighborhood unit, and for the community as a whole.

Conservation Use areas, when present, must also be incorporated into the design of the neighborhood unit in such a way that the integrity (function and quality) of the natural resource is not compromised, but which allows the resource to become an integral component of the neighborhood unit as a visual amenity. As each Mixed Use/Neighborhood Development site is physically unique, appropriate design techniques and/or methods shall be determined at the time of Master Plan Review.

~~f. Designed Community - The applicant is encouraged, though not required, to incorporate the design standards outlined in Designed Community, Land Development Code, Section 62.637, where applicable.~~

(Amended October 17, 1994, Effective January 4, 1995, Doc. No.27962)

~~Policy 2.4.10 Reserved.~~

~~*(Amended September 11, 1995, Effective November 27, 1995, Doc. No. 28770; Amended March 20,2023, Effective April 20, 2023, Doc No.2303201208)*~~

Policy LU.2.4.~~11~~10 The City of Orlando shall, throughout the planning period, maintain and implement the Aircraft Noise and Land Use Control Zone Map (Future Land Use Element Figure LU-~~2B.1~~12 Part 1A) and concept in Land Development Code Chapter 58, Parts 2R and 2S, which incorporate noise control/sound level reduction standards. The City shall maintain and implement the processes for public disclosure of potential noise impacts, and avigation easement and waiver requirements in the Land Development Code.

In further compliance with Chapter 333, Florida Statutes, the City shall regulate airport hazards and uses of land in the vicinity of its airports by maintaining and implementing the ~~FAA Part 77 Height Contours~~ Airport Height Zoning Map (Future Land Use Figure LU-~~2B.2~~12 Part 1B), the Airport Zoning & Educational Facilities Map (Future Land Use Figure LU-~~2B.3~~12 Part 1C), and the Airport Hazards – Proximity to Landfills Map (Future Land Use Figure LU-~~2B.4~~12 Part 1D) established for the Orlando International Airport and Orlando Executive Airport. Associated standards shall be maintained and implemented through the City's Land Development Code throughout the planning period.

(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 3132; Amended June 8,2009, Effective August 25, 2009, Doc. No. 0906081103)

~~Policy 2.4.12 The City's Land Development Regulations shall establish maximum densities for Planned Developments that have a Residential future land use designation.~~

~~*(Amended November 10, 2003, Effective March 1, 2004, Doc. No.031110705)*~~

Objective LU.2.5 The City of Orlando shall, throughout the planning period, act to protect environmentally sensitive areas that are contained within the Conservation Future Land Use designation, such as wetlands and uplands. The City shall provide standards for properties that request to amend a Future Land Use

designation from Conservation to another designation. These standards shall act to protect and maintain environmentally sensitive areas within the City of Orlando. The purpose of this section is to maintain open space in City, protect ground water recharge areas, protect wetlands and maintain upland areas which are critical habitat areas. This section is required in order to maintain 20% open space City wide, reach the goal of 40% tree cover within the City, protect habitat for species and provide areas for flood relief.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.2.5.1 **Submittal**

Any application to amend the future land use map from the Conservation Future Land Use designation to another Future Land Use designation, such that the total acreage of Conservation would be reduced, shall include the following:

1. An environmental assessment, as described in Conservation Policy C.1.4.1. and all items as further detailed in Land Development Code Section 65.249.
2. ~~A Uniform Mitigation Assessment Method (UMAM) scoring report, as described in the Florida Administrative Code, Section 62-345.~~
3. ~~A tree survey.~~
4. ~~A copy of any relevant permit approvals or applications to the Water Management District and/or Army Corps of Engineers.~~

~~5~~2. If the proposed amendment is larger than one acre, the City may hire an environmental consultant to review the application. An additional application fee shall be assessed to cover the consultant fee.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.2.5.2 **Criteria**

The City shall evaluate proposed amendments from the Conservation Future Land Use designation to another Future Land Use designation to determine the extent to which the proposed amendment continues to maintain the City's goals for open space and protection of environmentally sensitive areas. In order to maintain open space over time, the preferred option is a swap of Conservation areas, rather than a net reduction in Conservation land. Any newly designated Conservation area that is provided as part of a swap and includes preserved or created wetland areas must include a Wetland Management Plan pursuant to Conservation Policy C.1.4.10.

The proposed development site as a whole shall be evaluated to determine the extent to which the site:

1. Maintains, preserves, or enhances connectivity to existing conservation areas on adjacent parcels;
2. Supports unique habitats, environmental features or highly functioning wetland systems as determined by an accepted Wetlands

Assessment;

3. Provides habitat to protected species;
4. Is located within a 100-year floodplain; and/or
5. Provides capacity to reduce flooding in surrounding areas during hurricanes or storm events.

If the proposed amendment would cause the overall development site to fall below the minimum 20% open space threshold defined in Recreation Policy R.1.1.2, or the wetland is a Tier One wetland per Conservation Policy C.1.4.4, the City may require preservation of ~~an equivalent amount of~~ open space ~~in an off-site location within the City limits~~ according to the procedures identified in Chapter 63 of the Land Development Code.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

FUTURE LAND USE GOAL LU-3: SUBAREA GOAL (APPLIES TO ALL SUBAREAS) (SEE INDEX TO FIGURE LU-~~2~~12)

To give specific direction for the form and location of new intensive development, and to preserve and protect Orlando's neighborhoods from encroachment by incompatible uses and intensities.

Objective LU.3.1 **Subarea Objective (applies to all subareas)** Throughout the planning period, the City shall maintain and implement its Land Development Regulations in order to implement activity centers and mixed use corridors, and to preserve and protect the character of its residential neighborhoods.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective LU.3.2 **Subarea Objective (applies to subarea policies S.4.2, S.6.1, S.11.3, S.12.1, S.13.2, S.13.3, S.14.2, S.14.3, S.14.6, S.15.2, S.18.2, S.19.2, S.20.1, and S.25.2~~, and Downtown Subarea Policy 2.3.7~~)** In order to protect the residential character within the subarea policy boundaries, only residential uses shall be permitted. Residential uses shall mean dwelling units and structures used primarily for housing, and customary accessory structures, uses, and utilities associated with the primary residential use. Existing churches and other religious institutions, community centers, civic clubs, or public or private schools and their customary accessory uses, shall be considered permitted public benefit uses and may be continued within existing building sites legally used for these purposes as of the effective date of this policy. Substitution of public benefit uses allowed under this policy or expansion of such existing public benefit uses may be permitted subject to review and consideration as a Conditional Use. The Conditional Use review shall specifically include consideration of the impact of the proposed use on, and its compatibility with, the surrounding residential uses.

(Amended May 17, 1993, Effective July 8, 1993, Doc. No. 26610)

SUBAREA POLICIES (BOUNDARIES SHOWN ON THE OFFICIAL FUTURE LAND USE MAP)

SUBAREA 1 POLICIES

Policy LU.S.1.1 In order to protect surrounding residential neighborhoods from encroachment, this activity center shall not be permitted to expand.

Policy LU.S.1.2 In order to make medium intensity development more compatible with low intensity development, the developer of these sites shall submit their plans for review by the Rosemont Homeowners Association.

Policy LU.S.1.3 Because of the constrained transportation system in the area, the activity center shall not be permitted to expand east of Orange Blossom Trail unless OBT is widened.

Policy LU.S.1.4 The redevelopment of this area will promote a mix of land uses and densities supporting varied lifestyles and needs connected by a robust park system and a multimodal transportation network that provides safe and efficient travel on foot, on bikes or scooters, in transit, or in private vehicles and shall be zoned Planned Development (PD). The PD zoning ordinance shall be consistent with the following principles intended to create a higher density center that blends new mixed-use development, retail, public use, and open space with the existing Rosemont neighborhood fabric and the natural environment of Lake Orlando.

Guiding Principles:

1. **Reinvigorate**. Encourage new urban development, with a variety of residential options not currently found in the neighborhood will serve to enhance the economic vibrancy of the overall neighborhood.
2. **Protection**. Lake Orlando is an important amenity to the entire neighborhood and as such must preserve a significant portion of the site as usable open space accessible to the entire neighborhood.
3. **Form**. Infill development will be designed to create a gradient of density between current neighborhood uses and highest proposed development intensity through height, massing, and articulation of buildings.
4. **Transportation**. Community design must maximize walkability and alternative forms of transportation through the use of multi -use trails, transit and enhanced streetscapes.
5. **Centers**. The community must be designed to have two mixed -use centers: one that is the main commercial hub of the community, located adjacent to Rosamond Drive, and must include public space and a secondary center that is smaller and must be complemented by civic uses and public space. The public spaces must be the organizing elements.

The maximum development program of this area shall be the base development program, and if timing and transportation conditions below are met. may be augmented by Bonus # 1 and Bonus # 2.

Base development program: 1,600 dwelling units and 150,000 sq. ft. of nonresidential uses.

Bonus #1: 2,500 dwelling units and 100,000 sq. ft. of non-residential uses may be approved for a specific parcel master plan after an agreement for a Rosemont neighborhood transit circulator has been reviewed and approved by the City. Such agreement must include a planned route, proposed vehicle type, funding sources, and operating partners. Such agreement must be approved within five years of the effective date of this subarea policy, or approval of this phase shall expire, and no further development may be approved without an amendment to this subarea policy.

Bonus # 2: 1,550 dwelling units and 100,000 sq. ft. of non-residential uses may be approved for a specific parcel master plan after the Rosemont neighborhood transit circulator has been placed into operation. Transit operation must begin within nine years of the effective date of this subarea policy, or approval of this phase shall expire, and no further development may be approved without an amendment to this subarea policy.

In order to implement the guiding principles, the following standards apply:
Matrix. The PD may include a trip equivalency matrix to allow conversion between residential and nonresidential uses for up to ten percent of the allowable units/square footage.
Schools. Dwelling units in Bonus # 1 and Bonus # 2 are subject to the OCPS review process that applies to comprehensive plan amendments and rezonings that is in place at the time of submittal of an application for development. The base development is subject to concurrency.
Phasing. The PD shall identify required studies and analysis that must be submitted prior to approval for development in Bonus # 1, and again for Bonus # 2. If additional impacts are identified, a PD amendment will be required and must identify improvements needed to address those impacts.
Civic Uses. A minimum of 10% of the land area must be civic uses. Open Space. At least 20% of the development site area must be open space that meets the standards of the Wekiva Overlay.
(Amended November 18, 2021, Effective December 9, 2021, Doc. No.2111081202)

SUBAREA 2 POLICIES

Policy LU.S.2.1 In order to protect surrounding residential neighborhoods from encroachment, the activity center, mixed use corridor, and office areas shall not be permitted to expand.
(Amended April 14, 2003, Effective June 7, 2003, Doc. No.030414702)

Policy LU.S.2.2 The residential integrity of the Grant Westmoreland Par neighborhood shall be maintained through the application of the City's Land Development Regulations and maintenance of the residential land use classifications.

Policy LU.S.2.3 In order to protect the single-family residential neighborhood to the north and west, the Residential Medium Intensity future land use designation shall not be permitted to expand. In addition, the maximum permitted density in this area shall be 16 dwelling units per acre. Any development exceeding 12 dwelling units per acre shall be zoned Planned Development (PD) and shall only be developed in accordance with an approved Development Plan.
(Amended March 18, 2002, Effective June 2, 2002, Doc. No.020318704)

Policy LU.S.2.4 To protect residential uses on property adjoining this subarea, nonresidential uses allowed within this subarea shall be restricted to property within this subarea.

Development within the activity center, mixed use corridor and office areas shall provide a logical transition in mass, scale and height between existing residential neighborhoods and proposed development.

Design of proposed development, including streetscape, arcades, landscaping, location of ingress/egress and materials, shall be tailored to create a pedestrian-friendly environment.
(Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103)

Policy LU.S.2.5 The properties within the boundary of this Subarea Policy shall be zoned Planned Development (PD). The maximum development capacity of this area shall be as follows:

- 4,017 seats of religious use (existing);
- 156 unit senior residential tower (existing);
- 350 student school, of which 125 are full time and 225 are part time (existing);
- Up to 532 multifamily residential units; and,
- Other uses allowed by the N-AC Future Land Use category, as well as hotel use, are allowed up to the maximum number of PM Peak Hour trips. Big box retail, drive-throughs and gas stations are prohibited.

The total PM Peak Hour trips for one hour on a typical weekday between 4 and 6 pm are limited to a maximum of 600 trips aggregate for all properties within the boundary of this Subarea Policy. This includes the trips being generated by the existing land uses and trips generated by new development.

Prior to development, each development site shall be reviewed by the Municipal Planning Board (MPB) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

Recreational Amenities. Due to the distance to the nearest City park and because of probable mobility difficulties, any new senior assisted living facility should include some outdoor recreational amenities located adjacent to the building. These may include walking paths, shaded seating with scenic views, raised community garden plots or other amenities suited for their use.
(Amended May 15, 2017, Effective July 6, Doc. No. 1705151204; Amended May 13, 2019, Effective July 5, 2019, Doc. No. 1905131202)

SUBAREA 3 POLICIES

Policy LU.S.3.1 In order to protect the residential neighborhood to the south from encroachment, the office area shall not be permitted to expand.

Policy LU.S.3.2 In order to protect the residential neighborhood to the west from encroachment, the Activity Center shall not be permitted to expand.

Policy LU.S.3.3 Truck access to industrial uses may be permitted only from (i) the east, (ii) the eastern segment of W.D. Judge Drive (to the east of Ferguson Drive), or (iii) the north. Truck access to such used from the south or west side of the area shall be prohibited. Industrial uses must also provide approved traffic-calming measures designed to discourage truck travel on Ferguson Drive and W.D. Judge Drive west of Ferguson Drive.
(Amended February 8, 2016, Effective March 28, 2016, Doc. No. 1602081202)

Policy LU.S.3.4 Because of the need to expand the existing facility, use of the subject site as a residential treatment facility shall be permitted as a conditional use.
(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150)

Policy LU.S.3.5 Because environmentally sensitive lands are an integral part of a healthy natural ecosystem and their on-site preservation is consistent with the principles of the Wekiva Parkway and Protection Act and the Wekiva Overlay District, a minimum of 13.8 acres of undeveloped lands within this policy area shall be set aside within a conservation tract. The following shall also apply:

(a) No stormwater ponds may be included in this subarea.
(b) A continuous 25 ft. wide buffer shall also be maintained around the perimeter of the existing wetland area while a 15 ft. buffer is required around the perimeter of the existing upland area.
(c) Development abutting this conservation area shall be designed to minimize unintended off-site impacts; and, stormwater retention must be designed as a natural amenity consistent with the Wekiva Overlay zoning district requirements.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.S.3.6 The Mercy Drive Vision Plan shall serve as the guiding document to direct the revitalization of the Mercy Drive corridor and abutting neighborhood areas. The plan outlines near-term, mid-term and long-term actions, including programs and projects which shall be considered during annual Capital Improvement Plan and department budget updates over the next 10 years. Funding priorities shall be given to public safety infrastructure projects, traffic calming improvements as well as sustainable community enhancement programs including vocational training, home maintenance and area beautification. Neighborhood-led activities with a focus on local art, expanded local food access, and broad-based community services shall also be encouraged.

Future land use amendments and rezoning changes shall be consistent with key plan design concepts. The City supports development of certain catalyst projects which specifically implement the Vision Plan such as the Community Activity Center, area trail and park improvements and redevelopment of City owned parcels to support quality housing for area residents. Industrial uses shall not be permitted to encroach into existing residential neighborhoods.

Anticipated higher density and intensity development along the Mercy Drive corridor shall respect the character of the abutting neighborhoods through superior design such as architectural transitions to complement and blend into the surroundings. To establish an appropriate transition to minimize visual impacts of building height and bulk and address potential traffic impacts, a neighborhood compatibility study shall be submitted as part of any Master Plan or Conditional Use Permit application that is associated with a future land use amendment or rezoning request.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.S.3.7 In order to encourage the preservation of conservation areas within this subarea, the entire ±71.56-acre site shall be developed at the allowable density/intensity of the Urban Activity Center future land use designation that existed as of September 17, 2019.

As of that date, the site had 15.18 acres of Urban Activity Center future land use designation which allows for a maximum density of 1,518 dwelling units and a maximum intensity of 661,240 square feet. This maximum development program shall serve the entire site within the subarea. In addition, a minimum of 35.93 acres of conservation is required. Although the boundaries may change, no net reduction is allowed except by amendment to this subarea policy.
(Amended July 6, 2020, Effective August 17, 2020, Doc. No. 2007061202)

SUBAREA 4 POLICIES

Policy LU.S.4.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

Policy LU.S.4.2 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Princeton and Smith Streets, only residential uses shall be permitted.

Policy LU.S.4.3 New development in this area shall maintain the prevailing bulk, height, setbacks and general design of the established Traditional City neighborhoods to the north and west.

Policy LU.S.4.4 In order to encourage the most appropriate redevelopment of the area, existing industrial uses that would be prohibited or permitted only by conditional use shall be permitted to continue operation within the Urban Activity Center until such time as the property redevelops. Any such uses shall not be considered nonconforming in the interim. As properties redevelop within the Urban Activity Center, they may develop under the standards of the AC-2 and/or I-P zoning districts.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.S.4.5 In order to protect residential neighborhoods from encroachment, the activity center, office, and industrial areas shall not be permitted to expand.
(Amended August 26, 1996, Effective November 7, 1996, Doc. No. 29583)

Policy LU.S.4.6 To protect residential uses on property adjoining this subarea, nonresidential uses allowed within this subarea shall be restricted to property within this subarea.

Development within the activity center, mixed use corridor and office areas shall provide a logical transition in mass, scale and height between existing residential neighborhoods and proposed development.

Design of proposed development, including streetscape, arcades, landscaping, location of ingress/egress, materials, shall be tailored to create a pedestrian-friendly environment.
(Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103)

Policy LU.S.4.7 New development in this area must be approved by zoning to the Planned Development district. All land in this area must be designated as Community Activity Center on the Future Land Use Map and all new development must be undertaken as a single unified plan of development. Development must include a mixture of land uses, minimize adverse impacts to nearby properties through context-sensitive design and orientation of uses, provide safe and convenient pedestrian connections, and accommodate the private automobile as well as transit.

In order to ensure compatibility with the adjacent residential neighborhood and consistency with the Edgewater Drive Special Plan, a density bonus allowing up to 80 dwelling units to the acre may be approved for the approximately 3.43 acre subarea, but such bonus must be reviewed and approved in accordance with the land development regulations for "Bonuses in Office, Mixed Use Corridor, and Activity Center Districts," as provided at Part 6B, Chapter 58, of the Land Development Code. All nonresidential uses must be oriented towards Edgewater Drive and shall be restricted to Transect Area 6 ("T-6"), as shown in the Edgewater Drive Special Plan. Non-residential floor to area ratio ("FAR") shall be calculated based on the land area of the T-6 portion of the subarea.

A traffic study shall be required as part of any planned development zoning application for the subarea and a traffic mitigation plan may be required depending on the findings of the traffic study. All new development in this subarea shall connect to an onsite master stormwater management system.
(Amended November 3, 2014, Effective December 4, 2014, Doc. No.1411031205)

Policy LU.S.4.8 In order to meet the requirements of the Wekiva Overlay, including Conservation Element Policy C.1.7.~~8~~7, a minimum of 20% open space is required. The area within this subarea boundary is approximately 166 acres in size, which results in a requirement of at least 33.2 acres of open space. Open space for the entire subarea boundary may be clustered within the parcels generally located south of W Princeton Street, east of N John Young Parkway, and west of N Texas Ave.
(Amended July 8, 2019, Effective August 23, 2019, Doc. No.1907081202)

SUBAREA 5 POLICIES

Policy LU.S.5.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor, industrial and office areas shall not be permitted to expand.

Policy LU.S.5.2 The City shall coordinate with the Orange Blossom Trail Community Redevelopment Agency in preparing development and design standards for the Orange Blossom Trail corridor. In order to encourage the most appropriate redevelopment of the area, industrial uses shall be permitted within the Mixed Use Corridor.

Policy LU.S.5.3 In order to ensure compatibility with the adjacent residential neighborhood, development in this subarea must be reviewed and approved as a Planned Development ("PD") zoning district, and each building or phase within the PD must be reviewed and approved as part of a Specific Parcel Master Plan ("SPMP").

Redevelopment in this area should be urban, mixed-use, and embrace the best practices of the Traditional City, and:

a) Potential adverse impacts to surrounding residential properties should be minimized through detailed phasing plans, landscaping, fences and walls, design, and orientation of uses along the perimeter of the site.
b) Recognizing the challenges of using Traditional City design standards for gas station and convenience store uses, the northeast corner of the site may be developed with a pump canopy and convenience store that may meet alternative development standards if approved as part of a PD and a SPMP. All other buildings within this subarea must conform to the Traditional City standards for mixed-use corridor districts.
c) Uses within the Office-Medium Future Land Use Map designation must be limited to those uses typically permitted under the O-2/T zoning district, except that a bank with a drive-through may be allowed at the corner of W. Colonial Drive and Springdale Road if approved as part of a PD and a SPMP.

(Amended July 22, 2013, Effective August 22, 2013, Doc.No.1307221205)

Policy LU.S.5.4 The City will recognize the OBTNext Master and Implementation Plan as the foundation for directing efforts to advance the OBT corridor and surrounding neighborhoods (including Lake Dot, Callahan, Parramore, Rock Lake, Westfield, Lorna Doone, and Holden Heights) as an inclusive, accessible, diverse, and connected corridor. The guiding principles of OBTNext are informed by public outreach, community input, data analysis, and the Safe Neighborhood Improvement Plan. Developers within this area must consider

how to best reflect the plan's guiding principles within their development proposals. These guiding principles are as follows:

- **Transformation** – Encourage improvements that enhance the perception of the corridor as safe, economically vibrant, diverse, and collectively managed and governed;
- **Safety** – Work between jurisdictions to create programs, increase policing and strong code enforcement to reduce crime, improve the character of the area, and make OBT safer for pedestrians and cyclists;
- **Equity** – Advance social justice and health by creating access to jobs, training, affordable housing, local food, and community services. Promote strong and diverse neighborhood growth that provides access to quality open and community spaces to recreate, learn, and live;
- **Growth** – Realize full potential of vacant and underutilized land, enhanced access to housing and jobs, as well as reinvestment in government-owned properties and large, contiguous parcels for future infill development that follow sustainable best practices;
- **Connectivity** – Support physical connectivity in the form of enhanced public transportation and more walkable & bikeable streetscapes and social connectivity by creating linkages among local and regional destinations and a network of businesses, neighborhoods, and local organizations.

West Orlando Sports & Entertainment District - In order to boost economic development and attract people and investment to the OBT area, the City will work with key partners to pursue a redevelopment approach that recognizes the unique character and assets of the area outlined by this Subarea Policy. Key actions for the City and partners to consider include:

- Preserve/repurpose the Parliament House building as part of a mixed use complex along Rock Lake;
- Develop and extend Nashville Avenue as a featured Mixed-Use and Walkable street;
- Leverage the real estate assets on the east side of the stadium to support an employment, food, and entertainment hub;
- Create a linear park along Rock Lake and better access to the lake;
- Support the repurposing of the warehousing uses as complementary entertainment, art, and food service venues.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

SUBAREA 6 GOAL LU.A

To protect the residential integrity of the Parramore Heritage neighborhood from the encroachment of non-residential uses; to improve the physical appearance of the neighborhoods; and to increase the opportunities for

neighborhood-serving retail development which does not encroach upon these residential neighborhoods.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Objective LU.6A.1 The City shall maintain its Land Development Regulations throughout the planning period so as to protect and improve the physical appearance of the residential integrity of the Parramore Heritage neighborhood, and increase the opportunities for appropriately located neighborhood-serving retail development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

SUBAREA 6 GOAL LU.B

To protect the residential areas of the Parramore Heritage neighborhood by encouraging low and medium density residential redevelopment and increased home ownership; to encourage commercial redevelopment in appropriate locations within this neighborhood; and in particular to revitalize the Parramore Avenue Business District to build on the success of the Streetscape project; and to seek ways of increasing community cohesion through enhanced recreational and educational opportunities, such as the provision of a neighborhood school.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Objective LU.6B.1 The City shall, throughout the planning period, protect the residential areas of the Parramore Heritage neighborhood, and increase opportunities for revitalizing the Parramore Avenue Business District through the Community Redevelopment Agency and other agencies.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Objective LU.6B.2 The City shall prepare a long term Vision for the creation of a 21st Century Parramore Neighborhood that is fully integrated and connected into and supportive of SunRail and Downtown Orlando and is built upon the principles of Healthy Community Design. This Vision, contained in the Parramore Comprehensive Neighborhood Plan, shall be implemented throughout the planning period.
(Amended September 21, 2015, Effective November 6, 2015, Doc. No. 1509211203)

SUBAREA 6 POLICIES

Policy LU.S.6.1 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of the neighborhood, and in order to preserve housing opportunities for low and moderate income households, only residential uses shall be permitted. Public, recreational and institution uses may be permitted in this area only on land occupied by existing nonresidential uses (not vacant land).

Policy LU.S.6.2 The City shall coordinate with the Orange Blossom Trail Community Redevelopment Agency in preparing development and design standards for the Orange Blossom Trail corridor. In order to encourage the most appropriate redevelopment of the area, industrial uses shall be permitted within the Mixed Use Corridor.

Policy LU.S.6.3 The City's Land Development Regulations shall protect the residential integrity of the Parramore Heritage area, and increase the opportunities for appropriately located neighborhood-serving retail development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.6.4 The City shall support facade improvements in this subarea in accordance with the Parramore Heritage Urban Design Plan.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.6.5 Because the Holden Neighborhood has suffered from the impacts of expressway development, the City shall support a program of screening and landscaping to buffer residential areas from the visual and noise impacts of the East-West Expressway and I-4 interchange ramps to supplement the recently completed expressway right-of-way beautification project.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.6.6 This portion of Conley Street should be enhanced as the principal pedestrian link between Griffin Park and the rest of the Holden Neighborhood, by adding sidewalks, street trees and a more pedestrian-oriented environment under the Connector Road overpass.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.6.7 The City shall work with property owners and merchants within the Parramore Avenue Business District to resolve existing and anticipated parking problems through municipal/business partnerships.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.6.8 Reserved.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103)

Policy LU.S.6.9 The City of Orlando has determined that the over-concentration of social service uses in the Parramore Heritage Renovation Area has had a negative impact on the area's stability and prosperity. Likewise, the City has determined that the establishment of adult entertainment facilities would further limit the revitalization of the area. In order to protect existing residential areas, encourage reinvestment and promote the fair distribution of social service uses throughout the region, the City's Land Development Code shall include provisions to appropriately limit or prohibit the establishment, expansion, and relocation of such uses within Subarea 6.

(Amended September 23, 2002, Effective November 14, 2002, Doc. No. 020923719; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.6.10 Property not owned by the City of Orlando shall retain the rights associated with, and be subject to, the standards and requirements of the Urban Activity Center future land use designation and AC-2/T zoning district.
(Amended August 6, 2007, Effective September 6, 2007, Doc. No.0708061001)

Policy LU.S.6.11 In order to encourage growth in the retail center along Church Street, no industrial uses shall be permitted in this area.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.S.6.12 ~~The expansion of the Centroplex and arena related uses west of Parramore Avenue shall be prohibited.~~ Reserved.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.S.6.13 Because the 2-block area immediately west of Lake Dot abuts a principal access to ~~the Amway Arena~~ Creative Village and is significantly affected by traffic, noise and other impacts of the ~~arena~~ area, aggregated redevelopment to a high intensity residential use, office use, mixed residential-office-commercial use or similar planned development shall be permitted. Any development or redevelopment shall be limited to a building height of 75 feet, and shall be so designed as to limit vehicular access to Parramore Avenue to one access point and to minimize visual impacts of height and bulk on surrounding neighborhoods.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.S.6.14 The Parramore Comprehensive Neighborhood Plan and its Vision Plan shall be utilized by the City as the foundation for directing efforts to preserve, revitalize, and redevelop the Parramore community. The following actions by the City will be required for the implementation of the Parramore Plan:

(a) **Action Items**. The Parramore Comprehensive Neighborhood Plan outlines near-term, mid-term, and long-term actions. These projects shall be considered by City officials in preparing the Capital Improvements Program, capital budget, and departmental budgets. Special consideration shall be given to those projects that address concerns for public safety, provide safe and affordable housing, and advance the Healthy Community Design Principles to "Promote Social and Environmental Justice" and to "Increase Housing Opportunities."

(b) **Education**. One of the key principles of Healthy Community Design is to "Make Education the Cornerstone of Revitalization." There are two projects that are critical for advancing this principle for the Parramore community.

1. The City of Orlando should collaborate with Orange County Public Schools to assure that the Parramore PS-8 school is designed and

operated to include the fundamentals of a Community School as promulgated by the Children's Aid Society National Center for Community Schools. The Parramore PS-8 community school shall be exempt from the limitations on the establishment or expansion of social service as provided in Subarea Policy LU.S.6.9 and the City's Land Development Code.

2. The City should collaborate and cooperate with the University of Central Florida and Valencia College in seeking the funding necessary to support the development of a downtown university campus in the Creative Village area of Parramore.

(c) **Healthy Community Design**. The Parramore Plan has been developed using ten principles of Healthy Community Design. A series of indicators and measures to be used in evaluating progress toward realizing the principles was developed and incorporated into the Plan. Using selected measures, the City should prepare a baseline assessment by 2016. The assessment should be updated periodically and include recommended adjustments to the Parramore Plan as necessary to better achieve the Healthy Community Design principles.

(d) **Parramore Zoning Overlay**. The City shall consider adopting a zoning overlay district as a means of implementing the Parramore Plan. The zoning district may:

1. Include design guidelines and development standards to encourage a compact urban form, enhance economic vitality and promote housing and income diversity within the Parramore community.
2. Allow residential development within the I-G zoning district at a maximum density before bonuses of 40 dwelling units per acre.
3. Expand the area where the Medium and High Intensity Mixed Use Corridor future land use categories may be utilized.
4. Address the opportunities afforded by the UCF Downtown Campus and Orlando City Soccer Club stadium while also protecting the historic neighborhoods in the Parramore community. The zoning overlay district is intended to advance revitalization of the Parramore community by emphasizing pedestrian scale, active ground floor uses, active outdoor spaces, and advancing the principles of Healthy Community Design. The design guidelines shall encourage mixed income and affordable housing in proximity to transit and jobs as well as improve transportation connectivity through improvements to vehicle, pedestrian, transit, and bicycle facilities.

(e) **Catalyst Projects**. The City should assemble a development team consisting of key staff members and community partners to develop a comprehensive strategy for marketing and incentivizing the development of the "catalyst projects" recommended in the Parramore Plan.

(f) **Transportation Improvements**. To facilitate a balanced transportation system, the City should consider making the following transportation improvements:

1. Extend Terry Avenue from its present northern terminus at West Robinson Street to connect to West Livingston Street in the Creative Village.
2. Establish a cycle track along Westmoreland Drive to promote safe access to the Parramore PS-8 school.
3. Establish a program to fill in gaps in the sidewalk network and repair sidewalks and improve pedestrian crossings.
4. Require all transportation projects within the Parramore community to meet complete streets and Safe Routes to School design guidelines.
5. Work with LYNX to complete the Downtown Orlando LYMMO expansion, including two new lines through the Parramore community.
6. Consider restoring South Street and Anderson Street to two-way traffic between Westmoreland Drive and Orange Blossom Trail and narrow the width of these segments if possible. Use remaining right-of-way to accommodate future LYMMO service and to provide bike and pedestrian improvements where feasible.
7. Promote the concept of "green links" throughout the community to connect parks and open space areas, civic institutions, and community uses, using the street and bikeway network.

(Amended September 21, 2015, Effective November 6, 2015, Doc. No. 1509211203)

Policy LU.S.6.15 In order to implement the Parramore Comprehensive Neighborhood Plan in regards to the creation of housing opportunities in close proximity to the PS8 Community School and strengthening existing residential neighborhoods with compatible uses, residential uses may be allowed on properties designated Industrial and zoned I-G/T/PH on the Official Future Land Use Map within the boundary of this subarea policy.

Residential uses may be developed up to a maximum of 21 dwelling units per acre before bonuses, but in no instance shall development exceed a maximum of 26 units per acre. In order to obtain additional density above the base 21 dwelling units per acre, the applicant must comply with the standards of LDC Chapter 58.1133 – Intensity Bonus for Low and Very-Low Income Housing Contribution associated with the R-3B zoning district. No minimum density shall apply.

Residential projects may be approved either through Conditional Use Permit review if the proposal meets all of the land development and urban design

standards of the R-3B/T/PH district or through Planned Development (PD) zoning. A PD may establish alternative design standards.

In order to incentivize residential development in this area, all application fees shall be waived for the Conditional Use Permit or the rezoning to Planned Development.
(Amended February 13, 2017, Effective March 27, 2017, Doc. No. 1702131201)

Policy LU.S.6.16 Consistent with the Parramore Comprehensive Neighborhood Plan, the City will recognize the OBTNext Master and Implementation Plan as the foundation for directing efforts to advance the OBT corridor and surrounding neighborhoods (including Lake Dot, Callahan, Parramore, Rock Lake, Westfield, Lorna Doone, and Holden Heights) as an inclusive, accessible, diverse, and connected corridor. The guiding principles of OBTNext are informed by public outreach, community input, data analysis, and the Safe Neighborhood Improvement Plan. Developers within this area must consider how to best reflect the plan's guiding principles within their development proposals. These guiding principles are as follows:

- **Transformation** – Encourage improvements that enhance the perception of the corridor as safe, economically vibrant, diverse, and collectively managed and governed;
- **Safety** – Work between jurisdictions to create programs, increase policing and strong code enforcement to reduce crime, improve the character of the area, and make OBT safer for pedestrians and cyclists;
- **Equity** – Advance social justice and health by creating access to jobs, training, affordable housing, local food, and community services. Promote strong and diverse neighborhood growth that provides access to quality open and community spaces to recreate, learn, and live;
- **Growth** – Realize full potential of vacant and underutilized land, enhanced access to housing and jobs, as well as reinvestment in government-owned properties and large, contiguous parcels for future infill development that follow sustainable best practices;
- **Connectivity** – Support physical connectivity in the form of enhanced public transportation and more walkable & bikeable streetscapes and social connectivity by creating linkages among local and regional destinations and a network of businesses, neighborhoods, and local organizations.

West Orlando Sports & Entertainment District - In order to boost economic development and attract people and investment to the OBT area, the City will work in concert with key partners to pursue a redevelopment approach that recognizes the unique character and assets of the area outlined by this Subarea Policy. Key actions for the City and partners to consider include:

- Redevelop the former McNamara car dealership site into a mixed use development fronting Colonial Drive with large site assemblage;
- Re-design Amelia St., Washington St., South St., Anderson St., Carter St., and Long St. into complete streets. Convert South St., Anderson St., Carter St., and Long St. into two-way streets for automobiles and bicycles;
- Support the "West Arts" area as a destination and the repurposing of the warehousing uses as complementary entertainment, art, and food service venues;
- Provide infill residential development opportunities with increased densities along Central and Church corridors that transition toward the surrounding neighborhoods.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

SUBAREA 7 POLICIES

Policy LU.S.7.1 Because this is an area of transition adjacent to the Downtown Activity Center and has an existing land use pattern of housing and offices, and in order to encourage downtown infill residential development, residential uses and mixed residential-office development shall be encouraged by the Land Development Code in this area. This policy shall be accomplished in part through the use of incentives by the Community Redevelopment Agency or other City agencies.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.7.2 A mixed use development in this area is desirable because of its location adjacent to Lake Eola, its relationship to the surrounding neighborhood, and the need to utilize existing structures as part of the development. Therefore, Planned Development shall be encouraged (up to 1.5 F.A.R. before bonuses), including residential, hotel, eating and drinking, office and retail uses. As an alternative, a master plan for residential uses with office, secondary retail, eating and drinking, and/or other uses as allowed by the adopted zoning district shall also be encouraged.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.7.3 Because of the need to ensure an adequate transition between the Downtown Activity Center and the residential uses to the east, all commercial uses on the east side of Rosalind Avenue within this area shall have direct access and functional orientation to Rosalind Avenue. In addition, new construction or redevelopment within this area should also provide for orientation towards Lake Eola to create a friendly pedestrian environment.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.7.4 To encourage the efficient use of City services and facilities, accommodate the demand for high-rise multifamily residential dwelling units, enhance the economic viability of infill development, ensure an appropriate transition from high density to low density uses and protect the single family residential character of property located east of Summerlin Avenue, the following future land use designations and building heights shall be considered reasonable and appropriate:

Location	Future Land Use Designation	Maximum Building Height
East side of Eola Drive		
Robinson Street to Washington Street	Office Medium Intensity	200 ft.
Washington Street to South Street	Residential High Intensity	130 ft.
West side of Summerlin Avenue		
Robinson Street to Washington Street	Office Medium Intensity	55 ft.
South of Central Boulevard	Residential Medium Intensity	75 ft.
North side of Pine Street to Jackson Street	Residential Medium Intensity	55 ft.

To mitigate the impact of new development on pedestrian, bicycle, transit and vehicular mobility, any development obtaining increased densities or intensities through the approval of a future land use map amendment, conditional use, rezoning or bonus shall fund a proportionate share of the transportation system improvements identified in the City of Orlando's South Eola Neighborhood Small Area Plan Transportation Analysis Report.
(Amended January 30, 2006, Effective March 2, 2006, Doc. No. 060130908; Amended July13, 2009, Effective August 13, 2009, Doc. No. 0907131103; Amended July 25, 2016, Effective August 25, 2016, Doc. No. 1607251204)

SUBAREA 8 POLICIES

Policy LU.S.8.1 In order to protect residential neighborhoods from encroachment, the activity center shall not be permitted to expand.

Policy LU.S.8.2 Because of the level of service on Kirkman Road, and because there is already sufficient land available for commercial development in this portion of the City, the activity center shall not be permitted to expand.

SUBAREA 9 POLICIES

Policy LU.S.9.1 In order to protect residential neighborhoods from encroachment, the activity center shall not be permitted to expand.

SUBAREA 10 POLICIES

Policy LU.S.10.1 Because of the presence of an eagles nest in this area of urban development, the nest shall be protected in accordance with the publication "~~Habitat~~

~~Management Guidelines for the~~ Bald Eagle Monitoring Guidelines ~~in the~~ – Southeastern US ~~Region~~," published by the U.S. Department of the Interior, U.S. Fish and Wildlife Service. This subarea policy applies to Subarea 10 in its entirety. If the eagle(s) move their nest outside of GMP Subarea ~~Policy~~ 10, the City will ensure that the appropriate protections are enacted in conformance with the above referenced guidelines.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.10.2 In order to protect residential neighborhoods from encroachment, the activity center shall not be permitted to expand.

Policy LU.S.10.3 Commercial activity along the Kirkman Road corridor shall be strictly controlled in order to maintain efficient transportation movement, and to ensure that excess burdens are not placed on City infrastructure services. The retail/commercial development on these two parcels shall not exceed a combined total of 240,000 square feet, as per the Orlando International Center Amended and Restated Developers Agreement and master plan.
(Amended March 11, 1996, Effective May 23, 1996, Doc. No.29210)

Policy LU.S.10.4 To protect residential uses on property adjoining this subarea, nonresidential uses allowed within this subarea shall be restricted to property within this subarea.

Development within the activity center and office areas must provide a logical transition in mass, scale, and height between existing residential neighborhoods and proposed development.

Design of proposed development, including streetscape, arcades, landscaping, location of ingress/egress, and materials, must be tailored to create a pedestrian-friendly environment.
(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

SUBAREA 11 POLICIES

Policy LU.S.11.1 In order to protect residential neighborhoods from encroachment, the activity center and office areas shall not be permitted to expand.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.11.2 Reserved.
(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.11.3 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Rio Grande Avenue, only residential uses shall be permitted.

Policy LU.S.11.4 The City shall coordinate with the Orange Blossom Trail Community Redevelopment Agency in preparing development and design standards for the Orange Blossom Trail corridor.

Policy LU.S.11.5 To protect residential uses on property adjoining this subarea, nonresidential uses allowed within this subarea shall be restricted to property within this subarea.

Development within the activity center and office areas must provide a logical transition in mass, scale, and height between existing residential neighborhoods and proposed development.

Design of proposed development, including streetscape, arcades, landscaping, location of ingress/egress, and materials, must be tailored to create a pedestrian-friendly environment.
(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.11.6 The City will recognize the OBTNext Master and Implementation Plan as the foundation for directing efforts to advance the OBT corridor and surrounding neighborhoods (including Lake Dot, Callahan, Parramore, Rock Lake, Westfield, Lorna Doone, and Holden Heights) as an inclusive, accessible, diverse, and connected corridor. The guiding principles of OBTNext are informed by public outreach, community input, data analysis, and the Safe Neighborhood Improvement Plan. Developers within this area must consider how to best reflect the plan's guiding principles within their development proposals. These guiding principles are as follows:

- **Transformation** – Encourage improvements that enhance the perception of the corridor as safe, economically vibrant, diverse, and collectively managed and governed;
- **Safety** – Work between jurisdictions to create programs, increase policing and strong code enforcement to reduce crime, improve the character of the area, and make OBT safer for pedestrians and cyclists;
- **Equity** – Advance social justice and health by creating access to jobs, training, affordable housing, local food, and community services. Promote strong and diverse neighborhood growth that provides access to quality open and community spaces to recreate, learn, and live;
- **Growth** – Realize full potential of vacant and underutilized land, enhanced access to housing and jobs, as well as reinvestment in government-owned properties and large, contiguous parcels for future infill development that follow sustainable best practices;
- **Connectivity** – Support physical connectivity in the form of enhanced public transportation and more walkable & bikeable streetscapes and social connectivity by creating linkages among local and regional

destinations and a network of businesses, neighborhoods, and local organizations.

Holden Heights Design/Construction & Education Hub – In order to enhance the integrity of the residential neighborhood and foster systems that support the health and enrichment of children and families, the City will work in collaboration with key partners, including Orange County, identify resources and funding to create neighborhood education, training, and workforce programs that provide long term opportunities for the residents of Holden Heights. Key actions for the City and partners to consider include:

- Develop the properties along a reconstructed Woods Avenue as a design and construction district- designating it as "Makers Row";
- Preserve the Grand Avenue School building and the adjacent park and provide educational, recreation, and institutional programming;
- Develop the properties along Nashville Avenue incorporating a reuse of the Mears property into a mixed use development;
- Improve street and intersections on OBT;
- Improve walkability on Gore, Grand, Miller and Kaley;
- Create pocket parks around the neighborhood.

(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

SUBAREA 12 POLICIES

Policy LU.S.12.1 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of the neighborhood and because of the opportunity to provide affordable housing close to employment, only residential uses shall be permitted.

Policy LU.S.12.2 Because West Esther Street is a predominantly residential street, non-residential development on the north side of Esther Street shall be oriented toward Kaley Street and shall meet the following standards:

a. Non-residential building heights shall be limited to 55 feet.
b. No vehicular access shall be allowed on Esther Street.
c. Bufferyard "C" as described in the Land Development Code, as amended, shall be provided between non-residential uses and any residential zoning districts.

Policy LU.S.12.3 Because West Esther Street and Harding Street are predominantly residential streets, non-residential development shall be oriented toward Orange Avenue and shall meet the following standards:

a. Access onto Esther Street shall be "in" only.
b. No vehicular egress shall be allowed from lots 6 or 22 onto Esther Street or Harding Street.

c. The 20 ft. residential setback on Esther St. and Harding St. shall be required for parking areas on lots 6 and 22. Driveways providing access to adjacent streets shall be permitted in the setback.
d. Bufferyard "C" with a 6 ft. wall, as described in the Land Development Code, shall be provided between non-residential uses and any residential zoning district. The wall shall be 4 ft. high 15 ft. from the north and south property lines to provide visibility for entering and exiting vehicles.

Policy LU.S.12.4 Because of the need to protect residential and office areas from encroachment, the industrial area shall not be permitted to expand.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.12.5 Redevelopment of this area shall be contingent upon rezoning to Planned Development (PD). All of the property within this area shall be included as part of a single unified development plan that incorporates a mixture of uses, minimizes adverse impacts to surrounding properties through the design and orientation of uses along the perimeter of the site, provides safe and convenient pedestrian connections, and accommodates mass transit as well as private vehicles.
(Amended January 30, 2006, Effective March 2, 2006, Doc. No.060130908)

Policy LU.S.12.6 Reserved.
(Amended August 6, 2007, Effective September 6, 2007, Doc. No. 0708061001; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.12.7 This Subarea Policy shall apply to all property located within the area generally bound by the East-West Expressway, South Orange Avenue, Michigan Street and I-4 (the "South Downtown Subarea").

a) **South Downtown Subarea Purpose**. This Subarea, known as the South Downtown Area, is intended to be a vibrant, recognizable, mixed-use, multi-modal neighborhood that thrives on the synergies afforded by the continued growth of the Orlando Health campus and adjacent medical related uses.
b) **South Downtown Vision Plan**. To encourage the diverse, efficient and intensive use of land within the South Downtown Subarea, the City prepared a South Downtown Vision Plan (the "Vision Plan") dated September 2008. The Vision Plan provided recommendations concerning the following:
   (1) The potential for locating a unique major attractor (high-value employer, regional attraction, etc.) near the intersection of Kaley Street and Division Avenue to enhance the study area's main entry point from the west and provide an additional destination in close proximity to the Amtrak/Orlando Health Rail Station;

(2) Parks and open space needed to connect key destinations and neighborhoods and enhance the pedestrian character of the study area;
(3) The potential for workforce housing to complement employment within the study area;
(4) Alternative modes of travel, including transit, bicycle and pedestrian facilities;
(5) Maintenance of existing industrial uses while allowing compatible infill development;
(6) Services and facilities needed to accommodate the projected type and amount of development;
(7) Methods for protecting existing residential neighborhoods; and
(8) Recommended design guidelines.

(c) **Special Plan Overlay Zoning**. To implement the recommendations of the Vision Plan, the City may adopt one or more Special Plan Overlay zoning designations. Any application for adoption of the Special Plan Overlay zoning designations contemplated under this Subarea policy must include a detailed proposal for funding any public infrastructure needed to accommodate increased densities and intensities.

The Purpose of the Special Plan Overlay zoning designations is to:
(1) Create a sense of place by emphasizing pedestrian scale, active ground floor uses, window transparency, active outdoor open spaces and the principles of "Crime Prevention Through Environmental Design;"
(2) Integrate a mix of land uses by encouraging residences above shops and offices to create a 24 hour a day, 7 day a week community;
(3) Improve transportation connectivity through improvements to vehicular, pedestrian, transit and bicycle facilities;
(4) Encourage the provision of affordable housing in proximity to employment;
(5) Preserve the viability of existing industrial uses; and
(6) Ensure appropriate and compatible development within the Study Area.

The Special Plan Overlay zoning designations may:
(1) Include design guidelines and development standards to encourage a compact urban form, enhance economic vitality and promote social diversity within the Study Area;
(2) Allow Residential development as a permitted use in the I-G and I-P zoning districts at a maximum density of 40 dwelling units per acre; and

(3) Allow density and intensity bonuses and additional land uses within defined areas, as described in Subarea Policies LU.S.12.8, LU.S.12.9, and LU.S.12.9.1.

(d) **Public Outreach**. Business and property owners within the South Downtown Subarea are encouraged to participate in discussions regarding area-wide public infrastructure needs and funding alternatives; methods for sharing the cost of public infrastructure improvements; and a comprehensive yet compassionate course of action to deal with the transient and homeless issues within the district.

(e) **Transportation**. To facilitate a balanced transportation system that provides multi-model transportation opportunities, the City shall:

(1) Encourage improvements that establish the Amtrak/Orlando Health transit station as the multi-modal hub of the South Downtown Subarea.

(2) Investigate opportunities to accommodate short distance and high frequency transit service by extending a transit circulator from downtown to locations within the South Downtown Subarea.

(3) Encourage street network connections and linkages that enhance mobility within the South Downtown Subarea and assists in reducing traffic on Orange Avenue.

(f) **Maximum Development Capacity**. The maximum amount of development allowed within the South Downtown Subarea shall be as follows:

Land Use Type	Base (2008)	Growth	Total	
Single-family	77	23	100	dwelling units
Multifamily	623	2,400	3,023	dwelling units
Office	1,511,603	2,200,000	3,711,603	sq. ft.
Retail/Commercial	302,836	400,000	702,836	sq. ft.
Hotel	22	400	422	rooms
Industrial	2,023,196	300,000	2,323,196	sq. ft.
Hospital	2,004,066	3,300,000	5,304,066	sq. ft.
Public Benefit Use	38,040	120,000	158,040	sq. ft.

The maximum amount of any land use type may be increased in conjunction with a simultaneous equivalent reduction in another land use type. Equivalency shall be based on a peak hour trip generation equivalency calculation reviewed and approved by the City's Planning Official and Transportation Director. Conformance with the maximum development capacity allowed under this Subarea policy shall be reviewed annually and in conjunction with the City's periodic Evaluation and Appraisal Report.

(Amended February 2, 2009, Effective March 6, 2009, Doc. No.0909021102)

Policy LU.S.12.8 Kaley Future Land Use Overlay. The Kaley Future Land Use Overlay is intended to encourage redevelopment, create a highly visible and memorable node of activity and establish the intersection of Division Avenue and Kaley Street as the western gateway to the South Downtown (SOD O) Subarea. To achieve these objectives, the City may adopt a Special Plan Overlay zoning designation (the "SODO Zoning Overlay"). The SODO Zoning Overlay may allow a maximum density of 100 dwelling units per acre and/or a maximum intensity of 2.0 F.A.R. within Subarea LU.S.12.8 when approved as a density and/or intensity bonus. Density and intensity bonuses shall be reviewed and approved in accordance with the regulations provided in the Land Development Code for Bonuses in Office, Mixed Use Corridor and Activity Center Districts. The SODO Zoning Overlay may also allow residential, hotel, eating and drinking, office and retail uses throughout Subarea LU.S.12.8, subject to the following additional criteria:

(a) Where appropriate, building sites shall accommodate mass transit;
(b) Development shall connect to a master stormwater system, if available; and
(c) Building and site design shall be generally consistent with the principles and practices of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the U.S. Green Building Council or a similar rating system approved by the City.

(Amended February 2, 2009, Effective March 6, 2009, Doc. No. 0909021102; Amended July 16, 2019, Effective October 31, 2019, Doc. No.1909161201)

Policy LU.S.12.9 Transit 1 Future Land Use Overlay. The Transit 1 Future Land Use Overlay is intended to encourage redevelopment, support existing development and promote a complementary mixture of transit-supportive uses at higher densities and intensities within walking distance of the Amtrak/Orlando Health transit station. To achieve these objectives, the City may adopt a Special Plan Overlay zoning designation (the "SODO Zoning Overlay"). The SODO Zoning Overlay may allow a maximum density of 100 dwelling units per acre and/or a maximum intensity of 1.6 F.A.R. within Subarea LU.S.12.9 when approved as a density and/or intensity bonus. The SODO Zoning Overlay may also allow residential, hotel, eating and drinking, office and retail uses throughout Subarea LU.S.12.9, subject to the following additional criteria:

(a) Where appropriate, building sites shall accommodate mass transit;
(b) Development shall connect to a master stormwater system, if available; and
(c) Building and site design shall be generally consistent with the principles and practices of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the U.S. Green Building Council or a similar rating system approved by the City.

(Amended February, 2 2009, Effective March 6, 2009, Doc. No. 0909021102; Amended July 16, 2019, Effective October 31, 2019, Doc. No.1909161201)

Policy LU.S.12.9.1 **Transit 2 Future Land Use Overlay**. The Transit 2 Future Land Use Overlay is intended to further encourage the intensification of uses in close proximity to the Amtrak/Orlando Health transit station. To achieve this objective, the City may adopt a Special Plan Overlay zoning designation (the "SODO Zoning Overlay"). The SODO Zoning Overlay may allow a maximum density of 100 dwelling units per acre and/or a maximum intensity of 3.0 F.A.R. within Subarea LU.S.12.9.1 when approved as a density and/or intensity bonus. Density and intensity bonuses shall be reviewed and approved in accordance with the regulations provided in the Land Development Code for Bonuses in Office, Mixed Use Corridor and Activity Center Districts. The SODO Zoning Overlay may also allow residential, hotel, eating and drinking, office and retail uses throughout Subarea LU.S.12.9.1, subject to the following additional criteria:

(a) Where appropriate, building sites shall accommodate mass transit;
(b) Development shall connect to a master stormwater system, if available; and
(c) Building and site design shall be generally consistent with the principles and practices of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the U.S. Green Building Council or a similar rating system approved by the City.

(Amended February, 2 2009, Effective March 6, 2009, Doc. No. 0909021102; Amended July 16, 2019, Effective October 31, 2019, Doc. No.1909161201)

Policy LU.S.12.10 In order to incentivize property owners to donate land for the Division Avenue cross section, a transfer of development rights program is enacted for this area. The subject area is Division Avenue from W. Gore Street on the north to W. Kaley Street to the south. When the property owners donate their land, the City may allow a transfer for the development rights (up to 100% of the density and/or intensity of the applicable zoning district) from the donated property to the remainder of their site. This can be done without the need to further amend the City's Growth Management Plan, provided there is a determination by the planning official that such transfer will not cause an impact on surrounding properties which cannot be effectively mitigated through building placement, buffers or other means acceptable to the City.

(Amended September 25, 2017, Effective November 13, 2017, Doc. No. 1709251201)

SUBAREA 13 POLICIES

Policy LU.S.13.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

Policy LU.S.13.2 **(See Goal LU-3, Objective LU.3.2)** In order to protect the residential character of Virginia Drive, Forest Avenue and Corrine Drive, only residential uses shall be permitted.

Policy LU.S.13.3 **(See Goal LU-3, Objective LU.3.2)** In order to protect the residential character of this portion of Mills Avenue, only residential uses shall be permitted.

Policy LU.S.13.4 All development in this area shall be consistent with the recommendations and guidelines of the Mills Avenue and Colonial Drive Urban Design and Strategic Plan.
(Amended June 7, 2004, Effective July 8, 2004, Doc. No. 040607904)

Policy LU.S.13.5 **~~Florida Hospital~~ Advent Health Health Village.** This subarea, known as the ~~Florida Hospital~~ Advent Health Health Village, is intended to be an urban, mixed-use, pedestrian and transit accommodating district incorporating the principles of traditional neighborhood design. ~~Florida Hospital~~ Advent Health has undergone a comprehensive and integrated planning process, including establishment of a Development of Regional Impact (DRI), to meet the requirements for designation as an Urban Village as described in Future Land Use Policy LU.2.4.4.

The following policies shall apply to properties within the subarea which have the Urban Village Future Land Use designation. Other properties within the subarea shall be a part of the Health Village but not subject to these policies.

Subarea Policies:
PD Zoning. Any initial zoning or rezoning shall be limited to the Planned Development (PD) zoning district.

Design Principles. The Health Village is anchored by the ~~Florida Hospital~~ Advent Health campus. To further the hospital's health care mission and provide opportunities for residents, employees and visitors to enjoy a healthy lifestyle, any PD shall include standards that emphasize the following design principles:

1. Overall development should be compact, pedestrian-friendly and mixed use, while providing opportunities for residential, commercial, office and medical uses.
2. Overall densities should be sufficient to accommodate multi-modal transportation alternatives.
3. Pedestrian walkways and streetscapes should be safe, attractive and inviting to encourage walking, reduce the number and length of automobile trips, and conserve non-renewable energy resources.

4. Development should incorporate principles of green design to conserve natural resources.
5. Open space, parks, and plazas, whether public or private, should be distributed throughout the Health Village to create identity and provide opportunities for recreation or relaxation.
6. Buildings should have varied and interesting architecture while providing appropriate transitions to adjacent neighborhoods.

Maximum Development Capacity. The amount of development allowed within the Health Village shall be:

Land Use Type	Base Development Capacity
Hospital	2,198 beds
Medical Office	1,663,226 sq. ft.
General Office	221,760 sq. ft.
Education	382,967 sq. ft.
Retail	140,000 sq. ft.
Hotel	463 rooms
Multifamily Residential	874 dwelling units

All Base Development Capacity shall be consistent with the Health Village DRI.

The composite/overall density and intensity within the Health Village subarea shall not exceed 25 dwelling units per acre and 2.0 Floor Area Ratio, although individual portions of the Health Village may exceed these limitations.

Any PD shall ensure that the properties located within the general boundaries of Princeton Street, Evans Street, Interstate 4, and Lakes Winyah and Estelle, are the properties whereon the highest densities and intensities within the Health Village are located.

Further, any PD shall ensure that properties located within the following areas of the Health Village:
(a) South of Princeton Street,
(b) North of Evans Street extending to Lake Winyah, and
(c) Along the shore of Lake Winyah extending to Winyah Drive, shall have density, intensity, height and impacts which are limited to levels compatible with adjoining residential neighborhoods.

Transportation Connectivity. Any PD shall include standards and regulations that require multimodal transportation improvements and/or focused intersection improvements as the preferred methods for mitigating

transportation impacts. Multimodal transportation improvements may include improvements to the sidewalk, bicycle and trail network, as well as street and transit improvements. To facilitate traffic calming, support commercial development, and maximize pedestrian convenience, any PD shall also include standards and regulations that encourage an interconnected street network, allow on-street parking, require appropriate wayfinding signs and transit shelters where needed, and integrate any commuter rail facilities into the pedestrian, bicycle and transit network.

Prior to implementation of Phase 2 of the DRI Development Order, the property owner shall work with the City to ensure that any transportation mitigation plans for addressing impacts to State roadway facilities in the Health Village are consistent with and support the overall mobility plan of the City's Transportation Concurrency Exception Area (TCEA).
(Amended September 21, 2009; Effective December 19, 2009; Doc. No.0909211102)

Policy LU.S.13.6 To ensure a desirable transition from the Corrine Drive commercial corridor to the single family residential neighborhood to the north, northwest, and east, the following development regulations are hereby applied to the development of land within this subarea:

a. Notwithstanding the exceptions to master plan review found at section 65.331, Orlando City Code, development must be approved by master plan pursuant to Part 2H, Chapter 65, Orlando City Code, unless the Planning Official finds that a proposed development's likely offsite impacts are minor, in which case the Planning Official may waive the requirement for master plan review pursuant to section 65.331, Orlando City Code, and instead subject the proposed development to an administrative master plan review. The Planning Official may place conditions of approval on plans subject to the administrative master plan review process as provided at section 65.334, Orlando City Code, and must apply the standards of review for master plan applications as provided at section 65.335, Orlando City Code. For the purposes of this part, development proposals requiring an intensity bonus must undergo the regular master plan review process pursuant to section 65.331, Orlando City Code.
b. Development must provide a logical transition in terms of building mass, scale, and height to the existing residential neighborhood to the north, east, and northwest.
c. Onsite parking adjacent to East End Ave. or Northwood Blvd. must provide at least ten feet of landscape buffering between the vehicular use area and the right-of-way. This buffer area must include a continuous street wall at least three-feet in height or a continuous landscape hedge at least 4-feet in height. This buffer area must also include street trees in accordance with regular City street tree standards.

d. Driveway access is prohibited from Northwood Blvd.
e. Except for those otherwise required by law, signs are prohibited on building elevations facing Northwood Blvd.
f. Bars, bottle clubs, and night clubs are hereby prohibited.
g. Public sidewalks and other parts of the public right-of-way must be built to conform to applicable City plans.

(Amended October 17, 2011; Effective November 17, 2011; Doc. No. 1110171101)

Policy LU.S.13.7 In order to protect the Rosemere residential neighborhood from non-residential encroachment and promote the retention of existing historic resources while creating an appropriate transition in uses between the commercial district on N. Orange Avenue and the Rosemere residential neighborhood, the following shall apply:

1. Existing residential buildings in the Residential Medium Intensity future land use designation may be converted to office uses subject to:
   a. Administrative master plan review to ensure compatibility with the surrounding neighborhood.
   b. Installation of a 6 foot high masonry wall along property lines which abut existing single family homes or duplexes. The appropriate bufferyard must be installed.
   c. Creation of cross-access easements to abutting office or commercial properties. New curb cuts will not be allowed if functional cross-access exists, or can be created.
   d. Screening of on-site parking, dumpsters, lighting and retention facilities from the public right-of-way and residential properties.
   e. Applicable development standards for the adopted zoning district.
   f. Change of use procedures consistent with the Land Development Code.
   g. Compliance with O-1 signage standards for a single office.
   h. Parking for such uses being allowed only in the rear and restricted to on-site residential and office uses only; and
   i. Where there are two lots in the transition area, the eastern lot abutting non-residential zoning must be converted to office uses before the western lot can be changed.
2. Parking areas, existing as of the effective date of this policy and within the subarea policy boundaries, are allowed to improve and are subject to Subpart 1 a-e.
3. Redevelopment proposals which are not consistent with this subarea policy must meet the standards of the adopted future land use category.

(Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202)

Policy LU.S.13.8 All development in this area shall be consistent with the recommendations and guidelines of the Virginia Drive/Lake Highland Transportation and Land Use Study.

(Amended March 19, 2018, Effective May 4, 2018, Doc. No. 1803191201)

Policy LU.S.13.9 To ensure compatibility with the adjacent residential neighborhoods and existing uses, the combined development within this subarea (and Subarea Policy LU.S.14.19) shall be zoned Planned Development, and the PD shall include the following standards:

a) The maximum development capacity for the combined site shall be: 265 multifamily units, a public park and ± 2140, 0 sq. ft. of commercial use. Any proposed changes to increase densities in the development, requires an amendment to this subarea policy.
b) The development shall be consistent with the Virginia Drive/ Lake Highland Special Plan design concepts and shall be tailored to promote an effective pedestrian friendly environment that interconnects with the existing infrastructure in the community. Design standards shall be consistent with the Traditional City standards as defined in the Land Development Code.
c) Existing on site trees shall be protected where practicable.
d) The neighborhood park acreage shall be deeded to the City of Orlando. Specific park design, construction, and maintenance terms shall be executed through a separate agreement with the City.

(Amended December 6, 2021, Effective January 6, 2022, Doc. No. 2112061201)

SUBAREA 14 POLICIES

Policy LU.S.14.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

Policy LU.S.14.2 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Woodward Street, only residential uses shall be permitted.

Policy LU.S.14.3 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of the neighborhood, only residential uses shall be permitted.

Policy LU.S.14.4 Because of the residential development on the south side of Hillcrest Street, landscaping shall be upgraded in accordance with the Land Development Code to provide a better buffer from the existing parking lots. All new nonresidential uses shall be located on the north half of the block (facing Colonial Drive). Residential redevelopment of the south half of the block (facing Hillcrest Street) shall be encouraged as part of any development in this area.

Policy LU.S.14.5 The OUC/Lake Highland Development Plan area shall be developed as an urban, mixed-use, pedestrian and transit-accommodating infill/ redevelopment project that embraces the best practices of sustainable

development and Traditional Neighborhood Design (TND). In order to ensure appropriate and compatible redevelopment of this area, the area shall be subject to Development Plan Review for Planned Development and Specific Parcel Master Plan approval. The PD ordinance shall contain a provision stating that, prior to development of the Traditional Neighborhood Design components of the site, one or more Specific Parcel Master Plans at the level of detail described in Chapter 68 of the Land Development Code shall be prepared and submitted to the City of Orlando for review. The PD ordinance shall also contain a provision stating that administrative review of the Specific Parcel Master Plan(s) shall be accomplished consistent with the applicable standards of LDC Chapter 68-Part 6. The PD Development Plan and Specific Parcel Master Plan(s) shall include:

a. A transportation system which is compatible with adjacent neighborhoods, allowing for interconnection of pedestrian and bicycle travel, and the formation of a pleasant, pedestrian friendly streetscape and community environment. Internal streets within the project shall form a grid pattern consistent with TND principles. New streets shall be relatively narrow, shaded by rows of trees, and interconnected both internally and externally to disperse traffic and accommodate a variety of itineraries. A sidewalk network shall be provided throughout the development that interconnects all dwelling units with other units, nonresidential uses and civic uses.
b. A maximum of 65,000 square feet of commercial space, and 30,000 square feet of office space shall be permitted on the entire site, corresponding to a maximum Floor Area Ratio of 0.30 for individual parcels. If the approved PD Development Plan includes a “village green” open space on Brookhaven Drive, the Development Plan shall not include more than 32,300 square feet of office/commercial space abutting the village green.
c. Provision of public access to the lakefront, and increased park and open space, which may include athletic fields, tennis courts, and other similar recreational facilities. The site may also incorporate school facilities and principle use parking in the area west of Highland Avenue.
d. A maximum of 91 dwelling units shall be permitted on the entire site, including work place/multifamily units, multifamily, row houses/attached townhouses, and side yard (detached) houses. Residential uses shall be at a scale and intensity compatible with adjacent neighborhoods. In no instance shall the maximum density on an individual parcel exceed 16 dwelling units per acre.
e. Buffers adequate to control noise and light pollution within the site. Development shall meet or exceed City of Orlando landscaping standards, and existing trees shall be protected where practicable.
f. Design standards for residential and non-residential development shall be consistent with the Traditional City standards outlined in the City’s Land

Development Code, or similar TND standards proposed as part of the Specific Parcel Master Plan process. If alternative TND standards are proposed, such standards shall be reviewed by the City for compliance with commonly accepted TND principles. In general, the project's design standards shall include the following:

1) Homes shall be located close to the street and shall incorporate front porches;
2) Garages shall be placed in the rear with alleys or pull-through drives;
3) Shallow setbacks shall be used in the front of houses to pull the houses forward toward the street;
4) Buildings should be lined up in a uniform manner;
5) Ground floor office/commercial shall have residential character and architectural detailing;
6) Residential units on the second and third floors shall have separate indented entrances;
7) All residential units shall be raised above the level of the adjacent sidewalk grade a minimum of two feet at the front of the building;
8) Dwelling units shall have a front entrance articulated with a covered entry porch; and
9) Front porches shall be generally located on the front of the dwelling unit facing the sidewalk, but may occasionally be located on the side of the dwelling.

g. Any amendment to this subarea policy that changes the overall development capacity shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.14.6 (See Goal LU-3, Objective LU.3.2) Because this area is a transition between the Activity Center to the east and the residential neighborhood to the west, only residential or mixed residential-office development shall be permitted on the east side of the street at a size, scale and character similar to the nearby residences.

Policy LU.S.14.7 In order to maintain an appropriate land use transition between office uses to the west and the residential neighborhood to the east, only accessory parking shall be permitted on this site. In addition, such accessory parking shall conform to the following requirements:

a. No vehicular or pedestrian access shall be permitted on Broadway Avenue.
b. At a minimum, Bufferyard "C" as described in the LDC, as amended, and a masonry wall at least 5 ft. in height, shall be provided along Broadway Avenue.
c. All lighting shall be shielded and directed away from Broadway Avenue.

d. All large trees on the site shall be retained and protected in accordance with all LDC requirements.

Policy LU.S.14.8 Reserved.
(Amended November 10, 2003, Effective March 1, 2004, Doc. No.031110705)

Policy LU.S.14.9 Because of the two parking garages on the south side of Livingston Street, only residential or mixed residential-office development shall be permitted on the north side of the street at a size, scale and character similar to the nearby residential uses.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.14.10 All new development within this area must be approved by planned development (PD) zoning. All non-residential uses shall be located on the southern portion of the block (facing Robinson Street). Residential development on the northern portion of the block (facing Ridgewood Street) shall be required as part of the PD zoning. A maximum of 30 residential dwelling units may be allowed on the development site. Development of the site shall comply with the following height limits:

1. E. Ridgewood Street: 45 foot height limit within 70 feet of the northern property line.
2. E. Robinson Street: 135 foot height limit for property within 300 feet of the western property line, and 100 foot height limit for the remainder of the street frontage. These limits may be extended by up to 20 feet for architectural features or mechanical equipment, so long as such equipment is screened from view at the ground level.
3. N. Summerlin Avenue: 55 foot height limit for property within 15 feet of the eastern property line.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.14.11 Because Concord Street is a medium intensity residential area, access to Concord Street from non-residential uses on Hillcrest Street shall not be permitted.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.14.12 Because of the proximity of this area to Lake Eola and a residential neighborhood, building heights shall be limited to 75 feet.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.S.14.13 The area within the boundaries of this Subarea Policy has been identified as an area of transition from a historically industrial enclave to a more diversified, mixed use, urban infill redevelopment area. In order to implement the Alden Road, Brookhaven Drive, North Orange Avenue, and Virginia Drive Urban Design Plan (2001) and the Virginia Drive/Lake Highland

Transportation and Land Use Study (2017), promote redevelopment and increase compatibility with the surrounding Park Lake/Highland and Lake Formosa neighborhoods, the following regulations shall apply:

a. Existing industrial uses on property zoned I-G/t may be continued or substituted with other industrial uses allowed in the I-G/t zoning district, but shall not be expanded. Any redevelopment on property zoned I-G/t shall conform to the uses, densities and intensities allowed under the Mixed Use Corridor Medium Intensity future land use designation. Prior to redevelopment, the owners of the property zoned I-G/t shall request a Growth Management Plan amendment and rezoning to assign a Mixed Use Corridor Medium Intensity future land use designation and associated MU-1/t or PD/t zoning.
b. In order to encourage mixed residential, office and cultural arts related uses (i.e., indoor theatre, galleries, craft studios, etc.) in this area, the City shall provide the following incentives:
    i. Application fees shall be waived for GMP Amendments that assign a Mixed Use Corridor-Medium Intensity future land use designation and for an associated rezoning of MU-1/t or PD/t, consistent with the Alden Road, Brookhaven Drive, North Orange Avenue, and Virginia Drive Urban Design Plan. Platting fees shall also be waived.
    ii. Vacant Land, Land Use Compatibility and Transportation Study requirements shall be waived for GMP Amendments that assign a Mixed Use Corridor-Medium Intensity future land use designation.
c. In order to protect the nearby Park Lake/Highland and Lake Formosa neighborhoods from incompatible uses, the following uses shall be prohibited on property within the Mixed Use Corridor-Medium Intensity future land use designation:
    i. Parking/Principal Use
    ii. Intensive Retail
    iii. Automotive Service
d. When the properties along Brookhaven Drive redevelop, the redevelopment must follow the Virginia Drive/Lake Highland Transportation and Land Use Study. Brookhaven Drive is envisioned as a low speed street to provide primary access to larger projects, transit routes, residential development and parking areas. The improvements shall include on street parking, wider sidewalk on the north side, street trees and streetscape amenities.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552; Amended March 19, 2018, Effective May 4, 2018, Doc. No. 1803191201)

Policy LU.S.14.14 All development in this area shall be consistent with the recommendations and guidelines of the Mills Avenue and Colonial Drive Urban Design and Strategic Plan.

(Amended June 7, 2004, Effective July 8, 2004, Doc. No. 040607904)

Policy LU.S.14.15 To facilitate the economic use of property while ensuring a desirable transition between the Mills Avenue commercial corridor and the adjacent single-family residential neighborhood, office uses shall be permitted in accordance with the following conditions:

1. The location of buildings, building additions, parking, stormwater retention and vehicular access shall be subject to Master Plan review and approval.
2. The western side of properties along N. Thornton Avenue shall be considered the front yard and shall be subject to a minimum setback of 25 feet. The northern side of properties located along Lake Highland Drive and the southern side of properties located along Oregon Street shall be considered street side yards and shall be subject to a minimum setback of 15 feet.
3. No driveway access shall be permitted on N. Thornton Avenue or Lake Highland Drive. Vehicular access on Oregon Street shall be limited to the existing driveway.
4. No signs shall be allowed on any building elevation or yard facing N. Thornton Avenue, Lake Highland Drive or Oregon Street, except for nameplates and directory signs conforming to the standards for office uses facing a residential zoning district, as provided in ~~Section 64.226 of~~ Chapter 64 of the Land Development Code.
5. Development within this subarea shall maintain the character of single family homes on four lots, as viewed from N. Thornton Avenue, and shall conform to the Appearance Review Requirements for office and residential uses in the O-1/T district, as provided in Chapter 58, Part 6 of the Land Development Code.
6. All existing trees of four (4) inch caliper or larger located in the front and street side yards shall be maintained in a healthy condition and shall not be removed or altered to accommodate development of property. Trees removed in accordance with any other valid circumstance, as identified in Section 65.645 of the Land Development Code, shall be replaced with a sufficient number of three (3) inch caliper trees to equal the caliper of trees removed.
7. A transportation plan shall be developed in coordination with the City's Transportation Department to minimize the transportation impact of development within this subarea on the surrounding residential area.
   (Amended August 6, 2007, Effective September 6, 2007, Doc. No.0708061001)

Policy LU.S.14.16 In order to ensure a reasonable and appropriate height transition from the Downtown Activity Center to the office and residential areas north and east of the borders of this Subarea Policy:

(a) Building heights within an average 40 feet setback of the north property line along Livingston Street in Office Medium Intensity Future Land Use designation must not exceed 75 feet;

(b) Building heights within the remaining portions of the properties subject to this Subarea Policy must conform to height limitations set forth by their respective zoning district.
(Amended January 8, 2018, Effective Feb. 8, 2018, Doc. No. 1801081207)

Policy LU.S.14.17 All development in this area shall be consistent with the recommendations and guidelines of the Virginia Drive/Lake Highland Transportation and Land Use Study.
(Amended March 19, 2018, Effective May 4, 2018, Doc. No. 1803191201)

Policy LU.S.14.18A In order to ensure compatibility with the properties to the east and south which have Office High Intensity Future Land Use designations, development within this subarea policy is subject to the following criteria:

1. The maximum building height is 100 feet.
2. The maximum density and intensity shall be 200 du/acre and/or 3.0 FAR.
3. The minimum density and intensity shall be 30 du/acre and/or 0.4 FAR.
4. Prohibited uses include:
    a. Vehicle fuel sales;
    b. Auto detailing;
    c. Automotive service;
    d. Intensive retail;
    e. Tattoo parlors;
    f. Pawnshops;
    g. Any business commonly known as "check cashing" establishment, or any business in which a material part of its service includes offering loans secured by future employment wages or other compensation (often known as "payday loans." or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies: and
    h. Any business in which a material part of its service includes loaning money secured by vehicle titles (often known as "car-title loans"), but not including financial institutions such as banks, credit unions, trust companies, consumer finance, and retail installment lenders.
5. Allowed Uses: In addition to the uses allowed by the AC-3A/T zoning district, personal storage is also allowed.
6. Design principles:
    a. Ground floor commercial is required along E. Colonial Drive and N. Magnolia Avenue.
    b. 15' from back of curb on N. Magnolia Avenue and E. Colonial Drive, and 13' from back of curb on Hillcrest Street. must be reserved for the streetscape.
    c. No driveway access allowed on N. Magnolia Avenue.

d. This property is within the Lake Eola Heights planning district of the DTOutlook. As such. new design must be sensitive to the historic context of the surrounding neighborhood, the Lake Eola Heights historic residential neighborhood.

(Amended February 12, 2018, Effective March 15, 2018, Doc. No. 182121205)

Policy LU.S.14.18B Retail, service, and eating & drinking uses are allowed only as an accessory to a residential, office, and/or lodging principal use. Building heights within 100 feet of the east property line must not exceed 76 feet as measured from the base elevation of Magnolia Avenue, in order to ensure a reasonable and appropriate height transition from the Downtown Activity Center to the Lake Eola Heights Historic District. Rooftop amenities, that do not include habitable space, are allowed to exceed the 76 foot height limitation. No buildings are allowed within the portion of the site that is part of the Historic Preservation (HP) zoning overlay.

(Amended July 9, 2018, Effective July 9, 2018, Doc. No. 1807091204)

Policy LU.S.14.19 To ensure compatibility with the adjacent residential neighborhoods and existing uses, the combined development within this subarea (and Subarea Policy LU.S.13.9) shall be zoned Planned Development, and the PD shall include the following standards:

a) The maximum development capacity for the combined site shall be: 265 multifamily units, a public park and ± 2140, 0 sq. ft. of commercial use. Any proposed changes to increase densities in the development, requires an amendment to this subarea policy.
b) The development shall be consistent with the Virginia Drive/Lake Highland Special Plan design concepts and shall be tailored to promote an effective pedestrian friendly environment that interconnects with the existing infrastructure in the community. Design standards shall be consistent with the Traditional City standards as defined in the Land Development Code.
c) Existing on site trees shall be protected where practicable.
d) The neighborhood park acreage shall be deeded to the City of Orlando. Specific park design, construction, and maintenance terms shall be executed through a separate agreement with the City.

(Amended December 6, 2021, Effective January 6, 2022, Doc. No. 2112061201)

SUBAREA 15 POLICIES

Policy LU.S.15.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

Policy LU.S.15.2 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Virginia Drive, Forest Avenue, Corrine Drive, Bennett Road and Bumby

Ave. (from Colonial Dr. to Corrine Dr.), only residential uses shall be permitted.

Policy LU.S.15.3 Because of the need for a transition to the low intensity residential neighborhood to the west, building height in this area shall not exceed 75 feet.

Policy LU.S.15.4 In order to maintain compatibility with the adjacent residential neighborhoods, the I-G zoning designation shall be considered inconsistent with the Industrial future land use designation in this area. In addition, the following uses shall be prohibited: Billboards; Communication Towers; Shooting Range, Indoor; and Vertiports.

Development within this area shall be subject to Master Plan review by the Municipal Planning Board to ensure the following:

(a) adequate buffers shall be provided along property lines that abut residential development;
(b) semitrailer delivery access or semi-trailer loading docks shall not be located on the west or north sides of buildings;
(c) all storage facilities, except those for passenger vehicles, shall be located within completely enclosed buildings;
(d) emergency generators shall be located completely within the principal structure; and
(e) building heights shall not exceed 75 feet. Development may be further restricted through a Developer's Agreement.
(Amended September 8, 1997, Effective October 9, 1997, Doc. No.30570)

Policy LU.S.15.5 In order to ensure that proper land use transitions are maintained in this area, no non-residential uses, or parking for non-residential uses, shall be approved.

Policy LU.S.15.6 Because South Street provides smooth traffic flow into Downtown Orlando and because access to and traffic entering onto this street should be kept to a minimum, office uses on South Street between Summerlin Avenue and Mills Avenue shall be prohibited.

Policy LU.S.15.7 The properties located within this Subarea Policy are located in the Runway Protection Zone for the Orlando Executive Airport, as defined by the Federal Aviation Administration (FAA). The FAA discourages new development in a Runway Protection Zone. A property owner proposing a new building, a substantial improvement, or a substantial enlargement, is required to notify the Greater Orlando Aviation Authority, owner of the Orlando Executive Airport, with a copy to the City of Orlando Planning Division, prior to issuance of a building permit. The notification must describe the development

proposal and provide contact information for the property owner and developer.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended February 9, 2015, Effective April 2, 2015, Doc No.1502091201)

Policy LU.S.15.8 Prior to any roadway improvements to Crystal Lake Drive/Maguire Boulevard between South and Robinson Streets, the City shall include the East Central Park Neighborhood Association and affected residents, businesses and property owners in review of the road's redesign. Elements that should be considered in the design include a buffer between the street and neighborhood; landscaping in the median and along the shoulders; retention of the hedge along the airport property fence; incorporation of a wider and improved bike trail; relocation of residential and commercial structures along the west side; and other aesthetic impacts that concern the neighborhood.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy LU.S.15.9 Chapter 58 of the Land Development Code describes the allowable uses within the O-1t district. In order to ensure neighborhood compatibility, the following uses shall be prohibited on the subject properties: Childcare 11+ clients, Hospitals, and Clinics. Medical offices may be used for administrative related purposes only. Patient visitation or consultation shall be prohibited on the properties. In order to protect the surrounding residential uses, upon substantial enlargement or improvement as defined by the Land Development Code, the non-residential uses on the subject properties shall meet the Bufferyard "B" standards as stated in the Land Development Code with no variances permitted. The type of buffer (wall or hedge) shall be determined by the City after seeking input from the abutting property owners. Any exterior alterations to the structures on the properties shall be subject to the Appearance Review standards for the O-1t district for small offices. Interior floor plans shall be reviewed to ensure that the structures will not be used for patient visitations. In addition, the office uses shall be limited to one story with a maximum building height of 20 feet, however the roof line can be articulated up to 25 feet.

The site shall maintain the existing development pattern established along Woodward Street through the massing, scale and orientation of the buildings and lot lines. Lots shall not be aggregated into a single building site. The use of the alternative minimum parking standards shall be prohibited on these properties. The maximum parking ratio permitted on the properties shall be limited to 4 parking spaces per 1,000 square feet (gross floor area).
(Amended March 11, 1996, Effective May 23, 1996, Doc. No. 29210)

Policy LU.S.15.10 In order to foster a livable, sustainable development pattern that accommodates neighborhood-serving uses and provides walkable destinations for neighborhood residents, the following uses shall be allowed

by Conditional Use within this subarea: eating & drinking establishments and neighborhood convenience stores. Such uses shall be designed to maintain the existing neighborhood character, intensity and scale. In addition, uses allowed under this subarea policy shall conform to the standards of the underlying zoning district, except as follows: the gross floor area of any such use shall not exceed 2,200 square feet; outdoor vending machines and the outdoor display or storage of merchandise shall be prohibited; and the minimum and maximum number of permitted parking spaces shall be established as part of the Conditional Use review.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No.32636)

Policy LU.S.15.11 All development in this area shall be consistent with the recommendations and guidelines of the Mills Avenue and Colonial Drive Urban Design and Strategic Plan.
(Amended June 7, 2004, Effective July 8, 2004, Doc. No.040607904)

Policy LU.S.15.12 To ensure compatibility with the adjacent residential neighborhoods and public park land, the allowable zoning district within the boundary of this subarea policy shall be PD (Planned Development). Buildings which abut existing residential areas or planned public parks or trails shall incorporate architectural relief and transparency and shall be subject to Appearance Review. The subject property shall be limited to a maximum of 2,855 daily trips and 265 PM peak hour trips, calculated according to the Institute of Transportation Engineers Trip Generation, 7th edition. A traffic study shall also be submitted as part of the PD zoning application. A transportation access mitigation plan shall be developed for the subject property based upon the results of the traffic study. The terms of the PD shall be based upon the following:

(a) The PD shall require construction (or proportionate share payment) of the mitigation improvements identified in the traffic study and mitigation plan.
(b) Allowable uses, densities, intensities and building heights within the area designated Office – Medium Intensity shall be subject to the standards of the O-2 zoning district.
(c) Allowable uses, densities, intensities and building heights within the area designated as Office – Low Intensity shall be subject to the standards of the O-1 zoning district.
(d) The PD may allow for Eating & Drinking and Light Retailing as accessory uses within a residential or mixed office/residential development.
(e) The PD shall include streets and blocks which allow for growth and change of various uses and building design over time without requiring complete redevelopment. Principal and accessory structures shall be configured to allow access and visibility for vehicles, safe and convenient paths for pedestrians, and opportunities for small plazas, parks or

distinctive buildings to enhance the unique character of the development.

(f) A safe, continuous pedestrian connection shall be provided between major uses. Building and building entrances shall be oriented toward streets, parks or plazas to provide easy pedestrian connections.

(g) Buildings shall have varied and articulated facades to provide visual interest.

(h) Surface parking shall generally be located to the rear of buildings, and in parking courts located within the interior of blocks. On-street parking is also encouraged.

(i) The PD shall include exterior lighting and fencing standards.

(Amended August 6, 2007, Effective September 6, 2007, Doc. No. 0708061001; Amended February 2, 2009, Effective March 6, 2009, Doc.No.0909021102)

Policy S.15.13 To ensure compatibility with the adjacent residential neighborhoods and existing uses, the allowable zoning district within the boundary of this subarea policy shall be PD (Planned Development). The base development capacity for the site shall be: 246 multifamily units, associated parking garage and a dog park. The term of the PD shall be based upon the following:

a. Building height within the site shall be limited to a five-story building.
b. Densities can be shared among the site.
c. To guarantee compatibility with the surroundings, and compliance with the design guidelines of the Mills Avenue and Colonial Drive Urban Design and Strategic Plan, the development shall be subject to appearance review.
d. The dog park must provide an adequate access to the public and must be privately maintained.

(Amended February 8, 2021, Effective April 2, 2021, Doc. No. 2102081201)

SUBAREA 16 POLICIES

Policy LU.S.16.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

Policy LU.S.16.2 Because the existing land use provides a unique distribution service and supports the employment function of the adjacent metropolitan activity center, dairy processing and distribution may be permitted in this area as part of a Planned Development.

Policy LU.S.16.3 In order to encourage a more efficient and intensive use of land in this area, the City will work with GOAA and interested private property owners on an overall redevelopment plan. This plan may include the following elements:

a. a unique commercial component that takes advantage of the area's proximity to major malls, eating and drinking establishments, recreational facilities and Festival Park.
b. an enhanced role for Festival Park that takes advantage of the park's location within the activity center and includes additional recreational facilities.
c. a market rate housing component that complements the shopping, entertainment and recreational opportunities available to its residents.
d. a design that promotes alternative travel modes such as transit, bicycle and pedestrian facilities.

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy LU.S.16.4 This area, historically known as the Orlando Naval Training Center, shall be redeveloped as an urban, mixed use, pedestrian and transit-accommodating in-town community that embraces the principles of traditional urban design. These principles are intended to harmoniously and seamlessly blend new development with the existing urban fabric of the surrounding developed areas of Orlando, Winter Park, and unincorporated Orange County. The redevelopment of this area shall promote a balanced and efficient transportation system that provides freedom of choice and a mix of land uses and densities that support a variety of lifestyles and needs. The redevelopment of this area shall include a mixed-use Village Center, surrounded by supporting residential neighborhoods, a park system and an elementary school.

Streets within this area shall be relatively narrow, shaded by rows of trees, and interconnected both internally and externally to disperse traffic and accommodate a variety of itineraries. The arrangement and design of streets shall promote a pleasant, pedestrian and bicycle-friendly environment with an emphasis on convenient and comfortable access to transit and surrounding neighborhoods.

The Village Center shall have a mix of retail shops, services, restaurants, civic uses, office and multi-family uses focused around a main street that allows an active street life and positive pedestrian experience. The Village Center shall include a series of complete blocks and interconnected streets.

Residential neighborhoods shall include a variety of dwelling unit types to provide opportunities for different age and income groups within an integrated and diverse community. Residential neighborhoods shall have a discernable center, featuring a memorable street intersection, a neighborhood park, open space or square, civic or religious buildings, or a limited amount of neighborhood-serving retail. The focal point of the neighborhood should be located within a short walking distance of the uses it

serves in order to minimize the unnecessary use of the automobile and promote a sense of community. Buildings within the neighborhood center shall be close to the street to create a strong sense of spatial definition.

Civic buildings and uses shall be allowed in both the Village Center and residential neighborhoods. Civic buildings and uses shall be located at prominent sites that terminate vistas, link neighborhoods or contribute to the vitality of the surrounding area.

Recreation and open space shall be identified on an approved Master Plan and may include active recreation areas, squares, walkways, picnic areas, playgrounds, tot-lots and open spaces. At least 185 acres of recreation and open space shall be provided within the overall redevelopment area. The recreation and open space network shall provide public access to the shoreline of Lake Baldwin and Lake Susannah. An extensive passive open space network shall link the open spaces that surround Lake Baldwin and Lake Susannah and provide connections to active recreation areas within the area. Where continuous open space connections are not possible, bicycle and pedestrian paths shall be used to connect major elements of the open space network.

Specific urban design standards and land use relationships shall be adopted as part of a Planned Development (PD) zoning designation to guide redevelopment of the area. The rezoning to PD shall be adopted prior to development. The PD Master Plan and regulating guidelines shall reflect the land use, transportation, and open space principles and relationships contained in the "Vision Concept for the NTC" (developed by Team A.N.A. for the City of Orlando, December 1997) and shall be consistent with the design principles contained in the "Draft Urban Design Guidelines for the Naval Training Center-Main Base" (developed by Team A.N.A. for the City of Orlando, December 1997).

The Future Land Use Map shall identify the area as Urban Village, but may reflect the land use patterns depicted in the adopted PD Master Plan.

The base development capacity of this area shall be as follows:

Civic (includes Public, Rec., and Inst.):	319,941 sq. ft.
Office, Low Intensity:	196,035 sq. ft.
Office, Medium Intensity:	1,110,388 sq. ft.
Residential	2,212 units
Industrial/Office	926,086 sq. ft.
Village Center (base)	1,117,507 sq. ft.

This base development capacity is consistent with the Naval Training Center Orlando Reuse Plan (March, 1997). The maximum amount of development capacity within any single land use category shall not exceed 110% of the numbers above without an equivalent reduction of land use capacity in another land use category. In addition to the maximum base amount of any specific land use category described above, certain land uses may be substituted as part of the review of the PD Master Plan and regulating guidelines. Development capacity may be altered by substituting residential dwelling units for office square footage in accordance with the following ratios:

Land Use Category	Ratio
Office, Medium Intensity	1 du / 653.5 sq. ft.
Office, Low Intensity	1 du / 1,089 sq. ft.

Any amendment to this subarea policy that changes the base development capacity or substitution ratios shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

In order to protect the residential character of the neighborhoods west of General Rees Avenue, only residential and public/recreational/institutional uses shall be permitted within 200 feet of General Rees Avenue between Corrine Drive and Glenridge Way.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.S.16.5 In order to ensure a mixture of uses within this area, the Planned Development Master Plan and regulating guidelines shall include at a minimum the following land uses:

Residential	350 dwelling
Commercial units	200,000 sq. ft.
Other nonresidential	310,000 sq. ft.

(Amended June 29, 1998, Effective July 30, 1998, Doc. No.31329)

Policy LU.S.16.6 This area shall include a minimum of 95 acres of Civic use and 148 acres of Residential use.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No.31329)

Policy LU.S.16.7 Infill development and redevelopment within this area shall comply with the following land use and urban design principles:

1. Walled and/or gated communities are not permitted.
2. New development and substantial improvements shall be consistent with the established scale and character of the surrounding neighborhood.

3. Residential dwelling units shall be oriented to all abutting streets, including Old Cheney Highway and Beach Boulevard.
4. Street modifications and extensions shall be consistent with the established street pattern. Cul-de-sac and dead-end streets are not permitted.
5. Where the Cady Way Trail bisects or abuts a proposed development, the Trail shall be incorporated as an integral part of the development.
6. The City shall cooperate with property owners and Orange County to improve the pedestrian network, including the creation of a continuous sidewalk along the north and west sides of Old Cheney Highway.
(Amended January 30, 2006, Effective March 2, 2006, Doc. No.060130908)

SUBAREA 17 POLICIES

Policy LU.S.17.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

SUBAREA 18 POLICIES

Policy LU.S.18.1 In order to protect the residential neighborhoods from encroachment, the mixed use corridor and office areas shall not be permitted to expand. Within the subarea policy boundary, office uses shall be considered a permitted use (up to 0.30 FAR) on properties that have a residential future land use designation. Development of property within the subarea policy boundary must meet the following standards:

a. Property owners are encouraged to consolidate lots with residential future land use designations and lots with office or mixed-use future land use designations into comprehensive redevelopment sites to ensure unified access and site circulation.
b. Development within the subarea boundary shall provide a logical transition in mass, scale, and height between S. Orange Avenue and existing residential neighborhoods.
c. Architecture must reflect a residential character in terms of mass, scale, and detailing on properties with Office Low Intensity or residential future land use designations.
d. A single, unified design for each block is encouraged.
(Amended February 24, 1997, Effective May 1, 1997, Doc. No. 30064; Amended July 26,2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.18.2 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Ferncreek Avenue, Mills Avenue, Briercliff Drive and Kaley Street, only residential uses shall be permitted.

Policy LU.S.18.3 Because Anderson Street provides smooth traffic flow out of Downtown Orlando and because access to and traffic entering onto this street should be kept to a minimum, office uses on Anderson Street between Delaney Avenue and Mills Avenue shall be prohibited.

Policy LU.S.18.4 In order to ensure compatibility with the residential character of the surrounding neighborhood, development within this area shall be subject to Planned Development (PD) zoning, based on the following criteria:

1. Parking areas, vehicular access points, covered drive-throughs, fences, buffer walls, landscaping, dumpster screening, retention/detention facilities, exterior lighting, exterior elevations of new buildings, and alterations to the exterior of existing buildings shall be subject to Appearance Review;
2. The maximum building height within this area shall be 30 feet, not to exceed two stories;
3. Permitted uses within the Office Low Intensity future land use designation shall be limited to Residential, Childcare (10 or Less), Medical/Dental Labs, Dental Offices, Medical Offices, Governmental Offices, Business & Professional Offices, Business Services, and Temporary Professional Services;
4. Public benefit uses may be allowed in the Office Low Intensity future land use designation by Conditional Use; and
5. The only permitted use within the Residential Low Intensity future land use designation shall be single-family dwelling units. Development timing requirements, use limitations, setbacks, and site development standards shall be further specified through the PD ordinance.
   (Amended September 8, 1997, Effective October 9, 1997, Doc. No. 30570)

Policy LU.S.18.5 In order to accommodate uses and services which support the Orlando Regional Healthcare System campus while ensuring compatibility with the adjacent residential neighborhood, development within this subarea shall either conform to the minimum and maximum densities and intensities of the Office Medium Intensity future land use designation or with the alternative densities and intensities provided through a PD (Planned Development) rezoning process. Any such PD shall comply with the following criteria:

1. The maximum development program may include up to 160,000 square feet of non-residential uses (2.0 F.A.R.) and two multi-family residential dwelling units.
2. Development shall be consistent with the minimum requirements, design objectives and criteria provided in Chapter 58, Part 6B of the Land Development Code, “Bonuses in Office, Mixed Use Corridor and Activity Center Districts,” as amended.

3. Non-residential uses shall be limited to Child Day Care, Medical/Dental Labs, Offices, Hospitals/Clinics and Public Benefit Uses; provided that Eating and Drinking, Light Retailing, Personal Services, and Hotel uses shall also be allowed as a secondary use when such use is in minor proportion to the associated primary use.
4. The maximum building height shall be limited that which is compatible with the adjacent residential neighborhood.
5. A transportation access management/mitigation plan shall be provided to the City and shall identify appropriate measures for minimizing or mitigating any traffic impacts to the adjacent residential neighborhood.
6. Appearance Review shall be required for all features that are visible to the public, including parking areas, vehicular access points, transit facilities, fences, buffer walls, landscaping, streetscaping, dumpster screening, retention/detention facilities, exterior lighting, and the design of all exterior building elevations.

(Amended February 4, 2008, March 6, 2008, Doc. No.0802041003)

Policy LU.S.18.6 Because of the need to protect residential neighborhoods from encroachment, the high intensity residential, office and mixed use corridor areas shall not be permitted to expand.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

SUBAREA 19 POLICIES

Policy LU.S.19.1 In order to protect residential neighborhoods from encroachment, the mixed use corridor and office areas shall not be permitted to expand. Within the subarea policy boundary, office uses shall be considered a permitted use (up to 0.30 FAR) on properties that have a residential future land use designation. Development of property within the subarea policy boundary must meet the following standards:

a. Property owners are encouraged to consolidate lots with residential future land use designations and lots with office or mixed-use future land use designations into comprehensive redevelopment sites to ensure unified access and site circulation.
b. Development within the subarea boundary must provide a logical transition in mass, scale, and height between the commercial corridors and existing residential neighborhoods.
c. Architecture must reflect a residential character in terms of mass, scale, and detailing on properties with Office Low Intensity or residential future land use designations.
d. A single, unified design for each block is encouraged.

(Amended March 18, 2002, Effective June 2, 2002, Doc. No. 020318704; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.19.2 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Ferncreek Avenue and Kaley Street, only residential uses shall be permitted.

Policy LU.S.19.3 In order to protect the single-family residential character of the surrounding neighborhood, the following restrictions shall apply:

a. Public Benefit Uses shall not be allowed to expand beyond the boundaries of this subarea policy;
b. Vehicular access for Public Benefit Uses shall be limited to East Kaley Street, East Esther Street, and the existing driveway on Delaney Avenue;
c. Property along East Harding Street shall be used for single-family residential purposes only; and
d. Cross access between uses on East Harding Street and uses on East Esther Street shall be limited to pedestrians only.

(Amended March 18, 2002, Effective June 2, 2002, Doc. No.020318704)

Policy LU.S.19.4 The maximum development program is as follows;

Residential – multifamily	300 residential units
Retail	94,000 square feet

Public benefit use impacts to be addressed on a case by case basis through a conditional use permit.

a. **Transportation**
    i. Development in this subarea must include at least one transit stop. The number, location, dimensions, type, and design of the transit stop or stops shall be subject to review and approval as part of the framework master plan required by this subarea policy. Transit stop locations must be incorporated into the planning and design of development in this subarea.
    ii. A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required to evaluate adequacy of on-site and site adjacent transportation improvements. The traffic study methodology shall be established with Transportation Official at the time of the Master Plan.
b. **Urban Design**
    i. Buildings in this subarea must transition from the tallest and most intense along S. Orange Avenue, towards the shortest and least intense along Center Street. The maximum building height adjacent to Center Street shall be three stories for the first approximately 35’ of building depth from Center Street. Thereafter, buildings may transition up to a maximum of six stories adjacent to S. Orange Avenue. The maximum building height adjacent to E. Pineloch Avenue shall be three stories.

ii. Buildings on E. Pineloch Avenue and S. Orange Avenue must orient towards the public street, with entrances accessible at street level.
iii. Site design and building design should be generally consistent, on a project wide basis, with the concepts set forth in the Orange/Michigan Special Plan.

c. **Master Plan**
Development in this subarea is subject to review and approval by framework master plan pursuant to Part 2H, Chapter 65, Orlando City Code (and without regard for any exceptions provided therein). The framework master plan shall be reviewed and approved pursuant to the formal review process provided by subsection 65.334(a), Orlando City Code. The framework master plan must approve the overall development layout (including the location and size of buildings), parking, other site plan elements identified by this Growth Management Plan and the Land Development Code. Notwithstanding anything in the Land Development Code to the contrary, applications for specific parcel master plans subsequent to and in accordance with the approved framework master plan are subject to review and approval by the administrative review process provided by subsection 65.334(b), Orlando City Code.
(Amended July 11, 2016, Effective September 5, 2016, Doc. No.1607111203)

Policy LU.S.19.5 The Curry Ford Vision Plan shall serve as guidance for directing efforts to preserve and enhance the Curry Ford business and residential corridor. The plan outlines near-term, mid-term and long-term actions, including programs and projects that shall be considered during annual Capital Improvement Plan and department budget updates.

Anticipated higher density and intensity development along the corridor shall respect the character of the abutting neighborhoods through superior design, such as architectural transitions to complement and blend into the surroundings.

Properties redeveloping along Curry Ford Road, Bumby Avenue, Primrose Drive, Conway Gardens Road, Conway Road, and Gaston Foster Road shall implement ROW improvements consistent with the Vision Plan, where feasible.

Urban Design. Design of proposed development, including streetscape, landscaping, location of ingress/egress and materials, shall be tailored to create a pedestrian - friendly environment.

Open Space. Because public benefit uses and open space areas are essential components of any livable neighborhood, and because this area has developed with minimal public open space and has a relatively low Parks

LOS, largescale redevelopment shall provide, where practicable, publicly accessible space and/or amenities that may be credited as superior design.

Transition and Buffers. Development within this Subarea Policy boundary must provide a logical transition in mass, scale and height to surrounding development. Buffers must be adequate to control noise and light pollution within the site. Development shall meet or exceed City of Orlando landscaping standards and existing trees shall be protected where practicable.

Connectivity. The on-site roadway and sidewalk network shall generally interconnect all on-site residential and nonresidential uses and include stub-outs and cross-access easements to encourage walking and biking and reduce the number of vehicular trips onto Curry Ford Road. Commercial building and building entrances shall be oriented to provide easy pedestrian connections.

Future Land Use. In order to protect residential neighborhoods from encroachment, the activity center and mixed-use corridor areas shall not be permitted to expand.
(Amended August 15, 2022, Effective September 15, 2022, Doc. No.2208151205)

SUBAREA 20 POLICIES

Policy LU.S.20.1 (See Goal LU-3, Objective LU.3.2) In order to protect the residential character of Primrose Drive, Crystal Lake Drive and Ferncreek Avenue, only residential uses shall be permitted.

Policy LU.S.20.2 See Policy LU.S.19.5.
(Amended August 15, 2022, Effective September 15, 2022, Doc. No. 2208151205)

Policy LU.S.20.3 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

SUBAREA 21 POLICIES

Policy LU.S.21.1 See Policy LU.S.19.5
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 15, 2022, Effective September 15, 2022, Doc. No. 2208151205)

Policy LU.S.21.2 In order to implement the principles of the Curry Ford Vision Plan – which include the accommodating the demand for a variety of housing types, enhancing the economic viability of infill development, and ensuring an appropriate transition from high-density to low-density uses – the following standards apply:

1. Buildings in the subarea must transition from the tallest and most intense along Curry Ford Road towards the shortest and least intense along the southern property line. The maximum building height adjacent to the southern property line shall be 4 stories for, at minimum, the first 50 ft. from the property line. Thereafter, the maximum building height is six stories or 75 ft., whichever is less, adjacent to Curry Ford Road.
2. A substantial bufferyard on the south property line is required to help prevent spillover of light and noise onto adjacent residential properties. Details of the width and type of plantings shall be determined during site plan review.
3. Parking garage facades must contain appropriate art, architectural, and/or "green" features to screen ramps from public view and enhance the neighborhood aesthetic.
4. Site design and building design should be generally consistent, on a project-wide basis, with the concepts set forth in the Curry Ford Vision Plan.

Based on the provision of flexible, public-serving space and amenities within this development, up to 250 dwelling units and 28,900 sq. ft. nonresidential are permitted within the subarea. All pertinent requirements of the Ch. 58 Part 6B (Density and Intensity Bonuses) must be met.

(Amended April 12, 2021, Effective May 13, 2021, Doc. No.2104121202)

SUBAREA 22 POLICIES

Policy LU.S.22.1 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.S.22.2 See Policy LU.S.19.5

(Amended August 15, 2022, Effective September 15, 2022, Doc. No. 2208151205)

SUBAREA 23 POLICIES

Policy LU.S.23.1 In order to protect residential neighborhoods from encroachment, the activity center shall not be permitted to expand to the west.

Policy LU.S.23.2 In order to protect residential neighborhoods from encroachment, the activity center, mixed use corridor and office areas shall not be permitted to expand.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy LU.S.23.3 Multifamily residential uses shall be prohibited within the entire +/-7 acre property.
(Amended September 23, 2000, Effective December 14, 2000, Doc. No. 33273)

Policy LU.S.23.4 See Policy LU.S.19.5.
(Amended August 15, 2022, Effective September 15, 2022, Doc. No. 2208151205)

SUBAREA 24 POLICIES

Policy LU.S.24.1 Because of the level of service on Kirkman Road, and because there is already sufficient land available for commercial development in this portion of the City, the activity center shall not be permitted to expand.
(Amended June 1992)

Policy LU.S.24.2 Development intensity on the subject property shall be limited to the entitlements provided in the adopted Millenia Development of Regional Impact Development Order. If a substantial deviation occurs, additional review of the affected Growth Management Plan elements, including the Capital Improvements Element, shall be required. No residential development in excess of 40 dwelling units per acre shall be permitted upon any property within this subarea which has been designated as Urban Activity Center after June 1, 2008 until such time as the City adopts a Public School Facilities Element and executes the necessary Interlocal Agreement required by Chapter 163, Florida Statutes and the impacts of such development are reviewed by Orange County Public Schools.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 4, 2008, Effective September 4, 2008, Doc. No. 0808041001)

Policy LU.S.24.3 In order to maintain compatibility with adjacent residential areas, the use of the property shall be limited to residential, commercial dwelling unit and hotel/motel uses. Customary hotel services such as restaurants, dining rooms and meeting rooms open to the public, cocktail lounges and similar uses shall not be permitted. All uses allowed under the Community Activity Center future land use designation but not allowed under the Subarea Policy shall be subject to City Council approval based on a vacant land study, a market study and a traffic study demonstrating strict conformance to the requirements of Future Land Use Element Policy LU.2.1.4.
(Amended September 8, 1997, Effective October 9, 1997, Doc. No. 30570)

Policy LU.S.24.4 Development within this subarea policy boundary shall be limited to 597,105 square feet of retail space or the equivalent of ITE daily trips. Alternative land uses and intensities consistent with Urban Activity Center future land use designation may be permitted so long as the equivalent ITE daily trip threshold is not exceeded. Such changes shall require an amendment to the project master plan. Any proposed development that would exceed the equivalent ITE daily trip threshold shall be subject to additional infrastructure and transportation impact analysis.

(Amended July 10, 2000, Effective August 3, 2000, Doc. No. 32960; Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101)

Policy LU.S.24.5 In order to protect environmentally sensitive land and maintain compatibility with adjacent uses, all development in this subarea shall be subject to planned development (PD) approval. The PD shall incorporate the following:

a. Environmentally sensitive areas have been identified within the subarea and have been mitigated or integrated into the overall development consistent with the approved water management district permits.
b. The on-site roadway and sidewalk network shall be designed to interconnect, where possible, with onsite residential and non-residential uses, and include stub-outs and cross-access easements, to encourage walking and reduce the number of vehicular trips onto Millenia Blvd.
c. Prohibited uses shall include the following: New and used recreational vehicle sales, new and used auto broker, flea markets, fruit and vegetable stands, limousine rentals, utility trailer rental, bottle clubs, tattoo shops, personal storage facilities, heavy equipment sales or rental, new or used mobile home sales, tow lots, and vehicle storage. New or used boat sales and rentals may be permitted as an accessory use to a retail store, but are not permitted as a principal use. Notwithstanding the above, used vehicle sales are permitted for large-scale commercial operations with an inventory of at least 200 vehicles onsite and a principal building of at least 20,000 square feet in area.
d. Multifamily development in the Office Medium Intensity and Residential Medium Intensity future land use districts are subject to administrative master plan review by the planning official. All other development within these future land use districts are subject to master plan review.
e. No minimum floor-to-area ratio applies to development within the Mixed Use Corridor High Intensity future land use district.
f. Development within this subarea must provide a logical transition in mass, scale, and height to neighboring multifamily developments. Urban design standards and appropriate land use relationships must enhance and be consistent with the overall character of the Millenia Boulevard area and such standards and use regulations must be incorporated into the applicable planned development ordinance for each development.
g. In order to mitigate potential impacts on school capacity, individual

residential development tracts shall be limited to a maximum of 21 dwelling units per acre.

(Amended April 14, 2003, Effective June 7, 2003, Doc. No. 030414702; Amended October 21, 2013; Effective November 21, 2013; Doc. No. 1310211202; Correction of Scrivener's Error, January 11, 2017)

Policy LU.S.24.6 This area shall be zoned Planned Development (PD) in accordance with the procedures and regulations provided in the Land Development Code. The PD shall consist of Single Family Homes or a balanced mix of Single Family Homes, Townhouse & Carriage Homes, Low-rise Condominiums, and a Residential Amenity Center. The base development capacity for this area shall be 450 dwelling units.

The maximum amount of development shall not exceed 110% of the base development capacity. Any request to exceed the development capacities allowed under this subarea policy shall be processed as a Growth Management Plan amendment and must demonstrate by data and analysis that adequate facilities and services are available to accommodate the proposed density and intensity of development. The PD ordinance and development plan for this area shall substantially conform to the following guidelines:

1. **Buffers.** Perimeter building setbacks, landscape buffers, water features or conservation areas shall be incorporated into the design of the development site to buffer existing off-site residential development.
   a. The minimum building setback from the perimeter of the property shall be 25 feet, or as provided herein, whichever is greater.
   b. The minimum building setback from off-site principal residential buildings, existing as of February 1, 2005, shall be 175 feet and the average setback from off-site principal residential buildings shall be 200 feet.
   c. The minimum building setback from wetland boundaries shall be 25 feet or equal to the buffer required by the Water Management District or the Army Corps of Engineers, whichever is greater.
   d. Where feasible, stormwater retention areas shall be located along the perimeter of the development site to separate proposed development from existing off-site residential development. Stormwater retention areas shall be designed as site amenities.
   e. Trails, sidewalks, and passive recreation facilities may be permitted in the perimeter buffers subject to approval by the Water Management District and/or the Army Corps of Engineers.
   f. With respect to that area immediately north of the elementary school site on the east side of the project, developer will construct no hardscape surfaces (other than the multi-use trail or sidewalks) within the first 150 feet of such setback as measured from the existing

residential buildings on the east side.

g. With respect to the setback area around the Cypress Creek I and II existing condominium projects along Cypress Creek Drive, other than for sidewalks and entrance roads on the east and west sides of Cypress Creek I and II, the developer may construct hardscape surfaces in no more than 25% of the setback area.
h. Within all such setback areas, developer shall construct enhanced landscaping to screen the existing residential buildings.

2. **Multi-Use Trail**. A Multi-Use Trail shall be extended through the site from Vineland Road to the Shingle Creek Trail to provide access to the elementary school and joint-use park site.

   In the area immediately north of the elementary school site, adjacent to the multi-use trail, developer shall construct a passive recreation/rest area which shall include a shelter, benches and drinking fountain. These facilities will be available to users of the multi-use trail, as well as users of the recreational facilities on the school site.

3. **Street Connections**. A minimum of two vehicular connections to the off-site street network shall be incorporated into the design of the development site to reduce peak hour congestion and to provide alternative access for service and emergency vehicles. Internal streets shall be interconnected, where possible, to encourage walking and reduce the number and length of vehicular trips.

4. **Residential Development**. A variety of residential building types shall be incorporated into the design of the development site to provide architectural interest and to accommodate a broad range of housing needs.
   a. Single family residential units may be located within the development site. The maximum building height shall be two stories.
   b. Townhouse and Carriage Homes may be located throughout the property. The townhouse and carriage homes shall be two stories tall.
   c. Low-rise Condominiums may be located within the development site. The minimum building height of these condominiums shall be two stories, the maximum height shall be four stories.

5. Park and Recreation Facilities. In addition to the Shingle Creek Trail connection and the joint-use park facilities at the school site, at least two neighborhood parks shall be located within the development site. The minimum combined land area for neighborhood parks shall be two acres. Picnic areas, playgrounds, tot lots, pools, active and passive recreation

facilities and neighborhood greens may be counted toward the neighborhood park acreage. However, conservation areas, water bodies, the Shingle Creek Trail connection and joint-use park facilities at the school site may not be counted toward the neighborhood park acreage.
(Amended June 13, 2005, Effective July 14, 2005, Doc. No. 050613901; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.S.24.7 **Master Plan.** An overall Master Plan approval shall be required for the property located within this subarea policy. After initial Master Plan approval, development on individual parcels shall be subject to Specific Parcel Master Plan (SPMP) review and approval. Specific Parcel Master Plans may be reviewed and approved administratively if determined to be consistent with the overall Master Plan by the Planning Official.

Development. Development within this subarea policy boundary shall be limited to 310 multi-family residential units, and 325,000 square feet of retail/commercial space, altogether generating not more than 1,720 Peak Hour trips, calculated by a methodology approved by the City's Transportation Planning Division. Alternative land uses, densities and intensities may be permitted when consistent with the Community Activity Center future land use designation, Orange County Public Schools Concurrency and Capacity Enhancement Agreement and 1,720 Peak Hour trip threshold. Changes to the land uses, densities and intensities specified in this Subarea Policy shall be processed as an administrative or regular amendment to the project master plan, as determined by the Planning Official. Any proposed development that would exceed 1,720 Peak Hour trip threshold or increase building square footage shall be subject to additional infrastructure and transportation impact analysis. Analysis methodology shall be approved by the City Transportation Planning Division.

Parcel K of this subarea policy boundary is permitted an additional 144,450 sq.ft. of industrial use. Alternative land uses and intensities may be permitted when consistent with the Urban Activity Center Future land use designation and as outlined by the processes referenced above.

Transition. Development within this Subarea Policy boundary must provide a logical transition in mass, scale and height to surrounding development. Specific urban design standards and appropriate land use relationships established by a master plan shall enhance and be consistent with the overall character of the Millenia Boulevard area.

Connectivity. The on-site roadway and sidewalk network shall generally interconnect all on-site residential and non-residential uses and include stub-outs and cross-access easements to encourage walking and biking and

reduce the number of vehicular trips onto Millenia Boulevard. The property shall connect via a public or private street to Cathy Street and the off-site school site to the east at the time of the school development. Commercial building and building entrances shall be oriented toward streets to provide easy pedestrian connections.

Conservation Use. Because Lake Amanda is not a protected wetland or natural water body, the City Planning Official is authorized to revise the Conservation future land use and zoning boundaries consistent with plans approved by the Water Management District, provided there is no net decrease in the overall acreage of the Conservation Use area. A portion of the Conservation area may be used for parks and/or open space.

Master Stormwater System. All development shall be served by a master stormwater system. The design of the master stormwater system shall conform to the Federal, State and local regulatory and permitting standards. The location, function and design of all stormwater facilities shall be coordinated with open space areas, in order to provide for joint use opportunities.

(Amended January 22, 2007, Effective February 21, 2007, Doc. No. 0701221001; Amended January 27, 2014, Effective February 27, 2014, Doc. No. 1401271202; Amended February 6, 2023, Effective March 9, 2023 Doc. No. 2302061201)

Policy LU.S.24.8 Development within this subarea policy – namely, lots 3 and 4 of the Millenium Parc PD – may include a hotel use.
(Amended July 6, 2020, Effective August 23, 2020, Doc. No. 2007061203)

SUBAREA 25 POLICIES

Policy LU.S.25.1 In order to protect the residential character of Rio Grande Avenue, only residential uses shall be permitted.

Policy LU.S.25.2 (See Goal LU-3, Objective LU.3.2) In order to protect residential neighborhoods from encroachment, the activity center shall not be permitted to expand.

SUBAREA 26 POLICIES

Policy LU.S.26.1 Because of the level of service on Kirkman Road, and because there is already sufficient land available for commercial development in this portion of the City, the activity center shall not be permitted to expand.

Policy LU.S.26.2 Vehicular access to this area shall be permitted only from the internal road system of the Universal Studios development. Access to this area from Vineland Road or Turkey Lake Road shall be prohibited.
(Amended October 9, 2000, Effective December 28, 2001, Doc. No. 33310)

Policy LU.S.26.3 As part of any annexation or developers agreement for non-residential development within this area or as part of any subsequent rezoning for non-residential use, the cost of the frontage road shall be recaptured.

Policy LU.S.26.4 Non-residential development within the subarea policy boundary north of Wallace Road shall be limited to the following uses: Office, Fitness/Wellness Center, Childcare, Agriculture, Public Benefit Use, and Golf Course. The maximum intensity of these uses shall not exceed the following: Office - 140,000 square feet; Fitness/Wellness Center - 30,000 square feet; Childcare - 25,000 square feet; Golf Course - unlimited; and Tree Farm - unlimited. Residential Development within this area shall not exceed 12 dwelling units per acre.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No 31329)

Policy LU.S.26.5 Non-residential development within the subarea policy boundary south of Wallace Road shall be limited to the following uses and intensities: Dwelling Unit Commercial – 300 units; Retail / Commercial and Office – 0.38 F.A.R., however, such uses shall only be permitted at the southwest corner of Wallace Road and Turkey Lake Road on a maximum total land area of 4.450 acres, inclusive of Double Eagle Way; and Golf Course – 53 acres. Residential development within this subarea policy boundary shall not exceed 12 dwelling units per acre. A bufferyard shall be provided along the western property line bordering the existing off-site residential development. In addition, a portion of the golf course shall be located along the east side of the bufferyard. The bufferyard shall have an average width of 40 feet, a minimum width of 25 feet, and extensive landscaping to screen the existing off-site residential development. Landscape plans for the bufferyard shall be subject to approval by the City Planning Official.
(Amended January 24, 2005, Effective February 24, 2005, Doc. No. 050124910; Amended September 25, 2017, Effective November 13, 2017, Doc. No. 1709251202)

SUBAREA 27 POLICIES

Policy LU.S.27.1 The residential neighborhood of Tangelo Park shall be protected from encroachment by commercial and industrial development.

Policy LU.S.27.2 Land use in this area shall be limited to residential; hotels and motels; office; public, recreational and institutional; industrial or similar uses. Commercial

uses which are predominantly connected with the sale, rental and distribution of products shall not be permitted. (Amended June 1992)

Policy LU.S.27.3 As part of the approval of any Master Plan or other specific development plan for this area, the land area designated for Metropolitan Activity Center shall be reduced by 27.5 acres. No further reduction in the Metropolitan Activity Center in this area shall occur pursuant to Future Land Use Policy LU.2.1.4.
(Amended June 1992)

Policy LU.S.27.4 Development within this subarea may be zoned Planned Development (PD), AC-3, and O-1, as consistent with the designations depicted on the Official Future Land Use Map. Until such time as the site is rezoned, the previously approved Acqua Sol PD (ZON2005-00033; approved by the Orlando City Council on March 20, 2006; Doc. #0603201006) shall remain in full force and effect. Further, the 936 multifamily dwelling units and 64,224 square feet of ancillary retail associated with the adopted Acqua Sol PD shall be deemed to conform to the required minimum and maximum density and intensity requirements of the Growth Management Plan (GMP).

a. **Overall Land Use Densities and Intensities.** The minimum density and intensity standards associated with the Metropolitan Activity Center and Office Low Intensity designations shall not apply within this subarea policy area. However, development shall not exceed the maximum density and intensity standards for those designations consistent with the Growth Management Plan and Land Development Code.
b. **Allowable Land Uses.** Allowable uses within the area designated Metropolitan Activity Center shall be consistent with the AC-3 zoning district. Allowable uses within the area designated Office Low Intensity shall be consistent with the O-1 zoning district. In addition, Hotel, Timeshare, and Commercial Dwelling Units, as well as accessory parking associated with use(s) within the Metropolitan Activity Center area, may be permitted in the area designated Office Low Intensity but only as part of a PD. The following Outdoor Recreation Uses shall be strictly prohibited within the subarea policy area: Skeet and Gun Clubs, Gun Ranges, Go-Kart Tracks, Water Parks as a principal use, Ferris Wheels, and High Speed/High Impact Amusement Park Rides (including roller coasters, circular/spinning rides, and extreme thrill rides such as drop towers, shot towers, and pendulum rides). This prohibition does not include golf courses, golf driving ranges, miniature golf facilities, public or private athletic facilities, including sports fields, or any other Public Benefit Use such as public or private schools or educational facilities, community centers, civic clubs, churches or religious uses, public or private parks, or playgrounds. In addition, a Water Park, may be permitted as an accessory use to a Hotel or Timeshare resort PD.

c. **Transportation and Infrastructure.**
   i. Development within this subarea shall be limited to no more than 15,734 Average Daily Trips (ADT), to be calculated using a methodology approved by the City's Transportation Planning Division. Any proposed development that would exceed the 15,734 ADT trip threshold shall be subject to infrastructure and transportation impact analyses that demonstrate adequate facilities and services are available to accommodate the proposed additional density and intensity of development.
   ii. A transportation study (neighborhood impact analysis) shall be submitted with an application for new PD zoning or master plan and any application for a substantial amendment to an existing PD unless waived by the Planning Official.
   iii. Locations for transit stops shall be determined and incorporated into the planning and design of projects within the subarea policy area as necessary.

d. **Public Schools.** If residential development occurs within this subarea policy area, public school capacity and concurrency shall be addressed in a manner which is jointly approved by the City, applicant, and Orange County Public Schools, and which is consistent with state law and the adopted GMP. The City of Orlando shall determine the vesting status of the proposed residential project as part of development review.
(Amended October 3, 2011, Effective November 3, 2011, Doc. No. 1110031101)

SUBAREA 28 POLICIES Reserved

SUBAREA 29 POLICIES Reserved

SUBAREA 30 POLICIES Reserved

SUBAREA 31 POLICIES

Policy LU.S.31.1 All development within the Judge Road properties shall be subject to maximum development capacity that does not exceed the impacts from the 1,816 multifamily dwelling units allowed under the Orange County Medium Density future land use designation that existed prior to annexation, or other uses not to exceed the equivalent number of ITE daily trips. If cumulative impacts to roadways, potable water supply, school facilities, wastewater facilities, or parks exceed the impacts of 1,816 dwelling units, the applicant shall submit a detailed analysis demonstrating that concurrency and/or the mobility plan (if exempt from transportation concurrency) can be met.
(Amended May 22, 2000, Effective August 3, 2000, Doc. No. 32960; Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101)

Policy LU.S.31.2 The Orlando Gateway Apartment Project on Shadowridge Drive is committed to mitigating wetland impacts on the immediate area of development. The plan is designed to establish successful conservation areas in a native vegetative condition in an effort to enhance the wildlife habitat value, vegetative composition and overall functional quality of each area. This subarea is subject to a monitoring and maintenance plan agreement between the property owner(s) and the City of Orlando. The agreement must be executed before permits for any site work or wetland clearing may be issued.
(Amended March 20, 2023, Effective April 20, 2023, Doc. No. 2303201205)

SUBAREA 32 POLICIES

Policy LU.S.32.1 Reserved.
(Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206)

Policy LU.S.32.2 Because some properties within this corridor are located within Aircraft Noise Control Zones, the City of Orlando shall implement the Aircraft Noise and Land Use Control Zone Map concept within this corridor, consistent with Future Land Use Policy LU 2.4.11. The Aircraft Noise Control Zones Map (Figure LU-~~2B.1~~12 Part 1A) shall be incorporated into all illustrative master plans for new development within this corridor. The City shall also utilize Figure LU-~~2B.1~~12 Part 1A during the review of proposed Future Land Use Map amendments, rezonings and Master Plan approvals to identify potential incompatibilities. Changes that create such incompatibilities shall not be allowed. Because of the proximity of this corridor to the Orlando International Airport, airport-related uses not ordinarily permitted by the Industrial land use classification such as auto rental agencies, hotels, airport remote parking, and support service uses may be permitted through the adoption of a Specially Planned Area overlay zoning district. In order to encourage high quality design within the corridor, the Specially Planned Area zoning district shall include design standards for access (particularly to Narcoossee Road), circulation, and streetscaping. In addition, specific design standards shall be included for commercial and industrial developments. Such standards may address parking location, pedestrian connections, perimeter landscaping, signs, building design, and the need to treat stormwater retention areas as visual amenities.
(Amended November 10, 2003, Effective March 1, 2004, Doc. No. 031110705; AmendedJune 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

SUBAREA 33 POLICIES

Policy LU.S.33.1 Land acquired by GOAA for airport operations shall be considered appropriate for Metropolitan Activity Center designation.

Policy LU.S.33.2 In order to protect the community of Taft from urban encroachment, no property within this area shall be annexed to the City of Orlando.

Policy LU.S.33.3 Reserved.

Policy LU.S.33.4 The portion of the former Orlando Naval Training Center (NTC) McCoy Annex designated as Urban Village shall be redeveloped as an urban, mixed use, pedestrian and transit-accommodating project that embraces the principles of traditional urban design. The following principles are intended to harmoniously and seamlessly blend new development within the Southport Urban Village with the existing urban fabric of the surrounding developed area of Orlando and unincorporated Orange County. The development of the Southport Urban Village shall promote a balanced and efficient transportation system that provides freedom of choice and a mix of land uses that support a variety of lifestyles and needs. New streets within the Southport Urban Village shall be relatively narrow, shaded by rows of trees, and interconnected both internally and externally to disperse traffic and accommodate a variety of itineraries. The arrangement and design of streets shall promote a pleasant, pedestrian and bicycle-friendly environment with an emphasis on convenient and comfortable access to transit, civic uses such as schools and parks, and surrounding neighborhoods.

To guide development of the Urban Village site, specific urban design standards and appropriate land use relationships shall be adopted as part of a Planned Development (PD) zoning designation. The PD zoning ordinance shall be adopted prior to the submittal of development plans. The detailed development standards may be patterned on the Village Center Core designation as described in the Orlando Naval Training Center-Main Base Planned Development Ordinance, the Neighborhood Center guidelines and standards described in LDC Chapter 68-Southeast Orlando Sector Plan Development Guidelines and Standards, or other similar standards proposed by the property owner. However, at a minimum, the PD and associated development standards must adequately address the incorporation of human-scale aesthetics into street and building design (buildings should be oriented to the street frontage to reinforce the pedestrian-oriented character, and should build to a build-to line), linkages between uses via a mature and functional bicycle/pedestrian/transit system, and the incorporation of public/community gathering spaces.

The Industrial parcel (a.k.a. Navy Apartment Parcel) of the former NTC McCoy Annex was previously designated as Residential Low Intensity and limited to a maximum of 618 housing units. Upon changing the future land use designation from Residential Low Intensity to Industrial, those

development rights were added to the 350 dwelling units permitted on the Urban Village site. The Future Land Use Map shall identify the boundaries of the Urban Village. The range of development permitted within the Southport Urban Village shall be:

Use Type	Maximum # Units	Maximum Floor Area (sf)
Retail/Commercial		20,000
Office		75,000
Residential	968*	
Civic		20,000

*The Industrial parcel (a.k.a. Navy Apartment parcel of the former NTC McCoy Annex) was previously designated as Residential Low Intensity and limited to a maximum of 618 dwelling units. Upon changing the future land use designation to Industrial, the balance of those development rights were added to the 350 dwelling units permitted on the Southport Urban Village parcel for a maximum of 968 units.

Development of the Industrial Parcel shall be permitted up to the maximum intensity permitted by the Industrial future land use category and the Land Development Code, and shall require Master Plan review prior to development. Any development of the Industrial parcel shall include a public street connecting Dowden Road (a.k.a. 8th St.) through the parcel to Boggy Creek Road via Rayburn Street.

Any amendment to this subarea policy that changes the overall development capacity shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity development.
(Amended April 14, 2003, Effective June 7, 2003, Doc. No. 030414702; Amended September 8, 2014, Effective October 18, 2014, Doc. No. 1409081202)

Policy LU.S.33.5 Because this area is the location of a former military landfill, any development proposals shall be supported by engineering and environmental studies demonstrating the suitability of areas affected by the former landfill for the uses proposed. Planned Development (PD) zoning shall be required in order to address appropriate locations for development. The boundaries of environmentally sensitive areas shall be determined through the Planned Development (PD) or Conservation (C) rezoning process, based upon appropriate environmental studies and analysis. Development within identified environmentally sensitive areas shall be consistent with Conservation Policies C.1.4.1 through C.1.4.6 and coordinated with all

appropriate government agencies to minimize adverse environmental impacts.
(Amended February 2, 2009, Effective March 6, 2009, Doc. No.0909021102)

SUBAREA 34 POLICIES

Policy LU.S.34.1 Land acquired by GOAA for airport operations shall be considered appropriate for Metropolitan Activity Center designation.

Policy LU.S.34.2 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area. The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area. The properties located within this Subarea Policy, as identified by the Greater Orlando Aviation Authority (GOAA) and as defined by the Federal Aviation Administration (FAA), are subject to an avigation zone that does not allow new residential development. Existing residential development within this area may remain and continue to be used for residential purposes subject to the Nonconforming Use provisions of the Land Development Code (LDC).
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

SUBAREA 35 POLICIES

Policy LU.S.35.1 Land acquired by GOAA for airport operations shall be considered appropriate for Metropolitan Activity Center designation. The Planning Official shall be authorized to approve property designated as residential or office to be used for industrial of office uses at an equivalent intensity of use(s), based upon a transportation study. Such office or industrial uses shall be permitted if the property is developed under Master Plan or under unified ownership in conjunctions with adjacent land designated industrial of activity center.
(Amended May 17, 1993, Effective July 8, 1993, Doc. No. 26610)

Policy LU.S.35.2 Because of the area's proximity to a major roadway network which includes the BeeLine Expressway and the recently completed Central Florida Greeneway, and its close proximity to the Orlando International Airport, the City of Orlando believes that it is well situated for appropriately timed urbanization. The City acknowledges that designation of individual properties for urban land uses must be based on demonstrated need for additional urban land uses, availability of facilities and services, and appropriate measures to conserve natural resources and environmentally sensitive lands. As properties are annexed into the City of Orlando, the City shall assign future land use designations and zoning classifications in accordance with the above considerations and all provisions of Chapter 163, F.S., and ~~including~~

~~Sections 163.3184, 163.3187, 163.3189, F.S.;~~ Section 171.062, F.S~~.; Rule 9J-5.005 (2 and 8), F.A.C and Rule 9J-11, F.A.C~~. These GMP amendments will be based upon a Development of Regional Impact Development Order and Master Plan or other appropriate master planning process designed to ensure that the timing and staging of development is both internally and externally consistent with all adopted policies and surrounding land uses.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.S.35.3 One Village Center/Urban Transit Center may be permitted north of Lake Nona (the lake) and west of Narcoossee Road in the future, as part of an individual master plan submission. The Center shall not be located within Aircraft Noise Control Zones A-D, but shall be permitted in Aircraft Noise Control Zone E. This Village Center/Urban Transit Center designation may be established within an Urban Village PD in conformance with Policy LU.2.4.4. If not established as part of an Urban Village PD, a Growth Management Plan amendment shall be required.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.S.35.4 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area. The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.S.35.5 This area shall be developed as a mixed-use Planned Development (PD). ~~If development densities and intensities allowed under the PD exceed Development of Regional Impact (DRI) thresholds, no development shall be allowed prior to the adoption of a DRI Development Order, except as may be allowed under Chapter 380, Florida Statutes, and Rule 24-28, Florida Administrative Code.~~ The base development capacity of this area shall be as follows:

Residential	1,000 units
Office	207,600 sq. ft.
Retail	1,387,000 sq. ft.
Hotel	300 rooms

The maximum amount of development allowed within any single land use category (except Public Benefit Use) shall not exceed 110% of the numbers above. Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

1. **General Standards**. The PD shall include General Standards to implement the following guidelines applicable to property throughout the development:
    a. *Natural Features*. Natural features shall be treated as amenities. In addition, large wetland and open space areas shall be connected to form continuous natural corridors. Naturally vegetated buffers shall be preserved adjacent to conservation areas, consistent with the policies provided in the GMP Conservation Element. Roads that cross major wetland systems shall incorporate bridges or other appropriate design features to maintain wildlife corridors.
    b. *Master Stormwater System*. All development shall be served by a master stormwater system. The design of the master stormwater system shall conform to the Orlando Engineering Standards Manual (ESM). The location, function and design of all stormwater facilities shall be coordinated with open space, park and greenway areas, in order to provide for joint use opportunities. Where possible, greenways with trails should line riparian corridors and storm drainageways to connect destinations such as schools, parks and commercial areas.
    c. *Transportation System*.
        i. The transportation system shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time.
        ii. Due to its prominence, the Econlockhatchee Trail extension shall be designed as a tree-lined boulevard. Landscaped medians shall be provided in segments that have a 4-lane section.
        iii. The project shall provide a roadway connection stub to the east property line that will provide access between this project and the development known as the Randall Johnson Project (aka Randal Park PD). This is consistent with GMP Policy T.1.10.3.
        iv. The project shall have an interconnected multi-use trail network and incorporate a north-south regional trail into the planning, design, and construction of the project.
        v. Locations for transit stops shall be determined and incorporated into the planning and design of the project.
    d. *Gateway*. A gateway feature shall be constructed to establish an identity for the area and to signify passage into the southeastern sector of the City. This gateway may be constructed in conjunction with other projects in the area.
    e. *Public School Capacity*. In accordance with adopted Growth Management Plan policies, if residential uses are included in the PD, public school capacity shall be addressed in a manner jointly approved by the City, applicant, and Orange County Public Schools.

2. **Activity Center Standards.** The PD shall also include Activity Center Standards which shall be implemented on at least 50% of the property located within the Activity Center portion of the PD:
    a. *Mixture of Uses*. The Activity Center shall incorporate a mixture of uses, including mixed-use buildings. The type of uses allowed shall be generally consistent with the uses allowed under the Urban Activity Center future land use designation.
    b. *Urban Form*. The Activity Center shall be comprised of streets and blocks to allow for change and intensification over time, without requiring complete redevelopment. Buildings and support facilities shall be configured to provide a safe and convenient path for both vehicles and pedestrians. Parking shall be provided in amounts not to exceed the applicable maximum set forth in the City's Land Development Code, except where the City determines that other parking standards are appropriate. Irregularly shaped blocks may be incorporated to add variety and create interesting opportunities for small plazas, parks or distinctive buildings to enhance the unique character of the development.
    c. *Streets*. The Activity Center shall incorporate both Pedestrian Streets and Service Streets to separate pedestrian and service- oriented traffic. Pedestrian Streets shall be lined with buildings that are oriented toward the street(s), surround public spaces and terminate vistas. Service Streets shall be designed to accommodate utilities, service deliveries, parking garages, parking lots, dumpsters and heavier traffic. The street system shall be interconnected to provide multiple options for entering, leaving and moving within the Activity Center.
    d. *Pedestrian Connections*. A safe, continuous pedestrian connection shall be provided between major commercial uses within the PD. Buildings shall be oriented toward Pedestrian Streets, parks or plazas to provide easy pedestrian connections and promote a vibrant street environment. Anchor tenant retail buildings may have entries from off-street parking lots, but entries from Pedestrian Streets are also encouraged.
    e. *Center*. A park or plaza shall be located along the main Pedestrian Street to orient visitors and provide a recognizable center.
    f. *Architecture*. Multiple stories are encouraged along Pedestrian Streets to enclose the street and promote a sense of place. Building facades shall be varied and articulated to provide visual interest. Street level windows are required along Pedestrian streets to encourage window-shopping and promote a sense of security.
    g. *Parking*. Surface parking shall generally be located along Service Streets, to the rear of commercial buildings, and in parking courts

located within the interior of blocks. On-street parking may be located along Pedestrian Streets.
(Amended August 23, 2004, Effective November 12, 2004, Doc. No. 040823916; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.S.35.6(A) The maximum development capacity of this area shall be as follows:

Residential	2,200 units
Office	400,000 sq. ft.
Retail	750,000 sq. ft.
Hotel	600 rooms
Public Benefit Use	Impacts to be addressed on a case-by case basis through conditional use permit

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, an overall master plan that addresses the entire land area and maximum development program shall be reviewed and approved.

The overall master plan shall address the following issues:

a. **Natural Features.** Natural features shall be treated as amenities. Roads that cross major wetland systems shall incorporate bridges or oversized culverts to maintain wildlife corridors.
b. **Park and Recreation Facilities.** At least 12 acres shall be reserved for public park and recreation facilities. Open spaces designated Conservation on the Future Land Use Map shall not count toward the minimum acreage of park and recreation facilities. Such open space shall be accessible to the general public.
c. **Billboards.** Because this property is directly adjacent to the Southeast Orlando Sector Plan area, billboards shall be prohibited, consistent with Policy LU.4.1.18.
d. **Transportation System.**
    i. The proposed roadway network shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. The overall master plan shall include typical street cross-sections.
    ii. An interconnected multi-use trail network and north-south regional trail that connects to the East Park Trail south of Dowden Road shall be incorporated into the planning, design, and construction of the project.
    iii. Locations for transit stops shall be determined and incorporated into the planning and design of the project.
    iv. A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required. The traffic study shall verify

the laneage needed for proposed on-site roadways, identify cross-access corridors, and identify any needed offsite improvements.

v. The proposed on-site roadway network shall include provision for future connection to the west consistent with the City's connectivity requirements (see Transportation Element Objective T.1.10 and associated policies).

e. **Schools.** Before December 31, 2017, in the event the Orange County School Public Schools (the "OCPS") notifies the Owner that it has determined that the Property is suitable for an approximately 15-acre elementary school site, Owner shall negotiate in good faith with OCPS regarding a mutually satisfactory purchase price, specific location within the Property, and such other terms and conditions as reasonably necessary to enter into a purchase contract with OCPS for such school site within the Property.

Each individual development site within the overall master plan shall be reviewed by the Municipal Planning Board as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code. ~~Cumulative actual development within the overall master plan shall not exceed 120% of DRI thresholds without compliance with Chapter 380 Florida Statutes.~~

(Amended January 25, 2010, Effective February 26, 2010, Doc. No.1001251102)

Policy LU.S.35.6(B) The properties located within this Subarea Policy, as identified by the Greater Orlando Aviation Authority (GOAA) and as defined by the Federal Aviation Administration (FAA), are subject to an avigation easement. Properties within this Subarea Policy must not be developed with residential uses except for the area depicted as the Restricted Residential Exception Area in the Lake Nona PD Development Plan which allows for multi-family residential.

(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201; Amended October 23, 2023, Effective November 23, 2023, Doc No. 2310231202)

Policy LU.S.35.7 The property within the boundary of this Subarea Policy, generally referred to as Lake Nona, is a 9,044-acre property located within the Southeast Orlando Sector Plan area. In accordance with the requirements of the Southeast Orlando Sector Plan, this property shall be zoned Planned Development (PD) consistent with Future Land Use Policy LU.2.4.4, designated Urban Village and Conservation on the Official Future Land Use Map, and designed as a mixed-use community.

The PD zoning shall adhere, at a minimum, to the following standards:

1. **Development Capacity**. The maximum development capacity of the Lake Nona PD shall be 20,817 residential units 3,658 hotel rooms, and 24,982,926 square feet of non-residential space including office/ commercial/retail, and industrial/Airport Support District (including

hospital). The maximum amount of development allowed within any single land use category (except civic) shall not exceed 110% of the numbers above. The project may also exchange land uses according to an approved land use/transportation equivalency matrix as set forth in the PD. Any increase in development beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

2. **Limited Transfer of Development Rights**. The Lake Nona PD may allow the limited transfer of residential development rights between the Town Center and the Village Center/Urban Transit Center portion of Midtown as described in Subarea Policy LU.S.35.7.1.
3. **Urban Design, Architecture, and Placemaking**. Lake Nona has and shall continue to create walkable and bikeable neighborhoods, urban mixed-use districts, and public spaces activated by superior architecture, landscaping and parks, interactive art installations and performance/event spaces, and other features intended to create a unique urban environment. Future development will feature higher density in appropriate areas to promote a live-work dynamic around the Lake Nona Town Center and in mixed-use districts. Such areas shall be designed to accommodate a variety of mobility options.
4. **Housing.** The Lake Nona project shall contribute to the supply of mixed-income housing, including affordable housing, in the portion of the project that has not yet been developed. The PD shall define the term "affordable" and specify that at least 10% of all future or "delta" residential units in the project meet that standard (calculation shall be based on the delta of the Lake Nona PD's existing entitlement of 13,592 residential units and the amended PD's entitlement of 20,817 residential units). The PD may allow further flexibility in how this requirement is met, including possible on-site, off-site, or fee-in-lieu of options.
5. **Primary Conservation Network (PCN)/Open Space/Parks**. At least 25% of the Lake Nona PD shall be set aside as open space either under conservation easement as part of the Primary Conservation Network or designated as some form of open space (e.g., lakes, stormwater, parks, greenspaces, and trails). Parks shall be provided consistent with the City's adopted level of service standards and Chapter 68 of the Land Development Code.
6. **Natural Features.** Where unique natural features exist in areas set aside as open space, such as natural features shall be treated as amenities. Roads that cross major wetland systems shall incorporate bridges or other appropriate design features to maintain wildlife corridors.
7. **Master Stormwater Systems.** The Lake Nona PD shall be subject to a Master Stormwater Plan, which may include the plans previously

approved for the original Lake Nona property, Poitras property, and Education Village property. The location, function, and design of all stormwater facilities shall be coordinated with open space, park, and greenway areas to provide for appropriate joint use opportunities. Where possible, greenways and trails should line riparian corridors and storm drainage way to connect destinations such as schools, parks, and mixed-use districts.

8. **Utilities**. The master developer shall coordinate with the appropriate utility entities to ensure provision of adequate potable water and wastewater service for both existing and planned development within the project.
9. **Mobility System.** The Lake Nona project shall accommodate a wide variety of mobility options, including streets, bike/pedestrian facilities, transit (including autonomous vehicles where appropriate), and smart technology systems to assist users in wayfinding and transitioning between modes.
    a. The project shall incorporate complete streets into the design of the all roadway segments in the Major Thoroughfare Plan and other roadways subject to Transportation Element Policy ~~1.33.4~~T.4.1.4 and the locations for transit corridors and transit stops shall be incorporated into the planning and design of the project.
    b. The project shall have an interconnected multi-use trail network and incorporate connections to major community recreation facilities, schools, and cultural institutions within the project.
10. **Public Schools**. To ensure adequate public school capacity for students generated by development of the Lake Nona property, building sites in the project shall be subject to applicable school concurrency and school capacity requirements. The City recognizes that up to 11,250 residential units are vested from capacity enhancement and school concurrency by rights acquired under the Fourth Amended and Restated Development Order for the Lake Nona DRI before it was rescinded and further incorporated into the PD as well as existing capacity enhancement agreements. The developer shall negotiate provision of any additional school capacity enhancements with the Orange County School Board as necessary.
11. **Gated Communities**. Up to 20% of the single-family residential units in the Lake Nona project may be gated. In lieu of the requirement for traditional design standards described in Future Land Use Element Policy 4.1.9, a hybrid of conventional and traditional design standards may be approved in a Specific Parcel Master Plan for gated neighborhoods that have a gross density of up to 5 dwelling units per acre.

(Amended August 15, 2022, Effective September 15, 2022, Doc No. 2208151205; Amended October 23, 2023, Effective November 23, 2023, Doc No. 2310231202)

Policy LU.S.35.7.1 Because the Lake Nona Town Center (Parcel 22A of the Lake Nona PD) is located within an avigation easement that prohibits residential development, however an agreement with the Greater Orlando Aviation Authority (GOAA) and Lake Nona allows multi-family residential uses in the Restricted Residential Exception Area as depicted in the Lake Nona PD Development Plan. The Lake Nona PD may allow for the limited transfer of residential development rights for parcels within the boundary of this subarea policy, and specifically between the Town Center and the Village Center/Urban Transit Center area east of Lake Nona Boulevard known as Midtown (Parcels 21A, 21B, 22B, 23B, 24A, 24B and 28E of the Lake Nona PD). However, the overall residential density of the Town Center and Midtown areas combined shall not exceed 30 dwelling units per acre.

(Amended August 15, 2022, Effective September 15, 2022, Doc No. 2208151205; Amended October 23, 2023, Effective November 23, 2023, Doc No. 2310231202)

Policy LU.S.35.8 Property within the boundary of this Subarea Policy is located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development. The provisions specified in Future Land Use Policy LU.2.4.4. Goal LU-4 and associated objectives and policies shall apply within this area. The property will utilize the Southeast Orlando Sector Plan land use of Airport Support District-High Intensity and Conservation. The portion of the site (approximately 27.41 acres) designated as Airport Support District-High Intensity shall have a maximum development program of 1,790,969 square feet.

The development program with primarily medical and medical-related uses will allow the following uses:

Hospital	700,000 sq. ft.
Medical Office, Surgery Center, Rehab	400,000 sq. ft.
Office/Retreat Center	100,000 sq. ft.
Retail & Health Park Uses (Medical Supply, Pharmacy, Health Food Store, Restaurant)	100,000 sq. ft.
Hotel (150 rooms)	100,000 sq. ft.
Skilled Nursing Facility, Medical Dependent Assisted Living Facility, Daycare, School/Church	390,969 sq. ft.

Any increase in the development program beyond that allowed by this subarea policy shall require an amendment to this subarea policy and must be supported by data and analysis that demonstrates that adequate facilities and services are available to accommodate the proposed density and intensity. Each development site is subject to Specific Parcel Master Plan review by the ~~Southeast Town Design~~ Development Review Committee and final approval by Orlando City Council. Each Specific Parcel Master Plan shall

address building layout, parking, and other site planning matters identified by the Land Development Code.

Transportation. The road network within this subarea must conform to the City's Major Thoroughfare Plan. as may be amended from time to time. Each specific parcel master plan must include typical street cross sections for review by the ~~Southeast Town Design~~ Development Review Committee and final approval by the Orlando City Council.
(Amended February 21, 2022, Effective March 24, 2022, Doc No 2202211201)

Subarea 36 Policies

Policy LU.S.36.1 In order to protect the community of Taft from urban encroachment, no property within this area shall be annexed to the City of Orlando.

Policy LU.S.36.2 Consistent with Future Land Use Policy LU.2.4.4, and in order to fully encourage integrated, mixed land uses in the Airport Industrial Park at Orlando (AIPO) DRI, portions of the AIPO site shall be considered suitable for Planned Development (PD) zoning. Three areas within the AIPO DRI shall be designated PD on the Official Zoning Map.

Development shall conform to the approved DRI Development Order and to the following additional criteria:

Allowable Uses and Composition of Mix. Consistent with the DRI Development Order, the AIPO DRI/PD shall be developed with Industrial, Office, and Hotel/Commercial uses, including but not limited to warehouse, office and industrial park (Manufacturing, Warehouse, Research Park and Office Park Uses), together with ancillary hotel and restaurant development. Ancillary retail trade uses are permitted in accordance with the approved DRI Development Order.

Development within the AIPO DRI shall be limited to 20,300,000 square feet of Industrial, 700,000 square feet of Office, 400,000 square feet of Hotel/Commercial (total of 46.5 acres), or an equivalent mixture of uses consistent with an approved DRI equivalency matrix. In no event shall the overall intensity of development exceed the maximum amount approved in the AIPO DRI Development Order.

Ancillary Hotel/Commercial uses shall only be allowed within the three areas delineated by this subarea policy and classified as PD on the City’s Official Zoning Map. The location and amount of allowable land use types may be shifted between the three PD areas, provided the location of each use is shown on the approved project master plan (Map H). Any proposed change

which would increase the land use intensity within the Subarea Policy/PD boundary without a corresponding decrease in some other portion of the Subarea Policy/PD boundary and which results in greater off-site impacts or potential adverse impacts on adjacent land uses, shall be reviewed by the City to determine consistency with the Growth Management Plan and to determine if a Plan amendment is necessary. After the prescribed 46.5 acres of commercial land is developed, the remainder of the PD zoned areas shall only be developed with industrial and office uses consistent with the DRI Development Order.

Overall Land Use Densities and Intensities. Industrial and Office development shall conform to the standards and criteria of the City's Industrial future land use designation (see Figure LU-1, Standards for Future Land Use Categories) and I-G zoning district.

Ancillary Hotel/Commercial development within the PD areas shall conform to the standards and criteria of the City's Community Activity Center future land use designation (see Figure LU-1, Standards for Future Land Use Categories) and AC-1 zoning district.

Land Use Compatibility Standards, Including Provisions for Buffering by Land Use Density/Intensity. The City shall utilize the provisions of the Land Development Code for all land development standards.

Minimum Transportation Access Requirements for Hotel/Commercial Uses. Hotel/Commercial uses at the intersections of Orange Avenue/Tradeport Drive and Tradeport Drive/Boggy Creek Road shall conform to the minimum transportation access requirements for commercial uses in Community Activity Centers, as outlined in Figure LU-1, Standards for Future Land Use Categories. Hotel/Commercial uses at the intersection of Orange Avenue and Palm Bay Drive shall conform to the minimum transportation access requirements for commercial uses in Neighborhood Activity Centers.
The provisions specified in this policy shall work in conjunction with all other applicable GMP objectives and policies and shall not supersede such policies.
(Amended October 9, 2000, Effective November 9, 2000, Doc. No. 33310)

Policy LU.S.36.3 The maximum amount of development allowed within this subarea policy shall not exceed 110% of 1,840,000 square feet of industrial uses or exceed 2,944 daily trips. Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed intensity of development. Prior to development, a master plan that addresses the maximum development program shall be reviewed and approved.

(Amended March 11, 2024, Effective April 11,2024, Doc. No. 2403111202)

SUBAREA 37 POLICIES Reserved

SUBAREA 38 POLICIES

Policy LU.S.38.1 Reserved.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended January 25, 2010, Effective February26, 2010, Doc. No.1001251102; Amended January 28, 2019, Effective Mar. 15, 2019, Doc. No. 1901281203; Amended August 15, 2022 Effective September 15, 2022, Doc. No 2208151205.)

Policy LU.S.38.2 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4., Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Beth Road – 472 dwelling units and 78,700 square feet of non-residential uses allowed by the Neighborhood Center designation.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan (SPMP) that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation

a. The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.
b. The project shall incorporate at least one vehicular and bicycle/pedestrian path from New Hope Road, north through the northern Property, ending in a stub out at the northern Property line to provide a future access point, connecting to both the unnamed road to the north and ultimately to the Lake Nona ~~DPRID~~ DRI/PD.
c. The project must consider multimodal strategies and connections that will provide both internal bicycle and pedestrian connectivity as well as

connectivity to the trail network planned as part of the development of the Lake Nona DRI/PD.

Natural Features

Natural features shall be treated as amenities. Roads that cross major wetland systems shall incorporate bridges or other appropriate design features to maintain wildlife corridors.

(Amended May 17, 2021, Effective June 26, 2021, Doc. No.2105171202; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

SUBAREA 39 POLICIES

Policy LU.S.39.1 The property within this subarea policy shall be zoned Planned Development (PD). The maximum amount of development allowed within any individual PD shall not exceed 115% of the development program identified for that property in the table below. Any amendment that would allow development to exceed the development program allowed under this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development.

The following additional restrictions shall apply to multi-family residential development within the Vista Lakes Planned Development:

a. Multi-family residential development shall be limited to a maximum of 427 units in the North Village Town Center and 300 units in Tract N-10;
b. Multi-family residential development in the North Village Town Center shall not exceed 300 units without prior City approval of a site plan demonstrating that the North Village Town Center will be developed as a residential/non-residential mixed-use development; and
c. Multi-family residential densities shall not exceed 20 dwelling units per acre.

Planned Development:	SF Units	MF Units	Com. Sq. Ft.	Ind Sq. Ft.	Office Sq. Ft.	Hotel Rooms
Vista Lakes*	1,573	727	140,000 to 190,000	0	20,000 to 70,000	0
Crowntree Lakes	99	1,533	438,605	128,775	20,000	0
Tivoli Woods	900	0	0	0	0	0
McCoy Tract	0	900	135,500	0	22,500	140

* The maximum amount of commercial and office development within the Vista Lakes Town Center shall not exceed a combined total of 210,000 square feet.

~~*(Amended May 11, 1998, Effective July 30, 1998, Doc. No. 31211; Amended May 22, 2000, Effective August 3, 2000, Doc. No. 32960; Amended June 13, 2005, Effective July 14, 2005, Doc. No. 050613901; Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103; Amended January 25, 2010, Effective February 26, 2010, Doc. No. 1001251102; Amended April 9, 2012, Effective May 24, 2012, Doc. No. 1204091204; Amended July 18, 2022, Effective August 18, 2022, Doc. No. 2207181208)*~~

McCoy Tract Transportation

1. At least one east-west vehicular and pedestrian connection must be provided between the Narcoossee Road and the Vista Park PD, between the future Hazeltine National Drive and SR -528. The exact location of the connection point shall be determined at the time of Master Plan review.
2. A north/south cross-access must be provided parallel to Narcoossee Road, between Hazeltine National Drive Extension and the McCoy Road Extension. The cross-access/frontage road south of the McCoy Road Extension will be provided contingent with participation in the master infrastructure program by the southern neighboring property owner via private agreement.

(Amended May 11, 1998, Effective July 30, 1998, Doc. No. 31211; Amended May 22, 2000, Effective August 3, 2000, Doc. No. 32960; Amended June 13, 2005, Effective July 14, 2005, Doc. No. 050613901; Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103; Amended January 25, 2010, Effective February 26, 2010, Doc. No. 1001251102; Amended April 9, 2012, Effective May 24, 2012, Doc. No. 1204091204; Amended July 18, 2022, Effective August 18, 2022, Doc. No. 2207181208; Amended October 23,2023, Effective November 23, 2023, Doc. No.2310231203)

Policy LU.S.39.2 Because some properties within this corridor are located within Aircraft Noise Control Zones, the City of Orlando shall implement the Aircraft Noise and Land Use Control Zone Map concept within this corridor, consistent with Future Land Use Policy LU.2.4.11. The Aircraft Noise Control Zones Map (Figure LU-~~2B.1~~12 Part 1A) shall be incorporated into all illustrative master plans for new development within this corridor. The City shall also utilize Figure LU-~~2B.1~~12 Part 1A during the review of proposed Future Land Use Map amendments, rezonings and Master Plan approvals to identify potential incompatibilities. Changes that create such incompatibilities shall not be allowed. Because of the proximity of this corridor to the Orlando International Airport, airport-related uses not ordinarily permitted by the Industrial land use classification such as auto rental agencies, hotels, airport remote parking, and support service uses may be permitted through the adoption of a Specially Planned Area overlay zoning district. In order to encourage high quality design within the corridor, the Specially Planned Area zoning district shall include design standards for access (particularly to Narcoossee Road), circulation, and streetscaping. In addition, specific design standards shall be included for commercial and industrial developments. Such standards may address parking location, pedestrian connections, perimeter landscaping, signs, building design, and the need to treat stormwater retention areas as visual amenities.

(Amended November 10, 2003, Effective March 1, 2004, Doc. No. 031110705; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.S.39.3 This area shall be developed as a Planned Development (PD), incorporating a variety of uses and facilities designed to enhance convenience and livability

while reducing vehicle miles traveled. The base development capacity of this area shall be as follows:

Residential	4,300 units	Public Benefit Use Impacts to be addressed on a case-by-case basis through Conditional Use Permit.
Office	20,000 sq. ft.	
Retail	80,000 sq. ft.	

Prior to development, a Planned Development ordinance (PD) that addresses the entire land area and maximum development program shall be reviewed and approved by Council. The PD may include a trip equivalency matrix to allow conversion between residential, office and retail uses. If, by using the matrix, a use exceeds the maximum limit above, the PD shall be amended to address impacts to other public facilities. Any increase in development capacity that does not include a corresponding decrease in a different land use shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

The PD must address the following:

a. **Natural Features**. Natural features shall be treated as amenities. In addition, large wetland and open space areas shall be connected to form continuous natural corridors. Roads that cross major wetland systems shall incorporate bridges or oversized culverts to maintain wildlife corridors.
b. **Park and Recreation Facilities**.
    i. At least 40 acres shall be reserved for park and recreation facilities. This acreage shall include one active park having a minimum size of 30 acres, plus additional active recreation areas, picnic areas, playgrounds, tot lots, squares, greens and associated open spaces having a combined area of at least 10 acres. The former landfill or open spaces designated Conservation on the Future Land Use Map shall not count toward the minimum 40 acres of park and recreation facilities.
    ii. The community park acreage (up to 30 acres) can be transferred to the Starwood development as described in Future Land Use Element Subarea Policy S.40.8. The specific park location, type of facilities, construction responsibilities and timing shall be executed through a separate agreement with the City.
    iii. The City shall be responsible for the maintenance of the community park, and the City shall issue permits that will grant the applicant the right but not the obligation to supplement the City's maintenance activities within the community park.

c. **Neighborhood Centers**. Residential neighborhoods shall have a distinct center, featuring a school, park, or focal point. This center should preferably be located within a five-minute walk (approximately ¼ mile) of at least 60 percent of the homes in the neighborhood to promote identity and a sense of community.
d. **Schools**. School capacity and concurrency shall be provided consistent with the City's Interlocal Agreement with Orange County Public Schools, as it may be amended from time to time.
e. **Public School Sites**. At least 30 acres shall be reserved for two public school sites, except where an alternate method for addressing school capacity is jointly approved by the City, the applicant and Orange County Public Schools. Public school sites shall be specifically identified on the PD Development Plan at locations acceptable to Orange County Public
f. **Schools**. Such locations shall be suitable in size and shape, accessible to residents of the surrounding neighborhoods via bikeways and sidewalks, and accommodate appropriate vehicular access and circulation. Joint-use public recreation facilities shall be located adjacent to school sites. ~~Sites for one fire station and one police substation shall be designated.~~
g. **Transportation System**.
    i. The transportation system shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. The PD must contain typical street cross sections.
    ii. An interconnected multi-use trail network and regional trail consistent with the City's bicycle plan shall be incorporated into the planning, design, and construction of the project.
    iii. Locations for transit stops shall be determined and incorporated into the planning and design of the project.
    iv. A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required. The traffic study must verify the laneage needed for proposed on-site roadways, identify cross-access corridors and identify any needed offsite improvements.
    v. The proposed on-site roadway network must include provision for future connection to the north, west, and south consistent with the City's connectivity requirements (see Transportation Element Objective T.1.10 and associated policies).
    vi. Alternative transportation impact fees may be proposed and approved consistent with the City's transportation impact fee ordinance, Chapter 56, Orlando City Code.
h. **Review Process**. Pursuant to Part 2H, Chapter 65, Orlando City Code (and without any exception as may be provided by section 65.331, Orlando City Code), each individual development site within the PD shall be reviewed by the Municipal Planning Board and approved by the City Council as part of a specific parcel master plan that addresses building lot

layout, parking, and other site planning issues as identified in the Land Development Code.

i. **Police and Fire.** Sites for one fire station and one police substation shall be designated.

(Amended August 23, 2004, Effective November 12, 2004, Doc. No. 040823916; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 23, 2017, Effective April 7, 2017, Doc. No. 1701231203)

Policy LU.S.39.4 Development intensity/density on the subject property shall be limited as set forth in the Beltway Commerce Center PD ordinance. Development on the subject site shall not exceed 550,000 square feet of office space, 1,550,000 square feet of industrial/warehouse space, 160,000 square feet of commercial/retail space, and 550 single family attached and detached dwelling units or an equivalent mixture of uses, including hotels and public benefit uses, consistent with an approved land use/trip equivalency matrix. If neighborhood parks are not available at the time of residential development, the Neighborhood Park Level of Service Standard must be met on site. In no event shall the overall intensity/density of development exceed the maximum amount approved in the Beltway Commerce Center PD ordinance, unless the PD ordinance and this Subarea Policy are further amended to reflect the proposed increase in intensity or density. If a substantial change to the development program is proposed, additional review of the affected Growth Management Plan elements, including the Capital Improvements Element, may be required.

(Amended October 29, 2007, Effective February 5, 2008, Doc. No. 0710291003; Amended July 13, 2009, Effective August 13, 2009, Doc. No. 0907131103; Amended February 25, 2013, Effective March 25, 2013, Doc. No. 1302251202; Amended May 29, 2018, Effective July 19, 2018, Doc. No. 1805291201)

Policy LU.S.39.5 Because this area is located within a Formerly Used Defense Site, and because the site is located directly adjacent to the Orange County landfill, any development proposals must be supported by engineering and environmental studies demonstrating the suitability of the development for the uses proposed. The property owner shall comply with all Defense Environmental Restoration Program (DERP-FUDS), and Military Munitions Response Program requirements and protocols as recommended and established by the U.S. Department of Defense – U.S. Army Corps of Engineers as part of the development of the property.

The boundaries of environmentally sensitive areas shall be determined through and based upon appropriate environmental studies and analysis. Development must conform to Conservation Policies C.1.4.1 through C.1.4.6 and be coordinated with all appropriate governmental agencies to minimize any potential adverse environment impacts.

Roads that cross major wetland systems must incorporate bridges or oversized culverts to maintain wildlife corridors.

Prior to development, an overall master plan that addresses the entire land area and maximum development program shall be reviewed and approved. The maximum development program shall be limited to 3,388,000 square feet of permitted uses. At such time as the property owner is ready to proceed with development that generates more than 1,000 external average daily trips, the property owner shall submit to the City transportation official a traffic impact analysis. The traffic impact analysis shall (i) address roadway links and intersections on which the development is projected to use more than five percent of the adopted level of service capacity, (ii) shall include appropriate mitigation measures, if required, complying with the laws, ordinances, and transportation requirements that are in effect at the time analysis is performed; (iii) shall be reviewed for sufficiency prior to the commencement of development that exceeds 1,000 external average daily trips; and (iv) shall assess impacts to State SIS facilities consistent with the appropriate statutory requirements.

The following structures and uses are prohibited within this area: billboards, residential, emergency shelters, treatment/recovery facilities, adult entertainment, and intensive retailing. Allowable uses must be consistent with Future Land Use Figure LU-1 and the Land Development Code.
(Amended November 1, 2010, Effective January 18, 2011, Doc. No. 1011011101; Amended November 9, 2020, Effective December 21, 2020, Doc. No. 2011091202)

Policy LU.S.39.6 Reserved.
(Amended April 9, 2012, Effective May 24, 2012, Doc. No. 1204091204; Amended July 18, 2022, Effective August 18, 2022, Doc. No. 2207181201)

SUBAREA 40 POLICIES

Policy LU.S.40.1 The maximum development program of this area shall be as follows:

Residential	2,752 units
Office	627,000 sq. ft.
Retail	713,845 sq. ft.

Public Benefit Use Impacts to be addressed on a case-by case basis through conditional use permit.

Prior to development, a Planned Development ordinance (PD) that addresses the entire land area and maximum development program shall be reviewed and approved by Council. The PD may include a trip equivalency matrix to allow conversion between residential, office, and retail uses. If, by using the matrix, a use exceeds the maximum limit above, the PD shall be amended to

address impacts to other public facilities. Any increase in development capacity that does not include a corresponding decrease in a different land use shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

The PD must address the following:

a. **Natural Features.** Natural features must be treated as amenities. Roads that cross major wetland systems must incorporate bridges or oversized culverts to maintain wildlife corridors.
b. **Park and Recreation Facilities.** At least 4.1 acres [multiply 0.0015 acres by number of units above] must be reserved for privately owned and maintained neighborhood parks that are open to the public. At least 7.2 acres [multiply 0.0026 acres by number of units above] shall be reserved for community park and recreation facilities. Open spaces designated Conservation on the Future Land Use Map may not count toward the minimum acreage of park and recreation facilities. Paved trails that meet City standards for a multi-use trail may be counted toward community park acreage.
c. **Billboards**. Because this property is adjacent to the Southeast Orlando Sector Plan area, billboards are prohibited, consistent with Policy LU.4.1.18.
d. **Transportation System.**
    i. The proposed roadway network must conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. The PD must include typical street cross-sections.
    ii. An interconnected multi-use trail network must be incorporated into the planning, design, and construction of the project.
    iii. Locations for transit stops must be determined and incorporated into the planning and design of the project.
    iv. A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required. The traffic study must verify the laneage needed for proposed on-site roadways, identify cross-access corridors, and identify any needed offsite improvements.
    v. The proposed on-site roadway network must include provision for future connection to the north and east consistent with the City's connectivity requirements (see Transportation Element Objective T.1.10 and associated policies).
    vi. Alternative transportation impact fees may be proposed and approved consistent with the City's transportation impact fee ordinance, Chapter 56, Orlando City Code.
e. **Schools.** Schools shall be provided consistent with a Capacity Enhancement Agreement with Orange County Public Schools, as it may be amended from time to time.

f. **Neighborhood Centers.** Residential neighborhoods must have a distinct center, featuring a school, park, or focal point. This center should preferably be located within a five-minute walk (approximately ¼ mile) of at least 60 percent of the homes in the neighborhood to promote identity and a sense of community.

Pursuant to Part 2H, Chapter 65, Orlando City Code (and without any exception as may be provided by section 65.331, Orlando City Code), each individual development site within the PD shall be reviewed by the Municipal Planning Board and approved by Council as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.
(Amended December 16, 2013; Effective February 6, 2014, Doc. No. 1312161201)

Policy LU.S.40.2 Property within this subarea is located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development. Future Land Use Policy LU.2.4.4, Goal LU-4, and associated objectives and policies shall apply within this subarea.

The maximum development program of this area shall be as follows:

Residential Neighborhood	500 units
Village Center	300,000 sq. ft. of retail/civic, a portion of which may be converted to multifamily dwelling units subject to a trip equivalency matrix. No more than 500 units may be considered for conversion

Any increase in the development program beyond that allowed by this subarea policy shall require an amendment to this subarea policy and must be supported by data and analysis that demonstrates that adequate facilities and services are available to accommodate the proposed density and intensity. Each development site is subject to specific parcel master plan review and approval by the Development Review Committee. Each specific parcel master plan shall address building layout, parking, and other site planning matters identified by the Land Development Code.

a. **Transportation**. The road network within this subarea must conform to the City's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan must include typical street cross sections for review and approval by the Development Review Committee.
b. **Parks**. Development within this subarea must provide dedicated park land in accordance with the City's adopted level of service. This applies to age-restricted dwelling units as well as non-age-restricted dwelling units.

c. **Schools**. Public school capacity must be provided in accordance with the GMP and interlocal agreements between the City and Orange County Public Schools.
d. **Village Center Mixture of Uses.** Future Land Use Policy LU.4.1.9 requires a mixture of land uses in the Village Center district, but Development Review Committee may approve an alternative mixture of uses if the subarea retains a mixture of residential and non-residential uses and includes civic uses that comprise at least 10% of the land area in the subarea.

(Amended March 17, 2014; Effective May 2, 2014, Doc. No. 1403171201; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208; Amended November 11, 2024, Effective December 11, 2024, Doc. No. 2411111201)

Policy LU.S.40.3(A) The property within the boundary of this subarea policy shall be developed consistent with the following criteria:

a. Because the site is not located within a neighborhood park service area, a minimum of 0.72 acres of neighborhood park area shall be provided on-site. Such areas may be privately owned and maintained.
b. Potable water and wastewater service may be provided by Orange County Utilities. Such service is subject to capacity availability and approval by Orange County Utilities.
c. Cross-access is required to the east of the property, consistent with Transportation Policy T.1.10.5.
d. A master plan subject to review by the Municipal Planning Board is required for multifamily development. The project should be designed to create a sense of place, establish a public and ~~provate~~ private realm, promote walkability, reduce the dominance of the automobile, and ~~comnect~~ connect to neighboring developable properties.

(Amended May 12, 2014; Effective July 3, 2014, Doc. No. 1405121204)

Policy LU.S.40.3(B) Property within this subarea is hereby made a part of the Southeast Orlando Sector Plan area and new development in this area must be approved by zoning to the Planned Development district. Future Land Use Policy LU.2.4.4, Goal LU-4, and associated objectives and policies shall apply within this subarea.

The maximum development program of this area shall be 14,000 square feet of retail or 84,375 square feet of indoor storage, or an equivalent amount of other non-residential uses that are consistent with the Village Center designation.

Any increase in the development program beyond that allowed by this subarea policy shall require an amendment to this subarea policy and must be supported by data and analysis that demonstrates that adequate facilities and services are available to accommodate the proposed density and

intensity. Each development site is subject to specific parcel master plan review by the ~~Developemnt~~ Development Review Committee and final approval by the Orlando City Council. Each specific parcel master plan shall address building layout, parking, and other site planning matters identified by the Land Development Code.

Transportation. The road network within this subarea must conform to the City's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan must include typical street cross sections for review by the ~~Southeast Town Design~~ Development Review Committee and final approval by the Orlando City Council.
(Amended December 8, 2014, Effective January 8, 2015, Doc. No. 1412081201; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.4 Property within this subarea is hereby made a part of the Southeast Orlando Sector Plan area and new development in this area must be approved by zoning to the Planned Development district. Future Land Use Policy LU.2.4.4, Goal LU-4, and associated objectives and policies shall apply within this subarea.

The maximum development program of this area shall be 50,000 square feet of non-residential uses that are consistent with the Village Center designation, but in no event shall a specific parcel master plan be approved if, by itself or along with other approved specific parcel master plans in this area, traffic generated would exceed 1,000 average daily trips as calculated by the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Any increase in the development program beyond that allowed by this subarea policy shall require an amendment to this subarea policy and must be supported by data and analysis that demonstrates that adequate facilities and services are available to accommodate the proposed density and intensity. Each development site is subject to specific parcel master plan review by the Southeast Town Design Review Committee and final approval by the Orlando City Council. Each specific parcel master plan shall address building layout, parking, and other site planning matters identified by the Land Development Code.

Transportation. The road network within this subarea must conform to the City's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan must include typical street cross sections for review by the Development Review Committee and final approval by the Orlando City Council.
(Amended November 3, 2014; Effective December 4, 2014, Doc. No. 1411031202; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.5 Reserved.

Policy LU.S.40.6 **Narcoossee Road/Lake Whippoorwill Area**

In order to create an area of transition in intensity and density from urban uses to the west, to rural uses in the east, properties within this subarea that are annexed into the City shall be zoned Planned Development (PD). The PD zoning ordinance(s) shall be consistent with the following principles. Additional site-specific conditions of approval may also be included in the PD.

1. A minimum 100 foot wide buffer from the mean high water line of Lake Whippoorwill shall remain undeveloped. The area may be planted with native species, and invasive species must be removed.
2. A minimum 25 foot wide buffer is required along any property line adjacent to a property within the Orange County rural settlement area. If such adjacent property is annexed or removed from the rural settlement, the buffer may be eliminated, but may be subject to further site plan review or a PD amendment.
3. Docks may be limited or prohibited by zoning ordinance, depending on the intensity of the use.
4. To minimize potential adverse water quality impacts to Lake Whippoorwill resulting from urban development within the Study Area, stormwater retention and detention designed to serve development shall not be permitted within the 100 foot buffer area. However a secondary system, such as a bioswale, may be allowed in order to prevent overland stormwater flow from discharging into Lake Whippoorwill. In addition, the use of one or more Low Impact Development (LID) techniques, as described in the Orange County LID manual shall be required.
5. The height limit within 400 feet of the Lake Whippoorwill mean high water line shall not exceed two stories. In all other areas, the maximum height shall not exceed four stories. This will accomplish a building height transition downward from west to east, with the highest structures and density/intensity fronting Narcoossee Road.
6. Development plans of adjacent properties shall be carefully coordinated to ensure that a road or cross-access drive connects each property along Narcoossee Road to a property with a signalized intersection or a full median opening. At least one new north/south road will be required in addition to cross access drives. If adjacent properties have not yet redeveloped, stub-outs will be required. Pedestrian connections shall also be required.
7. A maximum number of generated daily trips shall be included in each PD. Projects which are projected to generate more than 1,000 daily trips shall still be required to submit a traffic impact study meeting the methodology established by Transportation Planning Division staff at the time of application as per City Code.

8. Each PD that includes a residential component shall meet the neighborhood parks level of service (LOS) on-site. Multi-use trails that meet City standards, pool/clubhouse areas, active park space, or other use as approved in a PD may count toward LOS. Passive recreation or natural areas do not count toward LOS but are encouraged as open space.
9. The mix of uses shall adhere to Figure LU-~~48~~16 and may be further defined in a growth management plan amendment or a zoning application. The allowable uses may be amended within the Planned Development zoning application in order to deal with site specific constraints or transitioning of uses.
10. If the County adopts a community signage program the City shall consider participating.
11. Prohibited uses. The following land uses are prohibited:
    a. Labor pools and labor halls as defined by Chapter 448, Florida Statutes.
    b. Any business in which a material part of its service includes loaning money secured by vehicle titles (often known as "car-title loans"), but not including financial institutions such as banks, credit unions, trust companies, consumer finance, and retail installment lenders.
    c. Any business commonly known as "check cashing" establishment, or any business in which a material part of its service includes offering loans secured by future employment wages or other compensation (often known as "payday loans," or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies.
    d. Tattoo, body art, and body piercing establishments.
    e. Pawnshops, as defined by the Florida Pawnbroking Act.
    f. Bail bond agencies, as defined by Chapter 648, Florida Statutes.
    g. Flea markets.
    h. Automobile sales and rentals.
    i. Fortune tellers, tarot card readers, palm readers, psychics, and like establishments.
    j. Mobile food vending.
    k. Bottle clubs, as defined by the Florida Beverage Law.
    l. Parking, principal use.
    m. Personal storage.
    n. Retail, intensive.
    o. Service, intensive.
    p. Service, major vehicle.
12. Notice of Annexations, Comprehensive Plan Amendments and Rezonings. The County shall provide the City with specific notice for any proposed comprehensive plan amendment or rezoning for all unincorporated lands

in the joint planning area. The City shall provide the County with such specific notice for any annexations, growth management plan amendments and rezonings for all lands in the joint planning area. Notice shall be provided fifteen (15) business days prior to any public hearing. Upon written request, either part may obtain a copy of the application or proposal and the staff report.

13. This Subarea Policy is in accordance with the Interlocal Agreement for a Joint Planning Area between City of Orlando and Orange County (effective November 24, 2015)

(Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206; Amended April 26, 2021; Effective June 3, 2021; Doc. No. 2104261202)

Policy LU.S.40.7 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Village Center	288 dwelling units, 163,000 sq. ft. of office/commercial and 42,000 sq. ft. of public benefit use, or an equivalent amount of other non-residential uses allowed by the Village Center designation.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation

The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.

(Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.8 The maximum development program of this area shall be as follows:

Residential	6,400 units
Office	145,000 sq. ft.
Retail	150,000 sq. ft.

Industrial 145,000 sq. ft.
Public Benefit Use Impacts to be addressed on a case by case basis through conditional use permit.

Prior to development, a Planned Development ordinance (PD) that addresses the entire land area and maximum development program shall be reviewed and approved by Council. The PD may include a trip equivalency matrix to allow conversion between residential, office, industrial and retail uses. Any increase in development capacity that does not include a corresponding decrease in a different land use shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development.

The PD must address the following:

a. **Natural Features**. Natural features must be treated as amenities. Roads that cross major wetland systems must incorporate bridges or oversized culverts to maintain wildlife corridors.
b. **Park and Recreation Facilities**.
    i. Park land shall be consistent with overall City level of service standards of 3.25 acres per 1,000 population, which has a Unit Equivalent of 0.0074 acres per residential unit. This yields a total of 47.36 acres of combined community and neighborhood parks. At least 30 acres must be provided in one parcel for a community park. Open spaces designated Conservation on the Future Land Use Map may not count toward the minimum acreage of parks and recreation facilities.
    ii. The community park acreage for the Vista Park development may be combined with the Starwood community park acreage to create a 60 acre community park within the Starwood development, as noted in Subarea Policy LU.S.39.3. The specific park location, type of facilities, timing and construction responsibilities shall be executed through a separate agreement with the City.
    iii. The City shall be responsible for maintenance of the community park, and the City shall issue permits that will grant the applicant the right but not the obligation to supplement the City's maintenance activities within the community park.
c. **Transportation System**.
    i. The proposed roadway system network must conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. The PD must include typical street cross-sections.
    ii. An interconnected multi-use trail network must be incorporated into the planning, design, and construction of the project.

iii. Locations for transit stops must be determined and incorporated into the planning and design of the project.
iv. A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required. The traffic study must verify the laneage needed for proposed on-site roadways, identify cross-access corridors, and identify any needed offsite improvements.
v. The proposed on-site roadway network must include provision for future connection to the south and east consistent with the City's connectivity requirements (see Transportation Element Objective 1.10 and associated policies).
vi. Alternative transportation impact fees may be proposed and approved consistent with the City's transportation impact fee ordinance, Chapter 56, Orlando City Code.

d. **Schools**. School capacity and concurrency shall be provided consistent with the City's Interlocal Agreement with Orange County Public Schools, as it may be amended from time to time.
e. **Neighborhood Centers**. Residential neighborhoods must have a distinct center, featuring a school, park or a focal point. This center should preferably be located within a five-minute walk (approximately ¼ mile) of at least 60 percent of the homes in the neighborhood to promote identity and a sense of community. Pursuant to Part 2H, Chapter 65, Orlando City Code (and without any exception as may be provided by section 65.331, Orlando City Code), each individual development site within the PD shall be reviewed by the Municipal Planning Board and approved by Council as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.
(Amended March 14, 2016; Effective April 21, 2016, Doc. No. 1603141206)

Policy LU.S.40.9 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

1) Narcoossee Cove — 354 dwelling units, 90,000 sq. ft. of commercial/retail and 30,000 sq. ft. of office, or an equivalent amount of other non-residential uses allowed by the Village Center designation.
2) Lake Whippoorwill Cove —35,000 sq. ft. of commercial/retail and 59,084 sq. ft. of office or an equivalent amount of other non-residential uses allowed by the Village Center designation. Townhomes may be front-loaded.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation

The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.

(Amended October 24, 2016; Effective December 10, 2016, Doc. No. 1610241205; Amended July 8, 2019, Effective August 8, 2019, Doc. No. 1907081201; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208; Amended April 24, 2023, Effective May 25, 2023, Doc. No. 2304241201)

Policy LU.S.40.10 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

1) 350 multifamily dwelling units, 165,000 square feet of commercial/retail, 50,000 square feet of office, and 35,000 square feet of public/civic, or an equivalent amount of other non-residential uses allowed by the Village Center designation.
2) Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan (SPMP) that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation

The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.

(Amended July 11, 2016; Effective September 19, 2016, Doc. No. 1607111206; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.11 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:
Novel Nona – 280 dwelling units and 25,000 sq. ft. of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation
The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each specific parcel master plan shall include typical street cross sections if new streets are proposed.
(Amended October 5, 2020; Effective November 22, 2020, Doc. No. 2010051201; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.12 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

2ND Wave Apartments:	377 residential units and 30,000 sq. ft. commercial or an equivalent amount of other non-residential uses allowed by the Village Center designation. Single-family dwelling units existing at the time of annexation shall be considered legal and conforming.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation

The proposed roadway network within the project shall conform to the City of Orlando' Major Thoroughfare Plan, as may be amended from time to time. Each Specific Parcel Master Plan shall include typical street cross sections if new streets are proposed.

(Amended November 8, 2021; Effective December 9, 2021, Doc. No. 2111081206; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.S.40.13 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

Mission Pointe II: 176 dwelling units and 29,700 sq. ft. of commercial/retail or an equivalent amount of other non-residential uses allowed by the Village Center designation. Dwelling units existing at the time of annexation shall be considered legal and conforming.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrate adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a specific parcel master plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

(Amended January 23, 2023; Effective February 23, 2023, Doc. No. 2301231201)

Policy LU.S.40.14 The properties within the boundary of this Subarea Policy are located within the Southeast Orlando Sector Plan area and shall be zoned Planned Development (PD). The provisions specified in Future Land Use Policy

LU.2.4.4, Goal LU-4 and associated objectives and policies shall apply within this area.

The maximum development capacity of this area shall be as follows:

One Nona Plaza	60 du/ac and 0.4 FAR within the Village Center designation and 12 du/ac within the Residential Neighborhood designation. Dwelling units existing at the time of annexation shall be considered legal and conforming.

Housing: If a project exceeds 30 du/ac within the Village Center designation, at least 10% of all units shall be set aside as affordable units. Affordable is defined by Sec. 420.0004, Florida Statutes. The PD will further define how to implement these requirements, including affordability time period and median household income target.

Village Center Mix of Uses: If a project includes at least 10% affordable units, the mix of affordable and market rate units will be deemed to satisfy the mixed use requirements of the Village Center in Policy LU.4.1.9.

Open Space: A minimum of 5% of the upland acreage of the PD must be reserved for parks, recreation or greenspace.

Any increase in development capacity beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate facilities and services are available to accommodate the proposed density and intensity of development. Prior to development, each development site shall be reviewed by the Development Review Committee (DRC) as part of a Specific Parcel Master Plan that addresses building layout, parking, and other site planning issues as identified in the Land Development Code.

Transportation: The proposed roadway network within the project shall conform to the City of Orlando's Major Thoroughfare Plan, as may be amended from time to time. Each Specific Parcel Master Plan shall include typical street cross sections if new streets are proposed.

Lakefront Trail Development: An ADA accessible trail shall be developed near Lake Whippoorwill. The trail must be privately maintained and shall be located in such a manner as to facilitate reasonable, pedestrian-friendly connections with future segments. If it is publicly accessible, a portion may be used to meet park requirements consistent with LDC Chapter 68, Sec. 68.500 and Fig. 68-M.

(Amended March 20, 2023; Effective April 20, 2023, Doc. No. 2303201201)

Policy LU.S.41.1 **Cocoa Protection of the Well Sites**. The City shall protect the City of Cocoa well sites, easements and facilities within this subarea policy in accordance with the Cocoa/City of Orlando Annexation Agreement, as may be amended from time to time. The Agreement prohibits certain types of development within 500-ft. radius of each well and provides limits on allowable uses from 501-ft. to 1,000-ft. away from each well.
(Amended June 9, 2025; Effective July ??, 2025, Doc. No. 25???)

Policy LU.S.41.2 **International Corporate Park**.

1) The maximum development program of this area shall be as follows: Industrial Uses – 3,107,900 sq. ft.
2) Any increase in development capacity over 20% beyond that allowed by this subarea policy shall require a GMP amendment and shall be supported by data and analysis that demonstrates adequate public facilities or services are or will be available to accommodate the proposed density and intensity of development.
3) A Planned Development ordinance (PD) that addresses the land area within this subarea policy and maximum development program shall be reviewed and approved by the City Council. The PD must address the following:
    a. **Natural Features** – Where unique natural features exist in areas set aside as open space, such natural features shall be treated as amenities.
    b. **Transportation System** – The proposed roadway network must conform to the City of Orlando's Major Thoroughfare Plan, as applicable and as may be amended from time to time.

(Amended June 9, 2025; Effective July ??, 2025, Doc. No. 25???)

Policy LU.S.41.3 **Sunbridge**.

1) The maximum development program of the Sunbridge area shall be as follows:

Single Family	5,720 dwelling units
Multi Family	1,650 dwelling units
Office	1,500,000 square feet
Industrial	7,000,000 square feet
Retail	880,000 square feet
Hotel Rooms	490 rooms
Civic Uses	TBD during SPMP or CUP process

2) The project may exchange land uses according to an approved land use/trip equivalency matrix. In no case shall the maximum amount of development allowed within any single land use category (except civic) be increased by more than 20% beyond the maximum provided in the table above without a GMP amendment. Any such GMP amendment must be supported by data and analysis the demonstrates adequate

public facilities or services are or will be available to accommodate the proposed increase in the density or intensity of development.

3) A Planned Development ordinance (PD) that addresses the land area within this subarea policy and maximum development program shall be reviewed and approved by City Council. The PD should also address:
    a. **Natural Features** – Where unique natural features exist in areas set aside as open space, such natural features shall be treated as amenities (while retaining their applicable treatments as open space or conservation area). Roads that cross major wetland systems must incorporate bridges, oversized culverts, or other appropriate design features to maintain wildlife corridors.
    b. **Park and Recreation Facilities** – The Sunbridge PD must meet or exceed the City-wide park acreage level of service standards included in the GMP Parks, Recreation and Open Space Element, Policy R.1.1.1, and the community and neighborhood parks requirements.
    c. **Transportation System** – The proposed roadway network must conform to the City of Orlando's Major Thoroughfare Plan, as applicable and as may be amended from time to time. The Transportation Concurrency Exception Area will be extended to include the boundaries of the entire Sunbridge-Camino properties.
    d. **Schools** – Residential development shall be subject to applicable school capacity and school concurrency requirements.
    e. **Environment** – Development must be consistent with the approved Environmental Land Stewardship Agreement, as it may be amended from time to time. Consistent with Future Land Use Element Policy LU.2.3.3, the exact boundaries of these environmentally sensitive areas are authorized to be finalized via Planning Official Letter of Determination.

(Amended June 9, 2025; Effective July ??, 2025, Doc. No. 25???)

FUTURE LAND USE GOAL LU-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 to 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/Lake Nona area.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Objective LU.4.1 In order to implement the Southeast Orlando Sector Plan and create a sustainable development pattern, the City has processed and adopted appropriate Growth Management Plan amendments, rezoning designations, and adopted standards in the Land Development Code. These standards shall be maintained and implemented throughout the planning period. Such standards shall emphasize the provision of adequate infrastructure services, the protection of environmentally sensitive lands and other natural resources, and a development framework featuring sustainable Traditional Design principles.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.4.1.1 The City of Orlando shall encourage the steady growth of aviation facilities, and associated, supportive high-technology as well as bio-medical and health related industries and institutions in the vicinity of the Orlando International Airport, in order to successfully compete with other growing cities in the southeastern United States and to capture Orlando's "fair share" of economic opportunity. In particular, the City supports the growth and maturation of the Medical City concept in the Southeast Orlando Sector Plan/Lake Nona area, including the development of the University of Central Florida Health Sciences Campus at Lake Nona, the Veteran's Administration (VA) Medical Center, Nemours Children's Hospital, the University of Florida's ~~Academic and~~ Research and Academic Center ~~– Lake Nona~~, the M.D. Anderson Orlando Cancer Research Institute, and other medical and health related businesses and institutions.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.4.1.2 Because the Southeast/Orlando International Airport Future Growth Center currently contains a large employment population, one that will continue to grow well into the future, a mixture of urban land uses and development opportunities must be provided in order to serve that population. A mixed use community is desirable in this area because of its proximity to the Orlando International Airport and the emerging Medical City. Therefore, Planned Development shall be encouraged, including a mixture of residential use types, hotel, retail/commercial, office, industrial, and airport support, bio-medical research and commerce, hospital, post-secondary education, conservation, and recreational uses.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.4.1.3 The City of Orlando shall review, and where appropriate, revise the density and intensity bonus system found in the Land Development Code in order to encourage a functional mixture of land use types in the Southeast/Orlando International Airport Future Growth Center area.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.4.1.4 The City shall allow limited transfer of development rights for the purpose of clustering residential and non-residential development and protecting important natural resources and environmentally sensitive lands, as stipulated in Conservation Element Policy C.1.4.6. In addition to allowing density transfers within a development site, the City shall examine the feasibility of an expanded transfer of development rights system that would allow density transfers between development sites in the Southeast/Orlando International Airport Future Growth Center. In addition to the Southeast/Orlando International Airport Future Growth Center area, similar transfer of development rights provisions shall be considered for other compact and related areas.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.4.1.5 The City's activity center concept, which provides for concentrations of urban densities and intensities, is designed to limit urban sprawl. The City recognizes that the benefits of a concentrated urban form include efficiencies related to public services, neighborhood protection, energy consumption, and environmental protection. The City shall conscientiously plan for the growth of the Southeast/ Orlando International Airport Future Growth Center, and will ensure that adequate facilities and services to serve this fast-growing urban area are available and financially feasible.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.4.1.6 The Southeast Orlando Sector Plan area shall accommodate approximately 26,000 residential units, ~~500~~3,800 hotel rooms and 35 million square feet of non-residential space (including office, retail, hospital, industrial/Airport

Support District, and civic space) by the year 2050. In order to build a sustainable community in the Southeast Orlando Sector Plan area, development shall conform to a land use plan which promotes a positive jobs-housing balance recognizing the presence of Orlando International Airport, provides for an integrated mixture of land uses featuring diverse residential uses and centrally located nonresidential cultural and civic uses, and provides for increased accessibility and interconnectedness through an integrated multi-modal transportation system, featuring a strong pedestrian environment and network. The amount of residential and non-residential development allowed within the Southeast Orlando Sector Plan shall be governed by the Official Future Land Use Map, Future Land Use Policy LU.2.4.4, Future Land Use Goal LU.4 and associated objectives and policies, as well as subarea policies applicable to specific projects within the Plan area.

It is the City's intention that the percentage of multi-family units within the Plan area shall not exceed 40%. For purposes of this calculation, attached fee-simple duplexes and townhomes shall be considered single family residential. In addition, accessory dwelling units (ADUs) shall not be included in the calculation. In general, this standard will be applied on a project-by-project basis. However, the City may allow more multi-family units within individual projects where transit is available, where affordable housing is provided, and/or if there is a preponderance of single family development in an adjacent area.

This land use plan will integrate urban activity with appropriate environmental protections, providing opportunities for social interaction within the context of an integrated amenity framework. This plan shall be implemented through land development regulations which enhance the advantages of the Orlando International Airport and utilize Traditional Design concepts to create a hierarchy of places ranging from a Town Center that will serve as a primary destination and job center within the community, to Village and Neighborhood Centers that provide local shopping and civic spaces for residential areas, to airport -related employment districts that include a variety of industrial and office uses and employment opportunities, to prominently located public uses. In the Southeast Orlando Sector Plan area, mixed use centers and residential neighborhoods shall be compact, walkable, and interconnected, and residential neighborhoods shall be defined by diverse and integrated housing opportunities, easily accessible public space and activated by locally oriented civic and commercial facilities. The City shall promote design concepts that provide a strong connection between nature and the built environment and shall pursue an innovative and comprehensive approach to stormwater control by integrating these facilities with parks and open space, pedestrian and bicycle pathways, and wetland protection/wildlife corridors. The City shall encourage the use of

Crime Prevention Through Environmental Design techniques throughout the Southeast Orlando Sector Plan area.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended August 15, 2022, Effective September 15, 2022, Doc. No.2208151205)

Policy LU.4.1.7 Figure LU-~~2A~~5 presents the Southeast Orlando Sector Plan Conceptual Master Plan, or Southeast Plan map. This map shall appear in the Future Land Use Element Support Document and shall be used to guide development within the Southeast Orlando Sector Plan area.

The City Planning Official shall be authorized to revise Figure LU-~~2A~~5 to reflect changes approved through the Urban Village future land use process specified in Policy LU.2.4.4, following a determination that the proposed alteration is compatible with the intent of the Southeast Orlando Sector Plan, and the subarea policies which define the Urban Village future land use designated areas.

Any change to properties outside an Urban Village future land use designation shall require an amendment to the Official Future Land Use Map, and an amendment to Figure LU-~~2A~~5.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.8 Development in the Southeast Orlando Sector Plan area shall be encouraged to incorporate sustainable land use techniques and principles which ensure a strong local economy, produce communities of diverse livable neighborhoods, and conserve and protect the fragile natural and built environment. The Town Center/Urban Transit Center; Village Center/Urban Transit Center; Village Center; Neighborhood Center; Residential Neighborhood and associated Residential Center future land use categories shall be applied singularly and together to ensure:

a. Development in the form of coherent and compact interconnected districts and neighborhoods with clearly defined centers and edges and a diverse mix of activities (residences, shops, schools, workplaces and parks, etc.) located to minimize the use of the automobile.
b. Mixed and multiple use integrated districts providing residential and employment opportunities and variety of shops, services, restaurants, and civic activities that serve the needs of surrounding neighborhoods.
c. Diverse, compact (typically no more than one quarter mile from center to edge) neighborhoods which encourage pedestrian activity.
d. Neighborhoods with wide spectrum of housing options which enable people of a broad range of incomes, ages, and family types to live within a single neighborhood or district. Large developments featuring a single use or serving a single market segment are discouraged.
e. A balanced transportation system providing equal emphasis to transit,

pedestrian, and bicycle mobility to reduce the reliance on automobiles. Streets laid out as an interconnected network, forming coherent blocks where building entrances front the street rather than parking lots. Provision of bicycle/pedestrian connections as necessary to directly connect to nearby uses. Public transit available to connect neighborhoods to each other, and the surrounding region.

f. The celebration of public space. Civic buildings, such as government offices, community or neighborhood centers, churches and libraries should be sited in prominent locations, which are accessible to the pedestrian. Open spaces, such as parks, playgrounds, squares, and greenbelts should be located at accessible locations throughout a neighborhood.
g. Cohesive urban design which builds civic pride, enhances community identity and reinforces the culture of democracy.

The City shall utilize the Growth Management Plan policies, the Urban Village future land use designation, and the Land Development Code to further implement these concepts.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.9 Properties within the Southeast Orlando Sector Plan area may utilize the future land use designations provided in this policy or the Urban Village designation provided under Policy LU.2.4.4. Projects that utilize the Urban Village designation shall be developed under the Planned Development (PD) zoning classification, as specified in the City's Land Development Code. This process shall provide for continuing public input into the planning process.

Projects that utilize the future land use designations provided in this policy without the Urban Village future land use designation, shall conform to the Southeast Orlando Sector Plan - Conceptual Master Plan Map (Figure LU-2A5). Any change to an individual project Master Plan which is inconsistent with Figure LU-2A5 shall only be allowed following the approval of a Growth Management Plan future land use map amendment.

The Southeast Orlando Sector Plan allows the use of Conventional LDC Standards under certain conditions. As an alternative, property anywhere within the Southeast Orlando Sector Plan area may be developed in accordance with Traditional Design planning principles, and the incentives associated with such planning principles as a matter of right. Development shall conform to Traditional Design planning principles when specifically required by the Southeast Orlando Sector Plan and associated future land use designations, this policy, and Policy LU.4.1.8. More detailed guidelines and standards, including illustrations, are provided in the "Southeast Orlando Development Plan Development Guidelines and Standards"

document, prepared by Calthorpe Associates and dated October 14, 1997, or as may be subsequently incorporated into the Orlando Land Development Code. In addition to, or in conjunction with, the Urban Village future land use designation, the City shall utilize the following future land use designations within the Southeast Orlando Sector Plan area.

***Note**: Gross residential density shall be determined by dividing the number of dwelling units by the total area of the development site, minus retained wetlands, water bodies and road right-of-way providing access to the development site, but not road right-of-way internal to the development site.*

Airport Support District - High Intensity (ASD-2)

Allowable Uses: Heavy Manufacturing, Light Manufacturing, Warehouse, Office, Hotel, Hospitals, Retail and Service, Automobile and Truck Rental, Civic.
***Note**: Residential development not permitted.*

Intensity: Minimum Intensity - None
Maximum Intensity - 1.5 FAR

Standards: ALL DEVELOPMENT

- Conventional LDC for all development.
- I-G for heavy manufacturing uses.
- I-P for light manufacturing and office uses.
- AC-2 for all other permitted uses.
- Civic space such as parks/plazas/greens shall not be required.
- Aircraft noise attenuation standards shall apply.

Airport Support District - Medium Intensity (ASD-1)

Allowable Uses: Light Manufacturing, Warehouse, Office, Hotel, Retail and Service, Automobile and Truck Rental, Single Family and Multifamily Residential, Civic and Parks; Golf Course.

Intensity: Minimum Intensity - 5 du/gross acre/No minimum for non-residential uses.
Maximum Intensity - 25 du/gross acre/0.7 FAR.

Standards: ALL DEVELOPMENT

- Residential development required to attain an average density of 5 du/gross acre.
- Aircraft noise attenuation standards shall apply.

- Residential developers shall be responsible for dedicating park land prior to receiving development approval, as per adopted level of service standards.
- Residential developers shall be required to provide land, or an equivalent fee-in-lieu thereof for public schools based upon actual residential entitlements at the time of master site plan, land subdivision, or its administrative equivalent.
- The following minimum and maximum percentages of total land area shall be achieved in the Airport Support District - Medium Intensity designation on a project by project basis. However, some flexibility may be granted for small development sites after administrative review, so long as the land use mix is achieved on a district wide basis:

Use	Minimum Land Area Required	Maximum Land Area Allowed
Residential	0%	65%
Support Retail, Hotel and Services	10%	25%
Office	15%	70%
Industrial	0%	60%
Civic	10%	No Maximum

CONVENTIONAL LDC

- Retail uses less than 0.25 FAR.
- Office, hotel, and industrial development less than 0.5 FAR.
- All multifamily residential uses less than 12 du/gross acre.
- The standards of the AC-2 district shall apply; however, each proposed development shall be required to undergo Planned Development (PD)/master plan review to ensure that adequate design standards are implemented or buffering is provided between compatible residential and non-residential uses and to ensure that appropriate development standards are applied. If the proposed development conforms to the requirement of the I-P zoning designation, a PD is not required, however a master plan review is required.

TRADITIONAL DESIGN

- Retail uses equal to or greater than 0.25 FAR use standards for "Airport Commercial".
- Office and hotel development equal to or greater than 0.5 FAR use standards for "Airport Commercial".
- Industrial Development equal to or greater than 0.5 FAR use standards for "Employment District".
- Village Center-Residential Block standards shall apply to all single family residential uses, and to all multifamily residential uses which exceed 12 du/gross acre.
- Civic space such as parks/plazas/greens are required.

Town Center/Urban Transit Center

Allowable Uses: Retail, Services, Restaurants, Office, Cinema, Grocery, Hotel, Single Family and Multi-Family Residential, Civic, Parks, Recreation, Civic, Day-Care, and/or other uses consistent with the City's AC-3 district.

Intensity: Minimum Intensity - 7 du/gross acre/0.4 FAR for non-residential uses.
Maximum Intensity - 50 du/gross acre/No maximum for non-residential uses.

Standards: ALL DEVELOPMENT

- TRADITIONAL DESIGN Standards for "Town Center" shall apply to all development. This includes the following composition of mix in relation to specified block types. The composition of land use mix and block sizes may be revised as part of a Master Plan or Planned Development in order to accommodate site-specific conditions such as a small amount of developable acreage, a lack of connectivity due to wetlands or highways, the land use mixture of adjacent developments, or other site-specific conditions.
  - Mixed Use Blocks - 15% to 40% of Center (30-80% retail, cinema, or hotel required, 20-70% other)
  - Office Blocks - 0% to 30% of Center (retail 10% maximum)
  - Residential Blocks - 30% to 75% of Center
  - Civic Blocks - 10% of Center
- Aircraft noise attenuation standards shall apply.
- Residential developers shall be responsible for dedicating park land prior to receiving development

approval, as per adopted level of service standards.

Village Center/Urban Transit Center

Allowable Uses: Retail, Services, Grocery, Restaurants, Cinema, Gas Stations, Offices, Hospitals, Hotels, Single Family and Multi-Family Residential, Civic including Schools and Colleges, Park/Plaza, and/or other uses consistent with the City's AC-1 district.

Intensity: Minimum Intensity - 7 du/gross acre/0.3 FAR for non-residential uses.
Maximum Intensity - 30 du/gross acre/No maximum for non-residential uses.

Standards: ALL DEVELOPMENT

- TRADITIONAL DESIGN Standards for Village Center shall apply to all development. This includes the following composition of mix in relation to specified block types. The composition of land use mix and block sizes may be revised as part of a Master Plan or Planned Development in order to accommodate site-specific conditions such as a small amount of developable acreage, a lack of connectivity due to wetlands or highways, the land use mixture of adjacent developments, or other site-specific conditions.
  - Mixed Use Blocks - 15% to 40% of Center (30-80% retail, cinema, or hotel required, 20-70% other)
  - Office Blocks - 0% to 30% of Center (retail 10% maximum)
  - Residential Blocks - 40% to 75% of Center
  - Civic Blocks - 10% of Center
- Aircraft noise attenuation standards shall apply.
- Residential developers shall be responsible for dedicating park land prior to receiving development approval, as per adopted level of service standards.

Village Center

Allowable Uses: Retail, Services, Grocery, Restaurants, Cinema, Gas Stations, Offices, Hospitals, Hotels, Single Family and Multi-family Residential, Civic including Schools and Colleges, Park/Plaza, and/or other uses consistent with the City's AC-1 district.

Intensity: Minimum Intensity - 7 du/gross acre/No minimum for non-residential uses.
Maximum Intensity - 30 du/gross acre/No maximum for non-residential uses.

Use	Minimum Land Area Needed	Maximum Land Area Needed
Residential*	25%	40%
Commercial, Retail & Services	20%	60%
Office	10%	25%
Overall Non-Residential	30%	60%
Public & Civic	10%	No Maximum
Public Parks & Greenspace	5% (of total)	No Maximum

** Residential dwellings are encouraged above ground floor commercial and office uses, and may be allowed beyond the maximum percentage indicated above.*

Standards:

ALL DEVELOPMENT

- The following composition of mix shall be required in each Village Center. The composition of land use mix and block sizes may be revised as part of a Master Plan or Planned Development in order to accommodate site-specific conditions such as a small amount of developable acreage, a lack of connectivity due to wetlands or highways, the land use mixture of adjacent developments, or other site-specific conditions.
- Aircraft noise attenuation standards shall apply.

CONVENTIONAL LDC

- Non-residential development less than 0.4 FAR.
- Residential development less than 25 du/gross acre.
- Development standards shall be consistent with the City's AC-1 zoning district, with the FAR exceptions noted above and with the exception of any minimum acreage standard.

TRADITIONAL DESIGN

- Non-residential development equal to or greater than

0.4 FAR use standards for “Village Center”.

- Residential development equal to or greater than 25 du/gross acre use standards for “Village Center”.

Neighborhood Center

Allowable Uses: Neighborhood Retail up to 100,000 square feet per Neighborhood Center, Grocery up to 50,000 square feet per Neighborhood Center, Restaurants, Services, Offices, Hotel, Single Family and Multi-Family Residential, Civic including Elementary Schools and Day Care, Park/Plaza, and/or other uses consistent with the City’s AC-N district.

Intensity: Minimum Intensity - 7 du/gross acre/No minimum for non-residential uses.
Maximum Intensity - 25 du/gross acre/0.3 FAR for non-residential uses.

Standards: ALL DEVELOPMENT

- TRADITIONAL DESIGN Standards for “Neighborhood Center” shall apply to all residential and non-residential development. The following composition of mix shall apply to specified block types:
  - Mixed Use Blocks - 12% to 25% of Center (30-80% retail, cinema, or hotel required, 20-70% other)
  - Office Blocks - 0% to 13% of Center (office only)
  - Residential Blocks - 52% to 78% of Center
  - Civic Blocks - 10% of Center

  The composition of land use mix and block sizes may be revised as part of a Master Plan or Planned Development in order to accommodate site-specific conditions such as a small amount of developable acreage, a lack of connectivity due to wetlands or highways, the land use mixture of adjacent developments, or other site-specific conditions.
- Aircraft noise attenuation standards shall apply.
- Residential developers shall be responsible for dedicating park land prior to receiving development approval, as per adopted level of service standards.

Residential Neighborhood

Allowable Uses: Single Family and Multi-family residential up to Four-plexes; and Ancillary Dwelling Units; Parks; Golf Course; Residential Center (permitted within Residential Neighborhood in accordance with standards listed below).

Intensity: Minimum Intensity - No minimum.
Maximum Intensity - 12 du/gross acre.

Standards:

ALL DEVELOPMENT

- Aircraft noise attenuation standards shall apply.
- A centrally located neighborhood park shall be provided generally within 1/4 to 1/3 miles walking distance of most homes within individual development sites, consistent with Policies LU.4.1.13 through LU.4.1.15.

CONVENTIONAL LDC

- Within 2000 feet of the Narcoossee Road ROW, and north of the Central Florida Greeneway, and where development is less than an average density of 5 du/gross acre.
- Greater than 2000 feet from the Narcoossee Road ROW, and north of the Central Florida Greeneway, and
- where development is less than an average density of 3 du/gross acre.
- South of the Central Florida Greenway, where development is less than an average density of 3 du/gross acre.

TRADITIONAL DESIGN

- Within 2000 feet of the Narcoossee Road ROW, and north of the Central Florida Greeneway, and where development is equal to or greater than an average density of 5 du/gross acre, "Residential Neighborhood" land use and building standards shall apply.
- Greater than 2000 feet from the Narcoossee Road ROW, and north of the Central Florida Greeneway, and where development is equal to or greater than an average density of 3 du/gross acre, "Residential Neighborhood" land use and building standards shall apply.
- South of the Central Florida Greenway, where development is equal to or greater than an average density of 3 du/gross acre "Residential Neighborhood"

land use and building standards shall apply.

Residential Center (Optional only as a component of a Residential Neighborhood for those utilizing TRADITIONAL DESIGN)

Allowable Uses: Single Family and Multi-family Residential; Small Retail; Market (no more than 10,000 square feet), Mixed Office/Residential; Services; Restaurant/Café; Civic including Elementary Schools and Day Care; Parks.
Intensity:

Intensity: Minimum Intensity - 7 du/gross acre. No minimum FAR for non-residential uses.
Maximum Intensity - 25 du/gross acre/0.3 FAR.

Standards: ALL DEVELOPMENT

- TRADITIONAL DESIGN "Neighborhood Center" land use and building standards shall apply to such areas. This includes the following composition of mix in relation to specified block types:
  - Mixed Use Blocks - 12% to 25% of Center (30-80% retail, cinema, or hotel required, 20-70% other)
  - Office Blocks - 0% to 13% of Center (office only)
  - Residential Blocks - 52% to 78% of Center
  - Civic Blocks - 10% of Center
- The composition of land use mix and block sizes may be revised as part of a Master Plan or Planned Development in order to accommodate site-specific conditions such as a small amount of developable acreage, a lack of connectivity due to wetlands or highways, the land use mixture of adjacent developments, or other site-specific conditions.
- The focal point of any such center shall be a civic use such as a school or park, and any non-residential uses shall be neighborhood serving only. Residential developers shall be responsible for dedicating park land prior to receiving development approval, as per adopted level of service standards.
- In no instance shall the Residential Center exceed 20 acres in size, nor the non-residential portions of the Residential Center exceed 8 acres in size, including civic uses.
- Aircraft noise attenuation standards shall apply.

Public/Recreational/Institutional

Allowable Uses: Elementary, Middle and High Schools, College Campus; Library; Water Treatment Plant; Public Safety Facilities; Community and Neighborhood Parks, Recreation Centers, Gymnasiums, Neighborhood Greens and Plazas; Golf Courses, Playgrounds, Play Fields, Active and Passive Recreation Areas, Public Buildings, Utility Facilities, Borrow Pits, and all other uses associated with the City's P zoning district. Borrow pits shall be permitted upon receipt of a South Florida Water Management District Permit.

Intensity: Minimum Intensity - N/A. Maximum Intensity - N/A.

Standards:

ALL DEVELOPMENT

- Aircraft noise attenuation standards shall apply.
- School sites shall be provided prior to the issuance of development approvals, as required by Policy LU.4.1.16.
- Siting and the design of physical structures shall be consistent with the SOUTHEAST ORLANDO SECTOR PLAN locations and characteristics and the TRADITIONAL DESIGN Standards, particularly for schools and public offices.
- The City's current park level of service standards shall be maintained in the southeast area. See Policies LU.4.1.13 through LU.4.1.15.
- Residential developers shall be responsible for dedicating the appropriate amount of park land as part of the development approval process.

CONVENTIONAL LDC

- Parks and other recreational facilities shall undergo master plan review, and shall be landscaped consistent with the Land Development Code.

TRADITIONAL DESIGN

- Siting and the design of physical structures shall be consistent with the SOUTHEAST ORLANDO SECTOR PLAN.

Conservation Use/Resource Protection

The policy requirements of the GMP Conservation Element shall apply to all Conservation Use/Resource Protection lands within the Southeast Orlando Sector Plan area. The Southeast Orlando Sector Plan map (Figure LU-~~2A~~5)

identifies a Primary Conservation Network (PCN) which includes both jurisdictional wetland areas and potential upland preservation areas. The City shall continue working with the State and southeast area property owners to implement the PCN. Additional regulation shall require adequate consultation with the southeast area property owners and shall include duly noticed public hearings.

In addition to complying with the adopted Conservation Element objectives and policies, all master plans in the Southeast Plan area shall be reviewed using the following general guidelines for environmentally sensitive lands: Roads that cross wetland systems should be fitted with oversized culverts and/or other facilities, devices or techniques to facilitate and maintain wildlife corridors. Upland buffers, preservation areas, and wetland systems should be maintained so as to prevent invasion by nuisance and/or exotic species. Recreation opportunities within or adjacent to environmentally sensitive lands should be limited to passive uses. Every attempt should be made to mitigate for impacts to wetlands and listed wildlife species through enhancement and/or preservation of habitat. Retaining existing native vegetation and the use of native drought-resistant plants in residential, commercial and common use areas is encouraged.

The Southeast Orlando Sector Plan calls for additional road crossings and encroachments across/into environmentally sensitive lands to be minimized; encourages the placement of stormwater management ponds, utility facilities, and other similar non- residential land uses adjacent to environmentally sensitive lands; and states that, while not a requirement, a 500-foot minimum width for environmentally sensitive lands should be maintained wherever possible to allow wildlife movement. Finally, the Southeast Plan calls for the reduction of fencing as a means to delineate property ownerships, and the creation of an area-wide environmental education and signage program.

(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended July 24, 2006, Effective August 24, 2006, Doc. No. 0607241009; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 27, 2014; Effective February 27, 2014, Doc. No. 1401271202; Amended February 9, 2015, Effective April 2, 2015, Doc. No. 1502091201)

Policy LU.4.1.10 Traditional Design standards may be utilized in other areas of the City, provided the property owner/developer uses all pertinent standards and the proposed intensities and uses are consistent with the sites' future land use designation. The Residential Center component of Residential Neighborhoods shall be deemed consistent with all Residential future land use categories. Traditional Design standards may be applied by right, provided the minimum criteria, as outlined in the land development regulations, are met. The City Planning Official shall be authorized to determine such appropriateness and consistency.

(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.11 The Conservation Use future land use designation shown on the Orlando International Airport property may be removed after satisfactory completion of all permitting processes of the appropriate environmental regulatory agencies, and consistent with Conservation Element Policy C. 1.4.4. Conservation Element Policy C.1.4.4 states that on Orlando International Airport property, issuance of a permit by the Department of Environmental Protection and/or the South Florida Water Management District for impacts to wetlands shall be sufficient to demonstrate compliance with the City wetland regulations. In order to foster efficient development of the Orlando International Airport, the City Planning Official shall be authorized to alter the Southeast Orlando Sector Plan map, the Official Future Land Use Map, the Official Zoning Map and GMP Conservation Element Figure C-~~2B~~5, consistent with the terms of the approved environmental permits without the need to process a GMP amendment.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.12 The City of Orlando shall implement the Aircraft Noise and Land Use Control Zone Map concept in the Southeast Orlando Sector Plan area, consistent with Future Land Use Policy LU.2.4.11. The Aircraft Noise and Land Use Control Zone Map (Figure LU-~~2B~~12 Part A) shall be incorporated into all illustrative master plans for properties within the Southeast Orlando Sector Plan area, either as an inset or as a separate map sheet.

In the Southeast Orlando Sector Plan area, the City shall utilize the Aircraft Noise and Land Use Control Zone Map (Figure LU-~~2B~~12 Part A) to determine if any incompatibilities would be created by the shifting of land uses or alterations proposed to projects designated Urban Village on the Official Future Land Use Map. Changes that create such incompatibilities shall not be allowed.

~~Adoption of t~~The Southeast Orlando Sector Plan and related Land Development Code standards shall in no way invalidate or modify either the recorded avigation easement or the noise damage claim waiver covering the Lake Nona ~~DRI/~~PD property.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.13 Residential developers shall be responsible for dedicating park land prior to receiving development approval. Within Residential Neighborhood designated areas, a centrally located neighborhood park shall be provided generally within 1/3 to 1/4 miles walking distance of 60% of the homes within individual development sites. Most users should not need to cross arterial streets to get to the park. Where possible, neighborhood parks

should be located adjacent to elementary schools and should connect with the trail and greenway network.

Greens and Plazas. At least one Green and/or Plaza shall be provided within all Town, Village, Neighborhood and Residential Centers, unless served by a Neighborhood Park. Greens and Plazas shall also be included in the Airport Support District-Medium Intensity designation, where TRADITIONAL DESIGN standards apply. Parks, plazas and greens shall not be required in non-residential areas where TRADITIONAL DESIGN Standards do not apply.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.14 Consistent with Parks, Recreation, and Open Space ~~and Cultural Element~~ Policy R.1.1.1, ~~the City's park level of service standard of 3.25 acres per 1,000 shall be maintained in the Southeast Orlando Sector Plan area. A~~at least 2.05 acres per 1,000 population shall be in functional community and neighborhood parks. The community and neighborhood park land shall consist of useable upland area. The remaining 1.2 acres may be made up of village greens and plazas, conservation buffers and the Primary Conservation Network if such areas are visually accessible by the general public (not private backyards). To satisfy the requirement for new parks, both Conventional LDC and Traditional Design developments shall meet the following park dedication ~~or cash in lieu of dedication (if allowed by the City)~~ requirements:

- Community Parks: 0.003 acres per residential unit
- Neighborhood Parks: 0.0017 acres per residential unit
- Remaining Open Space (Visually accessible conservation buffers, Primary Conservation Network, or Village Greens/Plazas): 0.0027 acres per residential unit.

(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.15 Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses or other significant open space features. At least 50% of a park's perimeter should front onto a public street. Under no circumstances may the edge of a park abut a rear yard fence, unless such property consists of a linear park or trail with the facing edge being a natural system. Park paths should support local connections from neighborhoods and surrounding commercial areas into parks. Fences should not prohibit access from neighborhoods into a park. Parks should include adequately shaded areas for comfortable sitting and recreation year-round. Parks should be designed to conserve valuable natural features including creeks, significant habitats, woodlands, and existing heritage trees. Finally, vistas from surrounding streets that end in a park shall be encouraged. Loading and storage areas shall not occupy these vistas. All

parks, plazas and greens shall be designed to incorporate Crime Prevention Through Environmental Design (CPTED) standards.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.16 As shown on and consistent with the Southeast Orlando Sector Plan map (Figure LU-~~2A~~5), residential developers shall be required to provide land, or an equivalent fee-in-lieu thereof (if allowed by the City) for public schools based on actual residential entitlements at the time of master site plan, land subdivision or its administrative equivalent. School sites shall either be donated to the City of Orlando prior to the issuance of plat approval for residential projects, or the property owner/developer may propose alternative mechanisms for providing the required school site; however, any such alternative mechanism must be approved by the City of Orlando prior to plat approval. The City supports innovative solutions to the provision of school facilities, and shall encourage property owners/developers to coordinate with ~~the~~ Orange County ~~School Board~~ Public Schools and/or other public and private entities to provide schools in the Southeast Plan area. Traditional Design Standards shall apply to all schools.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.1.17 The landscaping requirements for the Southeast Orlando Sector Plan area shall be those specified in the Land Development Code. Street trees shall be spaced in accordance with species type and other qualitative and quantitative standards as described in the Land Development Code.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended July 19, 1999, Effective August 19, 1999, Doc. No. 32220)

Policy LU.4.1.18 New and/or replacement billboards shall be prohibited in the Southeast Orlando Sector Plan area.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Objective LU.4.2 The City of Orlando Transportation Planning Division shall, throughout the planning period, continue to analyze and study the Southeast/Orlando International Airport Future Growth Center, identifying and analyzing the various transportation opportunities and constraints present in the area. These ongoing studies shall investigate the potential use and incorporation of light rail transit into the broader regional system.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.4.2.1 The Transportation Planning analysis shall identify methods to implement a high capacity multi-modal transportation system which maximizes accessibility to the Orlando International Airport, and within the Southeast/OIA Future Growth Center area, to further the land use and

commerce objectives of this major metropolitan activity center, while at the same time protecting the unique natural features present in the area.

The OIA shall function as the multimodal hub for the Central Florida region, incorporating aviation, rail, and other surface transportation facilities. The City of Orlando shall promote adequate design and planning of transportation facilities. This includes planning roadways serving aviation facilities to provide easy flow of people and cargo as the facilities expand.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.4.2.2 In order to develop public transit systems and services that encourage public transit ridership, increase personal mobility, conserve energy resources, preserve air quality, and foster economic growth within the Southeast Orlando Sector Plan area, projects that will include a concentration of more than 500 employees shall coordinate with MetroPlan Orlando and the Central Florida Regional Transportation Authority to implement Transportation Demand Management programs.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962; Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.2.3 The City shall foster, encourage, and support projects designed to capture and enhance the secondary technological effects of airport-area high speed rail projects including educational programs and centers, design and manufacturing firms, and research and development projects.
(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy LU.4.2.4 The Southeast Orlando Sector Plan map (Figure LU-~~2A~~5) identifies a conceptual interconnected road network. The connections represent the minimum necessary to support the land use entitlements provided by the Plan. The final alignments and connections shall be established based on individual master plan proposals and within existing environmental constraints.

Arterials are defined as major high-volume roadways such as Narcoossee Road and Alafaya Trail. Town and Village Center streets should be comprised of arterial and local streets. Neighborhood Center and Residential Center streets should be local in nature. Residential Neighborhoods should be comprised of connector and local streets. Residential and commercial connector streets shall provide vehicular connections between residential neighborhoods and commercial centers. Airport Support District streets are generally local in nature, but with a lane width and intersection radius sufficient to handle large trucks. Specific street cross-sections shall be consistent with standards reflective of Traditional and Conventional Development options, as applicable.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.2.5 In the Southeast Orlando Sector Plan area, the City shall combine the mobility of the traditional interconnected street pattern with the safety, security, and topographic sensitivity of the conventional or contemporary network. Such a hybrid network features short, curved stretches that follow the lay of the land or contribute to good urban design, as well as short loops and cul-de-sacs, so long as the higher-order street network is left intact. "Higher-order" means arterials, collectors, and sub-collectors that carry through traffic. An acceptable master plan may feature interrupted grids of short streets ending at T or Y intersections, traffic circles or squares/parks. By design, local streets may carry some through-traffic, but the truncated nature of local streets means that traffic moves more slowly and the heaviest volumes are diverted to higher-order streets.

A simple measure of connectivity is the number of street links divided by the number of nodes or link ends (including cul-de-sac heads). The more links relative to nodes, the more connectivity. A connectivity index of 1.4 to 1.8 represents the optimum for a street network. Criteria for applying this connectivity index ~~was reviewed with the Southeast Orlando Sector Plan partnership and~~ was incorporated in the Land Development Code.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy LU.4.2.6 Bicycle lanes shall be designed for all connector and arterial streets in the Southeast Orlando Sector Plan area. Bicycle lanes are a portion of the roadway which has been designated for the preferential or exclusive use of the bicycle. Sidewalks shall not substitute for bicycle lanes.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

Policy LU.4.2.7 A wide variety of street design features can create more livable streets. "Neighborhood Traffic Control", or "Traffic Calming" measures are based on the ability to slow vehicle speeds, provide drivers with awareness of other users, and buffer pedestrians from traffic flow. Traffic Calming devices have potential use in both the design of new road segments in the Southeast Orlando Sector Plan area, as well as the modification of existing roads, or the future modification of roads initially built without traffic calming features. Appropriate traffic calming devices for use in the Southeast area include: (1) Street Narrowing; (2) Vehicle Deflection; (3) Pavement Sharing (4) Rerouting; and (5) Pavement Surface Treatments. A detailed description of these methods can be reviewed at the City of Orlando Planning Division.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.4.2.8 Streets provide a highly visible element in the public realm. For this reason, major public utility lines should be located underground. All electrical, cable,

telephone, and other distribution lines within private developments in the Southeast Orlando Sector Plan area shall be located underground.
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329)

FUTURE LAND USE GOAL LU-5 – DOWNTOWN ORLANDO ~~– PLANNING FOR THE FUTURE~~

To make Downtown Orlando the premier center of Central Florida, and the heart of the City for both residents and visitors. Downtown Orlando shall serve as a 24-hour hub of activity for residential, government, financial, legal, entertainment, commercial, tourist, cultural, educational, and corporate interests. Downtown Orlando shall feature safe and vibrant neighborhoods, attractive streets and sidewalks, easily navigated roads, accessible transit and pathways, cultural and educational opportunities and a diversity of economic activity.

(Amended January 29, 2000, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective LU.5.1 Throughout the planning period, the City of Orlando shall encourage sustainable and healthy development practices in Downtown Orlando.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.1.1 Downtown Orlando shall promote sustainability by celebrating the natural environment, economic vitality, and social diversity. This effort embraces community building principles which:

a. Create a sense of place by celebrating Downtown in its gateways, open spaces and buildings;
b. Integrate land uses, such as encouraging mixed use development including live-work opportunities, to create a 24 hour a day, 7 day a week community;
c. Improve transportation connectivity, with an emphasis on multi-modal applications to better connect destinations, neighborhoods, employment center, shopping and cultural amenities including vehicular circulation, as well as good pedestrian, transit and bicycle access to houses, jobs, shopping and entertainment;
d. Promote properly scaled development to maintain a human-scale and accommodate the needs of the pedestrian.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.1.2 The City of Orlando shall manage late-night uses, sound attenuation and parking facilities to bolster Downtown as the premier urban neighborhood of Central Florida, diminish nuisances, and promote use compatibility. The

techniques for the management of these issues shall be provided by regulations within the Land Development Code.
(Amended August 15, 2022, Effective September 15, 2022, Doc No. 2208151205)

Objective LU.5.2 Throughout the planning period, the City of Orlando shall provide for all required infrastructure improvements in accordance with the Capital Improvements Element and the Downtown Community Redevelopment Area Plan.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.5.2.1 The City shall use the Capital Improvements Element, and specifically the adopted five-year capital improvements schedule shown in Figure Cl-~~14~~5, as well as the Downtown Community Redevelopment Area Plan, and its subsequent amendments, as the principal guides to help prioritize infrastructure improvements in the Downtown area. The City may also consider other Downtown related plans, (including the Downtown Transportation Plan), reports/analyses and urban design documents to help guide infrastructure improvements and spending.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy LU.5.2.2 Simultaneously with the rescission of the Downtown Orlando Area-Wide Development of Regional Impact (DRI) Development Order, and consistent with Section 18.2(j) of the First Amended and Restated lnterlocal Agreement for Public School Facility Planning and Implementation of Concurrency (lnterlocal Agreement; dated March 9, 2011), all development within the area depicted on Figure LU-~~2E~~13 - Downtown School Concurrency Exemption Area, shall be exempt from school concurrency. Any residential units in excess of the 11,397 previously vested units minus those already built (5,260 unbuilt units as of March 11, 2018), may be subject to both school capacity and school concurrency, if applicable, according to the process described in the aforementioned lnterlocal Agreement, as amended.

Each property within this area will be governed by the Growth Management Plan, Future Land Use Map designations and Zoning classifications, as well as the requirements and entitlements specified in the Land Development Code, including the Concurrency Management System. Assignment of concurrency to individual projects will be executed through the Concurrency Management process.

The City must maintain a tracking system that will be provided to Orange County Public Schools upon request. The tracking system must include a

careful running tally of the concurrency-exempt units that are demolished over time, returning the demolished units to the aggregate pool of concurrency-exempt units available for development.

Nothing in this policy exempts residential developers from their responsibility and obligations in relation to school capacity and/or school impact fees.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101; Amended November 1,2010, Effective January 18, 2011, Doc. No. 1011011101; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

~~Policy 5.2.3 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.2.4 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

Objective LU.5.3 Throughout the planning period, the City of Orlando, through its Community Redevelopment Agency, shall work to improve blighted areas and Downtown in general by implementing Downtown Community Redevelopment Plan and its subsequent amendments.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.3.1 In order to achieve the City's vision for Downtown, and specifically for each of the seven planning areas identified in the 2015 Downtown Community Redevelopment Plan, also known as DTOutlook, and which includes the Central Business District, North Quarter, Parramore Heritage Business District, Parramore Heritage Neighborhood, Lake Eola Heights, Lake Lucerne and South Eola, the City shall implement a unified and multi-faceted development framework.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.3.2 In order to increase hotel and visitor activity in the Downtown Orlando Community Redevelopment Area (specifically that portion located east of Parramore Avenue) that will also support new retail and restaurants, and consistent with the Marketplace (Retail & Services) component of DT Outlook (2015 Update to the Downtown Orlando Community Redevelopment Area Plan), mixed-use projects which contain a significant conference/meeting center/ballroom component may be eligible for a development incentive as defined in the Land Development Code.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101; Amended July 20, 2020, Effective August 20, 2020, Doc. No. 2007201201)

Objective LU,5.4 Throughout the planning period, the City shall promote the positive design elements of the public realm in Downtown Orlando.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 5.4.1 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 5.4.2 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 5.4.3 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Policy LU.5.4.~~4~~1 To promote Downtown Orlando's position as Central Florida's pre-eminent activity enter, impacts on the viability of Downtown Orlando shall be considered in the review of all proposed Growth Management Plan amendments to expand other Metropolitan and Urban Activity Centers.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.4.~~5~~2 The Land Development Code shall include standards which encourage the maintenance of existing neighborhood character, density and scale, while allowing compatible infill development.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.4.~~6~~3 The Land Development Code shall provide for and encourage the preservation and protection of Downtown's historical and architectural resources, including designated Downtown landmark buildings. The City shall require the retention of contributing buildings and the preservation of their unique features, as identified in the historic classification survey system. Limited transfer of development rights from such building sites to other portions of the Downtown may be considered. The LDC shall include design standards for new construction in the Downtown Historic District.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.4.~~7~~4 The City shall support Downtown streetscape design guidelines that prioritize the pedestrian realm and active street life, which embody Downtown's unique qualities, including, land uses, transparency of windows, and building orientation and will support the development and implementation of a public open space system.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.4.~~8~~5 The City shall require development appearance review in the Downtown in order to control bulk, intensity, and character of new development in the Downtown. Design guidelines encourage the positive urban qualities of the City's built form and address primary elements of scale and context, urban design and architecture, the public realm, and integration of uses. An integrated design framework is the foundation for design guidelines that include various elements to further the urban form and character of Downtown such as:

a. Streets and mobility
    1. Pedestrians
    2. Bicycles
    3. Transit
    4. Trail Network
    5. Streets
b. Streetscape
    1. Streetscape Zones
    2. Palette
c. Buildings
    1. Setbacks and Build-To-Lines
    2. Building Orientation
    3. Massing and Form
    4. Articulation and Composition
    5. Materials
    6. Entries
    7. Parking
    8. Service Areas
d. Open Space
    1. Downtown Open Space Master Plan
    2. Lake Eola Park
    3. Bridge District
    4. Hierarchy of Spaces

The Appearance Review Board, the Municipal Planning Board and other such bodies, shall have the responsibility for enforcing these provisions.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June8, 2009, Effective August 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.4.~~9~~6 The City shall continue to use public/private approaches to Downtown development by utilizing developer competitions on publicly designated projects.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.4.~~10~~7 Downtown Design Guidelines shall be adopted by the City, including guidelines for buildings, patterns, materials, colors, proportions, signage, site plans and land uses. These guidelines shall maintain and enforce the policies and vision of the ~~Downtown Plan Update~~ DTOutlook. The City shall maintain and enforce development in keeping with the guidelines.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.4.~~11~~8 The City shall implement through the Land Development Code (LDC) the Street-Level Commercial Use concept as shown on Figure LU-~~2F~~14 Street-Level Commercial Use Areas. Parking structures shall be developed consistent with this policy. The LDC shall contain design standards, incentives and bonuses to encourage street-level commercial uses in these areas. Street-Level Commercial shall be permitted as a secondary use in the Office Low Intensity, Office Medium Intensity, Office High Intensity, Residential Medium Intensity and Residential High Intensity future land use designations in the Downtown Community Redevelopment Area (CRA).
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101; Amended July 9, 2012,Effective August 9, 2012, Doc. No. 1207091201)

Policy LU.5.4.~~12~~9 The City's Land Development Code shall require compliance with the guidelines provided in "Crime Prevention Through Environmental Design: Your Guide to Creating a Safe Environment", as may be amended from time to time, for all new structures in the Community Redevelopment Area and for all projects that are reviewed by the Appearance Review Board and Downtown Development Board or which receive financial incentives from the CRA or City of Orlando. Structures undergoing substantial improvements shall meet as many of the guidelines as is feasible given the extent of the reconstruction.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy LU.5.4.~~13~~10 The City shall encourage the preservation and improvement of the existing housing stock and the construction of new housing in a wide range of prices and densities. The City shall work with the DDB/CRA, the City's Housing and Community Development Department, and Orlando Housing Authority to improve the quality of affordable housing and to encourage market-rate housing throughout Downtown.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.4.~~14~~11 The City shall work with the DDB/CRA to develop specific land acquisition, land cost buydown, regulatory reform, development incentives and/or other programs to encourage new housing opportunities and preserve existing and encourage diverse housing opportunities in Downtown.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 5.4.15 Reserved.~~

~~(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)~~

Policy LU.5.4.~~16~~12 The City of Orlando shall consider the establishment of a tree replacement program in Downtown Orlando to encourage replacement of canopy trees lost to age, disease, construction or other natural events.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.4.~~17~~13 The City shall work with the DDB/CRA, the University of Central Florida, Valencia College, Orange County Public Schools and private schools in the Downtown to promote cooperation and communication among college students, professors, teachers and elementary/secondary students. The City shall also support the development of programs to share educational and civic resources and facilities. The City also supports the continued development of ~~the~~ Creative Village. ~~at the site of the former Orlando Centroplex area. The vision for~~ Creative Village focuses on creating a true "live, learn, work and play" urban destination that supports a synergistic and dynamic mix of uses including higher education, PS-8 education, and mixed use, mixed-income development.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June8, 2009, Effective August 25, 2009, Doc. No.0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.4.~~18~~14 The City shall support partnerships with the Orange County ~~School Board~~ Public Schools to improve school choice Downtown~~, including the development of at least one elementary school in the Parramore Heritage area~~. The City shall support the development of charter elementary schools, including pre-kindergarten classes, particularly in the Parramore Heritage area.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

~~Policy 5.4.19 Reserved.~~

~~(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No.1007261101)~~

~~Policy 5.4.20 Reserved.~~

~~(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No.1007261101)~~

~~Policy 5.4.21 Reserved.~~

~~(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No.1007261101)~~

~~Policy 5.4.22 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

Objective LU.5.5 Throughout the planning period, the City shall support public art, cultural events, and arts spaces in Downtown Orlando.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 5.5.1 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Policy LU.5.5.~~2~~1 The City shall work with the DDB/CRA and the development community to:
a. Create stronger connections between the Magnolia/Orange Avenue corridor and Lake Eola;
b. Establish a series of green links (pedestrian and bicycle pathways) connecting Downtown lakes and parks to lakes and parks outside Downtown Orlando;
c. Create a greenway system in Parramore Heritage; and
d. Create "gateway" features at key entrances to Downtown to enhance the sense of place and community.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 5.5.3 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Policy LU.5.5.~~4~~2 The City shall work with the CRA to implement its streetscape program in the Downtown. The City shall also consider the feasibility of extending the Downtown streetscape program into adjacent neighborhoods.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.5.~~5~~3 The City shall enhance cultural entertainment opportunities by implementing the Cultural Corridor, Downtown Arts District, and Sports and Entertainment Corridor concepts in Downtown.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.5.~~6~~4 The City shall support and promote development of the ~~Orlando~~ Dr. Phillips Center for the Performing Arts Center and its full integration into the Cultural Corridor, Downtown Arts District, and Westcourt (a.k.a. Sports and Entertainment District).
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.5.~~7~~5 The City shall maintain and enhance existing cultural and performing arts facilities where appropriate and practicable.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy ~~LU.~~5.5.~~8~~6 The City shall encourage the adaptive reuse and historic preservation through-out Downtown.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.5.~~9~~7 The City shall continue its existing program of promoting placement of public art by contributing 1 percent of its capital improvements budget to a Public Art fund for the placement of art.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.5.~~10~~8 The City shall consider developing incentives for rehearsal, studio and performing arts spaces in the Cultural Corridor and Sports and Entertainment District.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective LU.5.6 Throughout the planning period, the City shall promote high quality transportation choices in Downtown Orlando.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010,Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.6.1 The City shall strive to provide a balanced transportation system with multiple options for getting around Downtown. The City shall implement a high capacity multi-modal transportation system which maximizes accessibility to and within Downtown to further the land use and commerce objectives of this major metropolitan activity center, while at the same time protecting Downtown's historic sites and structures, as well as its unique natural features and by so doing enhance Downtown as an active, vital, pedestrian environment.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.6.2 The City shall be actively involved in advocating transportation solutions involving all modes of transportation to and within the Downtown area. On behalf of the Downtown area, the City shall coordinate and participate with: Orange County Government, Florida Department of Transportation, East Central Florida Regional Planning Council, Metroplan Orlando, Central Florida Regional Transportation Authority (dba Lynx), ~~Florida High Speed Rail Transportation Commission,~~ Greater Orlando Aviation Authority,

~~Orlando/Orange County~~ Central Florida Expressway Authority, and private groups representing transportation users.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.3 The City shall continue to review the Downtown street network to identify cost effective intersection, signalization, and other traffic improvement programs to enhance traffic movement and safety.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.4 The City shall continue to evaluate opportunities to enhance the capacity of arterial roadways providing regional access to Downtown.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.5 The City shall plan for a route to accomplish fixed guideway mass transit within the Downtown area. ~~The following corridors shall be considered for the fixed guideway system: the present CSX Railroad alignment, Interstate-4 alignment, Magnolia Avenue alignment, or other viable alignments. These corridors shall be preserve to the maximum extent possible.~~ Appropriate locations for transit terminals and transit stops shall ~~also~~ be identified.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.6 The City shall integrate transit system considerations into designs for development and redevelopment areas at the earliest stages in the process.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.7 The City shall continue to operate a Downtown circulator transit service which provides a combination of short pedestrian trip length and high frequency transit service to afford accessibility throughout the Downtown core.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.8 The Downtown circulator transit service (aka Lymmo), shall continue to serve parking facilities and employment centers located within the Downtown and shall strive to maintain a minimum headway of ~~five~~ twelve minutes during the peak hours. ~~The system shall interconnect parking garages with the northern, central and southern areas of Downtown.~~
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy LU.5.6.9 The City shall maintain and strengthen the role of Downtown as a safe, vibrant, multimodal, mixed use activity center with a strong pedestrian environment by regulating the design of the public frontage and the amount and/or location of parking provided for new Downtown development. Downtown parking regulations may restrict the maximum amount of on-site parking.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552)

Policy LU.5.6.10 The City shall effectively manage and control parking within the Downtown area in order to substantially reduce internal trips and to preserve the capacity of existing Downtown streets and to increase transit and pedestrian usage.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

Policy LU.5.6.11 Programmed roadway, transit and parking improvements shall include effective strategies for encouraging carpooling or vanpooling and spreading the peak hour effects of commuter traffic.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552)

~~Policy 5.6.12 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.6.13 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.6.14 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.6.15 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.6.16 Reserved.~~
~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

Objective LU.5.7 Throughout the planning period, the City shall support an active and vibrant streetscape that supports local businesses.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.7.1 The City shall consider market potential in the development and redevelopment of Downtown Orlando. The City's GMP, LDC, and ~~CRA Plan Update~~ DTOutlook shall recognize market demands and shall be flexible enough to accommodate changes in economic circumstances.
(Amended January 29, 2001, Effective March 1, 2001, Doc. No.33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy LU.5.7.2 To account for commercial market growth, the City shall periodically review the mandatory and encouraged street-level commercial use areas depicted on Figure LU-~~2F~~14 and consider amendments that would reclassify, add, or

remove appropriate segments. When reviewing proposed amendments to Figure LU-~~2F~~14, the City shall encourage a vibrant, pedestrian-oriented street environment but also consider the potential viability of street-level commercial uses in the proposed locations.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended September 23, 2003, Effective November 14, 2003, Doc. No. 020923719; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101; Amended July 9, 2012, Effective August 9, 2012, Doc. No. 1207091201)

~~Policy 5.7.3 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Policy LU.5.7.~~4~~3 Downtown Orlando shall be enhanced as a convention and visitor destination through a variety of actions such as the pursuit of innovative marketing and economic development opportunities and coordination with other entities such as Visit Orlando. To this end, the City shall also examine opportunities to limit the number and/or location of incompatible or inappropriate retail/personal service establishments and telecommunications equipment facilities in the CRA area.

(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 5.7.5 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.7.6 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.7.7 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

~~Policy 5.7.8 Reserved.~~

~~*(Amended January 29, 2001, Effective March 1, 2001, Doc. No. 33552; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*~~

Maps & Figures: Future Land Use

Maps & Figures that support this Element include:

Figure LU-1	Standards for Future Land Use Categories
Figure LU-2	**Future Land Use – 2050**
Figure LU-3	Activity Centers & Mixed Use Corridors
Figure LU-4	Redevelopment Need Areas
Figure LU-5	**Southeast Orlando Sector Plan**
Figure LU-6 Part 1A	Existing Land Use – Northwest
Figure LU-6 Part 1B	Existing Land Use - Northeast
Figure LU-6 Part 1C	Existing Land Use – Southwest
Figure LU-6 Part 1D	Existing Land Use – Southeast
Figure LU-7	Land Use Category Matrix
Figure LU-8	Existing Development Intensity by Land Use Type, 2024
Figure LU-9	Summary of Developed and Vacant Developable Land by Future Land Use Category
Figure LU-10	Land Needed to Accommodate Projected Population
Figure LU-11	Subarea Boundaries (see Official Future Land Use Map for location of individual Subarea Policy Boundaries)
Figure LU-12 Part 1A	**Aircraft Noise Control Zones**
Figure LU-12 Part 1B.1	**Airport Height Zoning Map**
Figure LU-12 Part 1B.2	**Airport Height Zoning Map for OIA**
Figure LU-12 Part 1B.3	**Airport Height Zoning Map for OEA**
Figure LU-12 Part 1C	**Orlando International Airport & Orlando Executive Airport -Airport Zoning & Educational Facilities**
Figure LU-12 Part 1D	**Airport Hazards – Proximity to Landfills**
Figure LU-13	**Downtown School Concurrency Exemption Area**
Figure LU-14	**Street-Level Commercial Use Areas**
Figure LU-15	**Narcoossee Road Lake Whippoorwill Study Area**

Figures in **Bold** are part of the Official Future Land Use Map Series (see Policy LU.1.1.6). Figures LU-1, LU-2, LU-5, LU-12 Parts 1A through 1D, LU-13, LU-14, and LU-15 are adopted parts of the Growth Management Plan (Orlando's comprehensive plan) and any amendments to those figures will be adopted by ordinance. The remaining figures are provided for reference and are not regulatory in nature.

Figure LU-1: Standards for Future Land Use Categories

	Activity Centers				
	Downtown	**Metropolitan**	**Urban**	**Community**	**Neighborhood**
Maximum Intensity (before bonuses)	200 units/ac. and/or 4.0 FAR	200 units/ac. and/or 3.0 FAR	100 units/ac. or 1.0 FAR	40 units/ac. and/or 0.7 FAR	30 units/ac. and/or 0.3 FAR
Minimum Intensity[1] (before bonuses)	75 units/ac. and/or 0.75 FAR	30 units/ac. and/or 0.75 FAR	30 units/ac. and/or 0.5 FAR	20 units/ac. and/or 0.35 FAR	15 units/ac. and/or None
Minimum Land Area	N/A	100 acres	40 acres	8 acres	3 acres (2 within Traditional City)
Allowable Uses	▪ Residential ▪ Office ▪ Commercial ▪ Industrial ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Commercial[1] ▪ Industrial ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Commercial[1] ▪ Industrial ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Commercial[1] ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Commercial[2] ▪ Pub, Rec & Inst
Minimum Transportation Access[3]	N/A	6LA/8LA 8LA/8LA 8LA/TS TS/TS	4LA/4LA 4LA/6LA 6LA/6LA 4LA/TS TS/TS	4LC/4LA 2LA/4LA 4LA/4LA 4LA/6LA 4LC/TS	4LC/4LC 4LC/2LA 4LC/4LA 4LA/2LC 4LA/2LA Minimum Spacing Criteria ±1 mile

	Mixed Use Corridors		Mixed Use/Neighborhood Development
	High Intensity	**Medium Intensity**	
Maximum Intensity (before bonuses)	200 units/ac. and/or 1.0 FAR	30 units/ac. and/or 0.5 FAR	12 units/ac. and or 0.4 FAR
Minimum Intensity[1] (before bonuses)	30 units/ac. and/or 0.4 FAR	15 units/ac. and/or None	None
Minimum Land Area	N/A	N/A	N/A
Allowable Uses	▪ Residential ▪ Office ▪ Commercial[1] ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Commercial[1] ▪ Pub, Rec & Inst	▪ Residential ▪ Office[4] ▪ Commercial[4] ▪ Public, Recreational & Institutional
Minimum Transportation Access[3]	4LA 6LA 8LA	4LC 2/LA 4/LA 6LA	N/A

Figure LU-1: Standards for Future Land Use Categories (Continued)

	Other Land Use Categories				
	Residential Low Intensity	**Residential Medium Intensity**	**Residential High Intensity**	**Office Low Intensity**	**Office Medium Intensity**
Maximum Intensity (before bonuses)	12 units/ac.[8] and/or 0.3 FAR	30 units/ac. and/or 0.30 FAR	200 units/ac. and/or 0.35 FAR	21 units/ac. and/or 0.40 FAR	40 units/ac. and/or 0.70 FAR
Minimum Intensity[1]	None None	12 units/ac.[5] None	30 units/ac. None	None None	12 units/ac. and/or 0.30 FAR
Allowable Uses	▪ Residential ▪ Pub, Rec & Inst	▪ Residential ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Pub, Rec & Inst	▪ Residential ▪ Office ▪ Pub, Rec & Inst

	Other Land Use Categories				
	Office High Intensity	**Industrial**	**Public, Recreational, & Institutional**	**Conservation**	**Urban Reserve**
Maximum Intensity (before bonuses)	200 units/ac. and/or 1.0 FAR	40 units/ac.[6] 0.7 FAR	N/A	1 unit / 5 ac. 0.05 FAR	1 unit / 10 ac. 0.05 FAR
Minimum Intensity[1] (before bonuses)	30 units/ac. and/or 0.40 FAR	12 units/ac.[6] None	N/A	None	None
Allowable Uses	▪ Residential ▪ Office ▪ Pub, Rec & Inst	▪ Industrial ▪ Office ▪ Pub, Rec & Inst ▪ Commercial[7] ▪ Residential[6]	Pub, Rec & Inst	▪ Conservation ▪ Rec (Passive Parks and Trails Only)	▪ Residential ▪ Pub, Rec & Inst ▪ Agriculture ▪ Conservation

	Other Land Use Categories				
	Airport Support District – High Intensity	**Airport Support District – Medium Intensity**	**Town Center/ Urban Transit Center**	**Village Center/ Urban Transit Center**	**Village Center**
Maximum Intensity (before bonuses)	See Goal LU.4 and Associated Objectives and Policies				
Minimum Intensity[1] (before bonuses)					
Allowable Uses					

Figure LU-1: Standards for Future Land Use Categories (Continued)

	Other Land Use Categories		
	Neighborhood Center	Residential Center	Urban Village
Maximum Intensity (before bonuses)	See Goal LU.4 and Associated Objectives and Policies		Standards to be determined by adopted GMP Subarea Policy, consistent with Future Land Use Policy LU.2.4.4
Minimum Intensity[1] (before bonuses)			
Allowable Uses			

	Other Land Use Categories		
	Transit 1 Overlay	Transit 2 Overlay	Kaley Overlay
Maximum Intensity (before bonuses)	Standards to be established by GMP Subarea Policy LU.S.12.9	Standards to be established by GMP Subarea Policy LU.S.12.9.1	Standards to be established by GMP Policy LU.S.12.8
Minimum Intensity[1] (before bonuses)			
Allowable Uses			

1. Exceptions/Exemptions: For commercial, industrial, and public, recreational, and institutional uses, the minimum FAR applies only within the Traditional City (see ~~Urban Design Element, Figure 1~~ Preservation & Design Figure PD-3). Within the Traditional City, Large Scale Retailers, as defined in the Land Development Code, shall be exempt from minimum FAR requirements. The minimum residential density shall not apply to affordable housing projects (see Housing Policy H.5.1.43), nursing homes, or to one and two family dwellings in existing platted subdivisions. Residential Social Service Facilities (RSSF), as defined in the Land Development Code, shall be exempt from the minimum density requirements in the Residential Medium Intensity and Office Medium Intensity future land use designations.
2. Principal Use
3. 2LC: 2 lane collector
   4LC: 4 lane collector
   2LA: 2 lane arterial
   4LA: 4 lane arterial
   6LA: 6 lane arterial
   8LA: 8+ lane arterial or limited access facility
   TS: Transit Station
4. Neighborhood serving use, not to exceed 5% (office and commercial combined) of the total gross acreage of the entire Mixed Use/Neighborhood Development site.
5. Except the R-2B zoning district, where no minimum is required.
6. Where allowed by the applicable Subarea Policy and zoning district, residential uses may be allowed within the Traditional City through a Conditional Use Permit.
7. This is allowed as a secondary use; however commercial use is allowed as a principal (sole) use within the I-C zoning district and within the industrial general (I-G) district that is located in the Parramore Heritage Overlay District (PH) per Subarea Policy LU.S.6.14.
8. 16 units/ac. for duplex and townhome units. Accessory Dwelling Unis (ADUs) are exempt from density calculations.

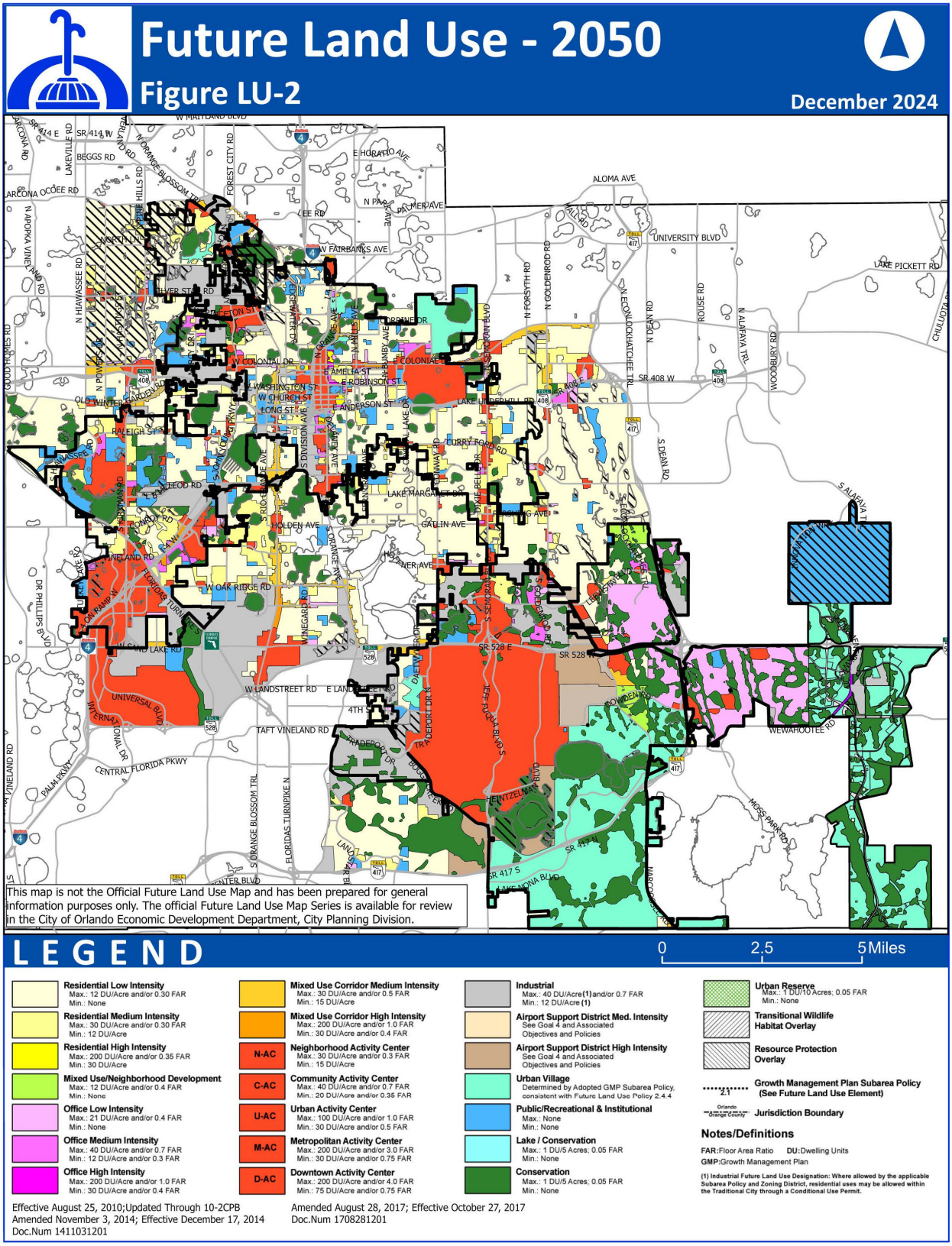
Notes for Figure LU-1

1. Agriculture uses are not shown because no land is designated for such uses on the Future Land Use Map Series.
2. The City of Orlando has determined that it is appropriate to show educational uses, public buildings and

grounds, and other public facilities as one land use category on the Future Land Use Map Series. Recreational uses are combined with Public and Institutional uses as a mixed use category.

3. The City of Orlando has determined that mixed use Activity Center and Mixed Use Corridor land use categories are needed to implement this Growth Management Plan.
4. Historic district boundaries and designated historically significant properties are shown in the ~~Historic~~ Preservation & Design Element (also see ~~Historic~~ Preservation & Design Goal PD.1 and Objective PD.1.2).
5. Natural Resources are shown in the Potable Water Element, Conservation Element, and ~~Drainage~~ Stormwater & Aquifer Recharge Element

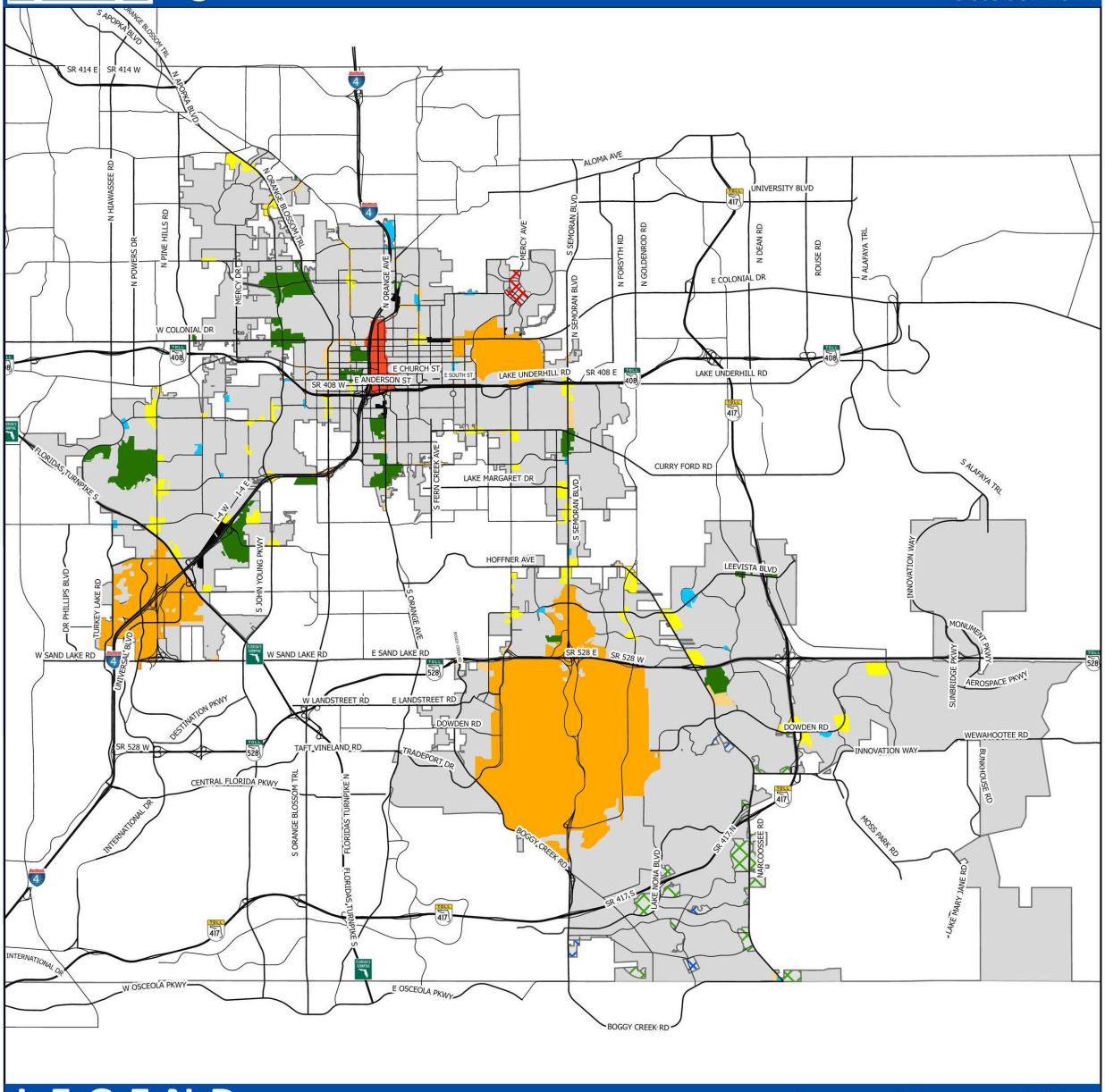
(Amended June 29, 1998, Effective July 30, 1998, Doc. No. 31329; Amended November 10, 2003, Effective March 1, 2004, Doc. No. 031110705; Amended August 6, 2007, Effective September 6, 2007, Doc. No. 0708061001; Amended February 2, 2009, Effective March 6, 2009, Doc. No. 0902021102; Amended February 9, 2015, Effective April 2, 2015, Doc. No. 1502091201; Amended September 21, 2015, Effective November 6, 2015, Doc. No. 1509211203; Amended September 25, 2017, Effective November 13, 2017, Doc. No. 1709251201; Amended March 20,2023, Effective April 20, 2023, Doc. No. 2303201208; Amended April 22, 2024, Effective May 23, 2024, Doc. No. 2404221201)


Future Land Use - 2050
Figure LU-2
December 2024
This map is not the Official Future Land Use Map and has been prepared for general information purposes only. The official Future Land Use Map Series is available for review in the City of Orlando Economic Development Department, City Planning Division.
LEGEND
0 2.5 5 Miles
Residential Low Intensity
Max.: 12 DU/Acre and/or 0.30 FAR
Min.: None
Residential Medium Intensity
Max.: 30 DU/Acre and/or 0.30 FAR
Min.: 12 DU/Acre
Residential High Intensity
Max.: 200 DU/Acre and/or 0.35 FAR
Min.: 30 DU/Acre
Mixed Use/Neighborhood Development
Max.: 12 DU/Acre and/or 0.4 FAR
Min.: None
Office Low Intensity
Max.: 21 DU/Acre and/or 0.4 FAR
Min.: None
Office Medium Intensity
Max.: 40 DU/Acre and/or 0.7 FAR
Min.: 12 DU/Acre and/or 0.3 FAR
Office High Intensity
Max.: 200 DU/Acre and/or 1.0 FAR
Min.: 30 DU/Acre and/or 0.4 FAR
Mixed Use Corridor Medium Intensity
Max.: 30 DU/Acre and/or 0.5 FAR
Min.: 15 DU/Acre
Mixed Use Corridor High Intensity
Max.: 200 DU/Acre and/or 1.0 FAR
Min.: 30 DU/Acre and/or 0.4 FAR
N-AC Neighborhood Activity Center
Max.: 30 DU/Acre and/or 0.3 FAR
Min.: 15 DU/Acre
C-AC Community Activity Center
Max.: 40 DU/Acre and/or 0.7 FAR
Min.: 20 DU/Acre and/or 0.35 FAR
U-AC Urban Activity Center
Max.: 100 DU/Acre and/or 1.0 FAR
Min.: 30 DU/Acre and/or 0.5 FAR
M-AC Metropolitan Activity Center
Max.: 200 DU/Acre and/or 3.0 FAR
Min.: 30 DU/Acre and/or 0.75 FAR
D-AC Downtown Activity Center
Max.: 200 DU/Acre and/or 4.0 FAR
Min.: 75 DU/Acre and/or 0.75 FAR
Industrial
Max.: 40 DU/Acre(1) and/or 0.7 FAR
Min.: 12 DU/Acre (1)
Airport Support District Med. Intensity
See Goal 4 and Associated Objectives and Policies
Airport Support District High Intensity
See Goal 4 and Associated Objectives and Policies
Urban Village
Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4
Public/Recreational & Institutional
Max.: None
Min.: None
Lake / Conservation
Max.: 1 DU/5 Acres; 0.05 FAR
Min.: None
Conservation
Max.: 1 DU/5 Acres; 0.05 FAR
Min.: None
Urban Reserve
Max.: 1 DU/10 Acres; 0.05 FAR
Min.: None
Transitional Wildlife Habitat Overlay
Resource Protection Overlay
Growth Management Plan Subarea Policy (See Future Land Use Element)
Jurisdiction Boundary
Notes/Definitions
FAR:Floor Area Ratio DU:Dwelling Units
GMP:Growth Management Plan
(1) Industrial Future Land Use Designation: Where allowed by the applicable Subarea Policy and Zoning District, residential uses may be allowed within the Traditional City through a Conditional Use Permit.
Effective August 25, 2010;Updated Through 10-2CPB
Amended November 3, 2014; Effective December 17, 2014
Doc.Num 1411031201
Amended August 28, 2017; Effective October 27, 2017
Doc.Num 1708281201

Activity Centers & Mixed Use Corridors

Figure LU-3

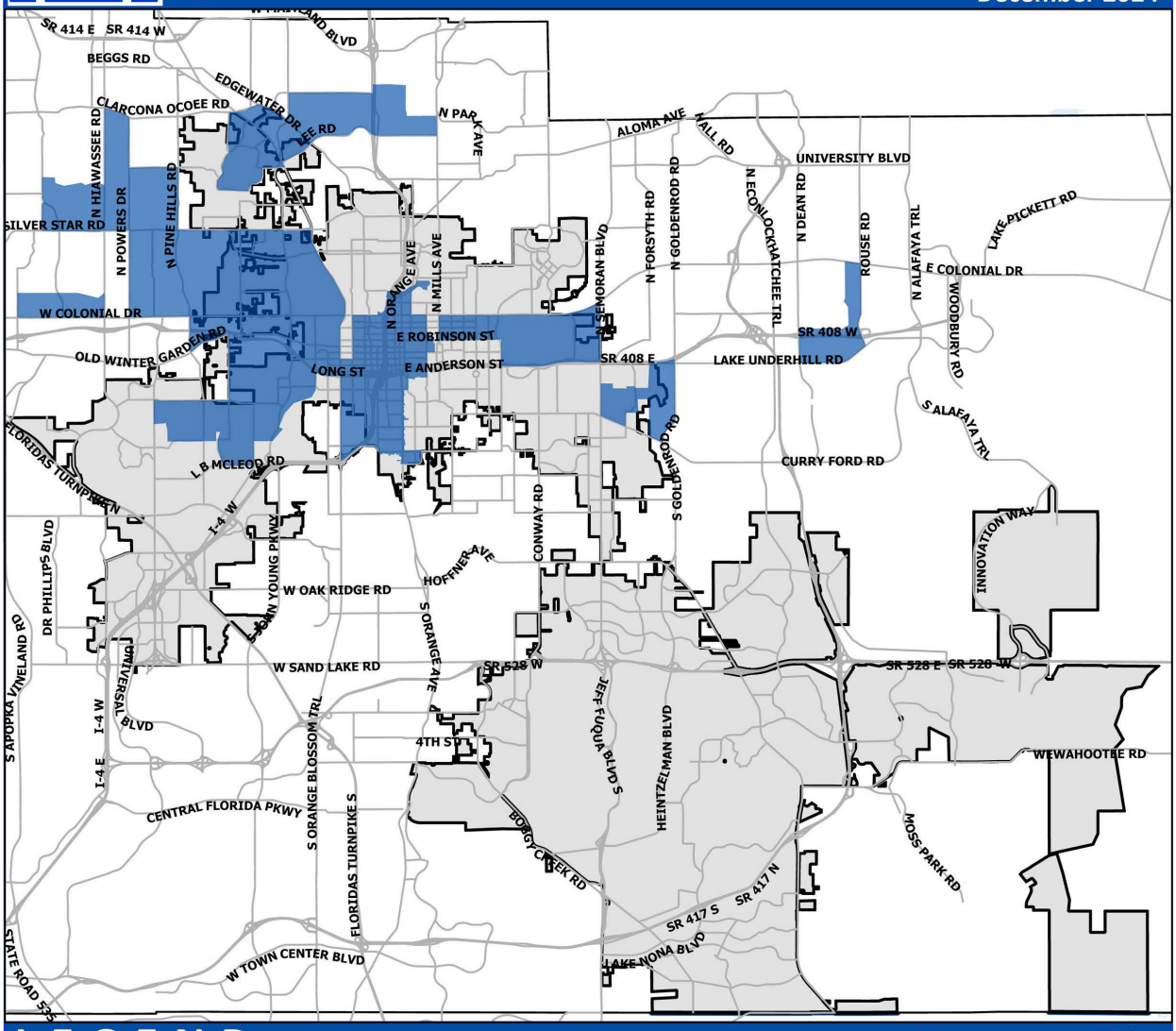
October 2024

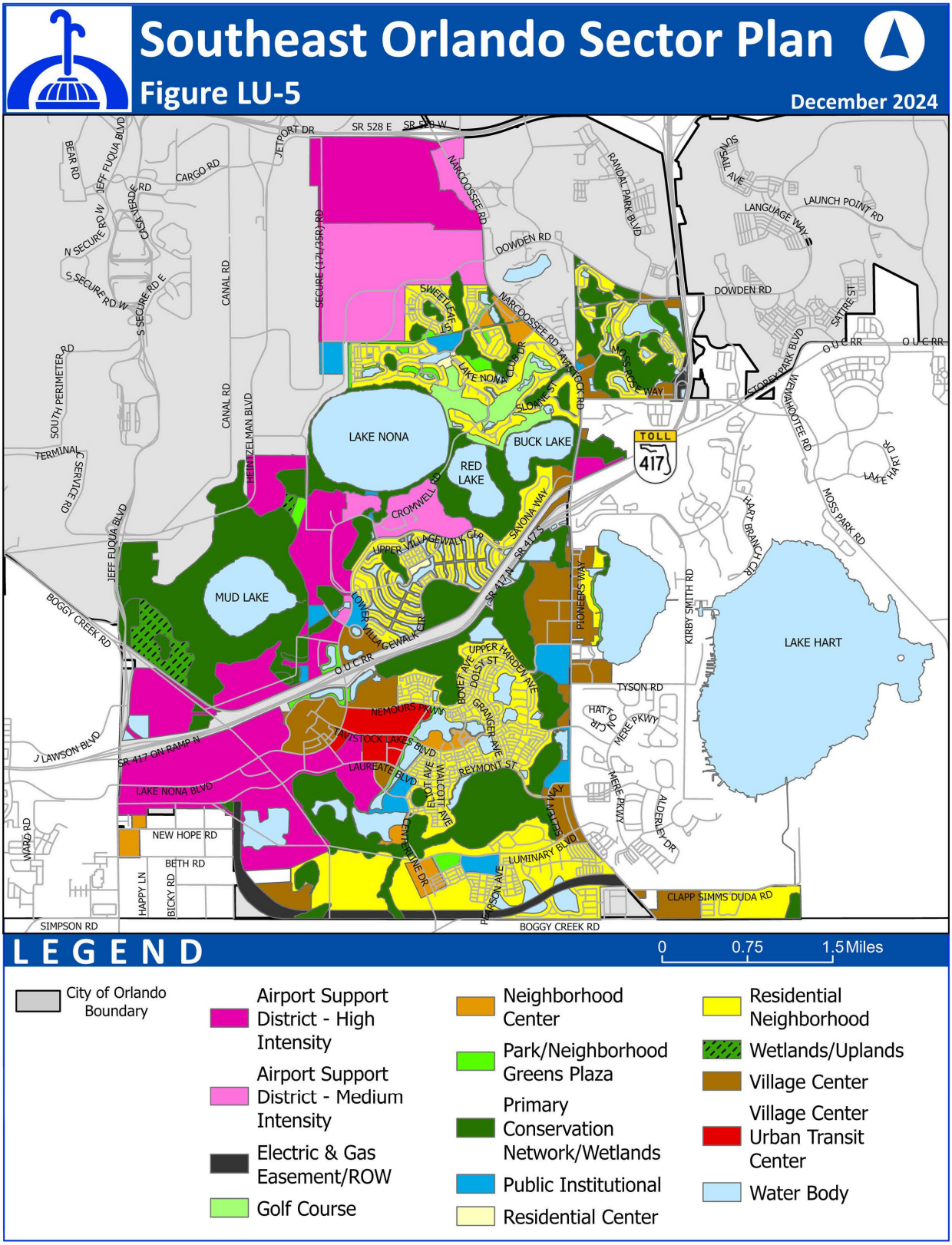


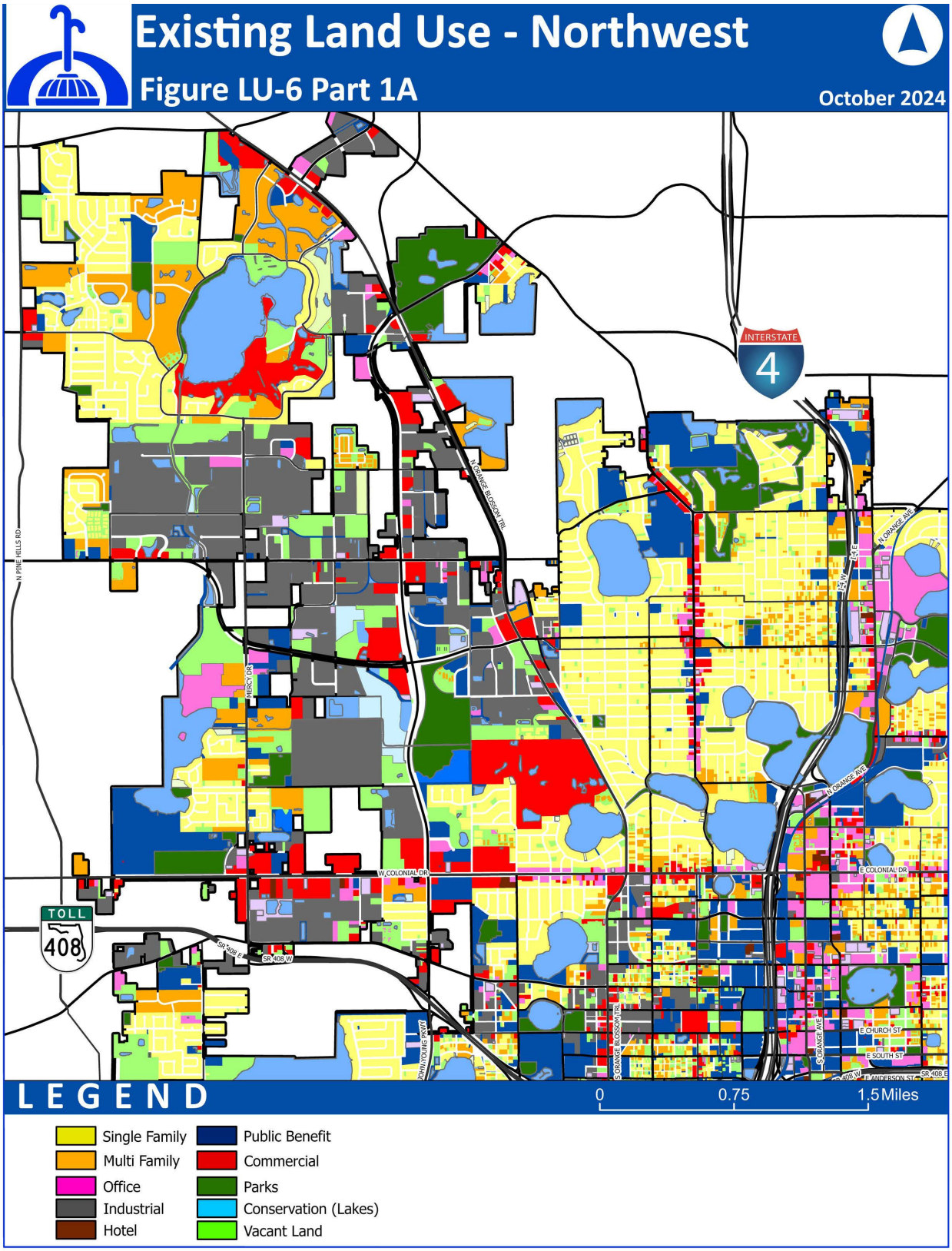
Redevelopment Need Areas

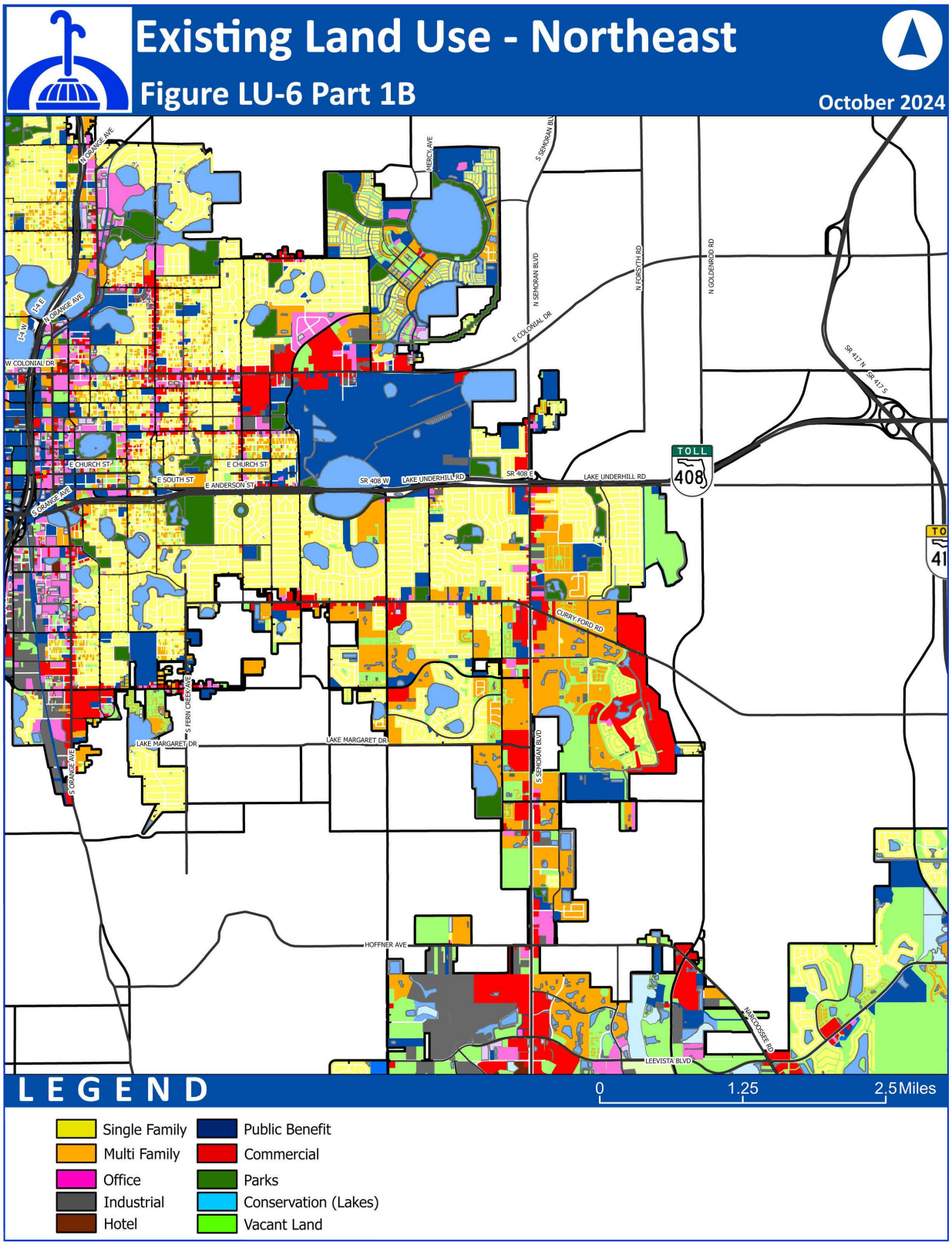
Figure LU-4

December 2024




Southeast Orlando Sector Plan
Figure LU-5
December 2024
LAKE NONA
BUCK LAKE
RED LAKE
MUD LAKE
LAKE HART
TOLL 417
SR 528 E
SR 528 W
JETPORT DR
BEAR RD
JEFF FUQUA BLVD
CARGO RD
CASA VERDE RD
N SECURE RD W
S SECURE RD W
S SECURE RD E
CANAL RD
SECURE (417/35R) RD
NARCOOSSEE RD
DOWDEN RD
RANDAL PARK BLVD
SUNSAIL AVE
LANGUAGE WAY
LAUNCH POINT RD
SATTRE ST
O U C RR
STOREY PARK BLVD
WEWAHOOTEE RD
LAKE HARY DR
MOSS PARK RD
HART BRANCH CIR
KIRBY SMITH RD
SOUTH PERIMETER RD
TERMINAL SERVICE RD
HEINTZELMAN BLVD
CROMWELL RD
SAVONA WAY
SR 417 N
SR 417 S
UPPER VILLAGEWALK CIR
LOWER VILLAGEWALK CIR
PIONEERS WAY
BOGGY CREEK RD
UPPER HARDEN AVE
DOISY ST
BONET AVE
GRANGER AVE
NEMOURS PKWY
TYSON RD
HATTOY CIR
MERE PKWY
ALDERLEY DR
TAVISTOCK LAKES BLVD
LAUREATE BLVD
REYMONT ST
ELLOTT AVE
WALCOTT AVE
CENTERTINE DR
SELTLY WAY
LUMINARY BLVD
PATTERSON AVE
CLAPP SIMMS DUDA RD
J LAWSON BLVD
SR 417 ON RAMP N
LAKE NONA BLVD
NEW HOPE RD
BETH RD
HAPPY LN
BICKY RD
WARD RD
SIMPSON RD
SWEETLEAF LN
LAKE NONA CLUB DR
TAVISTOCK RD
MOSSROSE WAY
LEGEND
0
0.75
1.5 Miles
City of Orlando Boundary
Airport Support District - High Intensity
Airport Support District - Medium Intensity
Electric & Gas Easement/ROW
Golf Course
Neighborhood Center
Park/Neighborhood Greens Plaza
Primary Conservation Network/Wetlands
Public Institutional
Residential Center
Residential Neighborhood
Wetlands/Uplands
Village Center
Village Center Urban Transit Center
Water Body

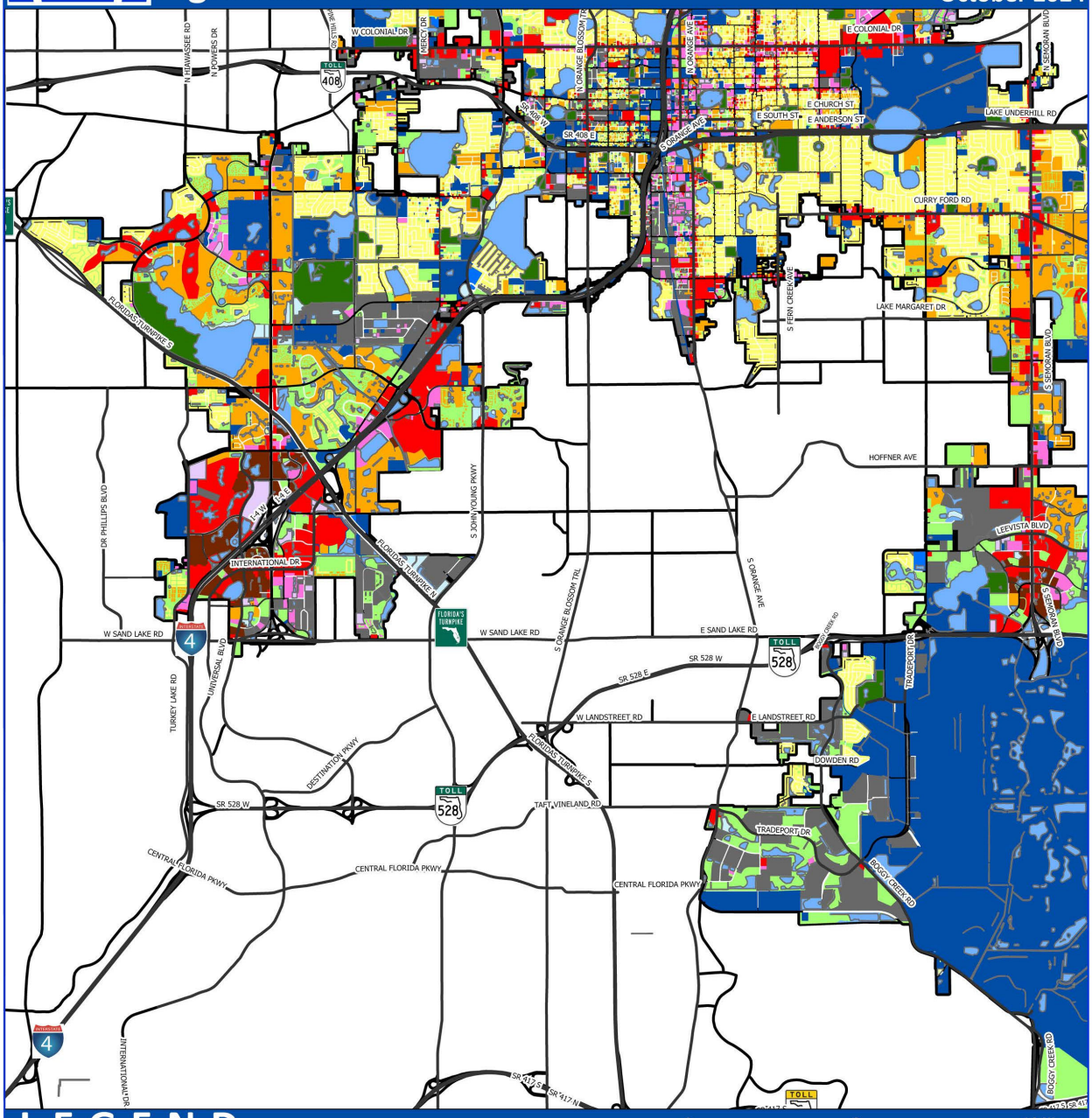

Existing Land Use - Northwest
Figure LU-6 Part 1A
October 2024
INTERSTATE
4
TOLL
408
W COLONIAL DR
E COLONIAL DR
N ORANGE AVE
S ORANGE AVE
N ORANGE BLOSSOM TRL
S ORANGE BLOSSOM TRL
N PINE HILLS RD
MERCY DR
JOHN YOUNG PKWY
SR 408 W
SR 408 E
E CHURCH ST
E SOUTH ST
E ANDERSON ST
LEGEND
0
0.75
1.5 Miles
Single Family
Multi Family
Office
Industrial
Hotel
Public Benefit
Commercial
Parks
Conservation (Lakes)
Vacant Land


Existing Land Use - Northeast
Figure LU-6 Part 1B
October 2024
W COLONIAL DR
E COLONIAL DR
N ORANGE AVE
S ORANGE AVE
E CHURCH ST
E SOUTH ST
E ANDERSON ST
SR 408 W
SR 408 E
LAKE UNDERHILL RD
TOLL 408
N SEMORAN BLVD
S SEMORAN BLVD
N FORSYTH RD
N GOLDENROD RD
SR 417 N
SR 417 S
CURRY FORD RD
LAKE MARGARET DR
S FERN CREEK AVE
HOFFNER AVE
LEEVISTA BLVD
NARCOOSSEE RD
MERCH AVE
LEGEND
0
1.25
2.5 Miles
Single Family
Multi Family
Office
Industrial
Hotel
Public Benefit
Commercial
Parks
Conservation (Lakes)
Vacant Land

Existing Land Use - Southwest

Figure LU-6 Part 1C

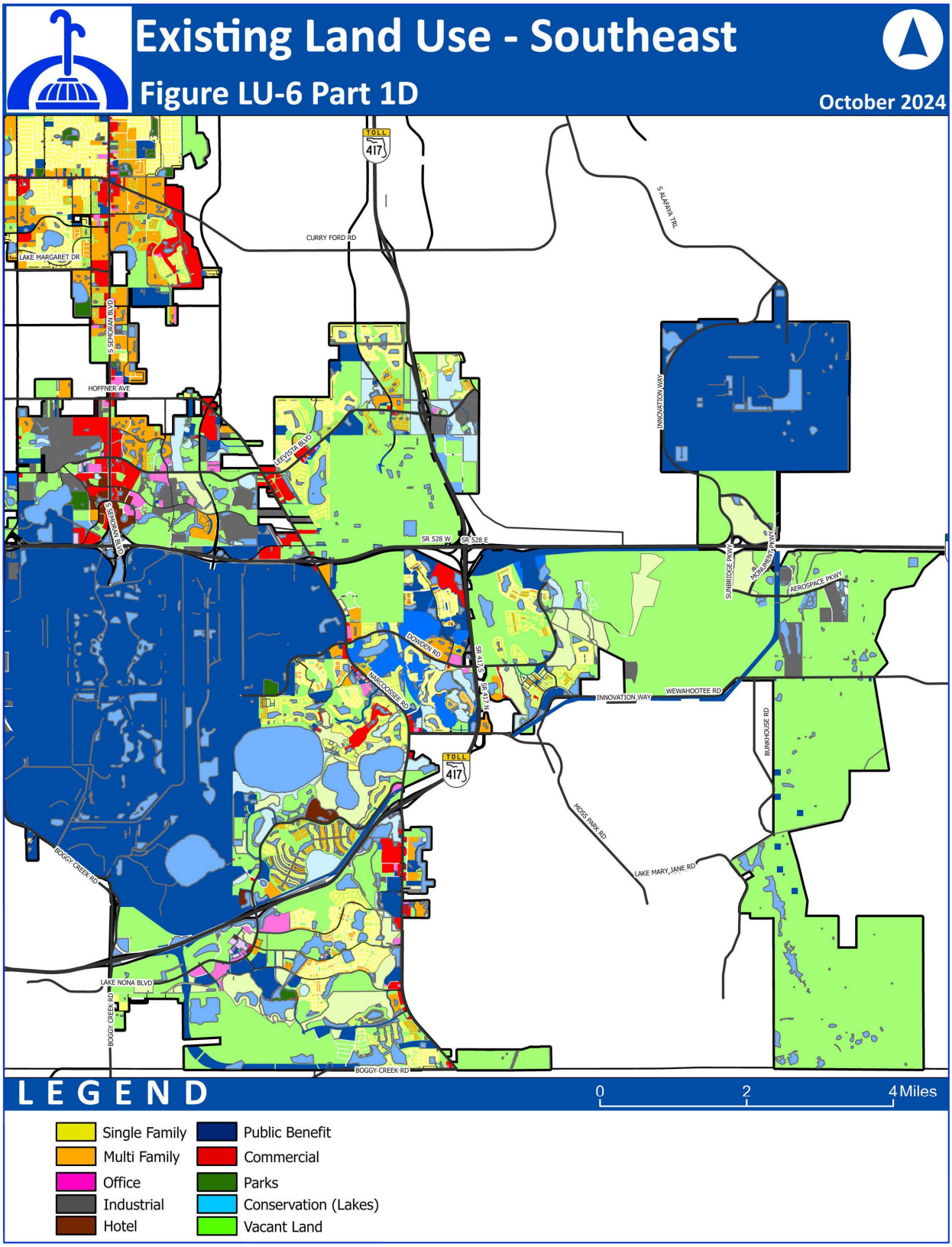
October 2024



LEGEND

0 2 4 Miles

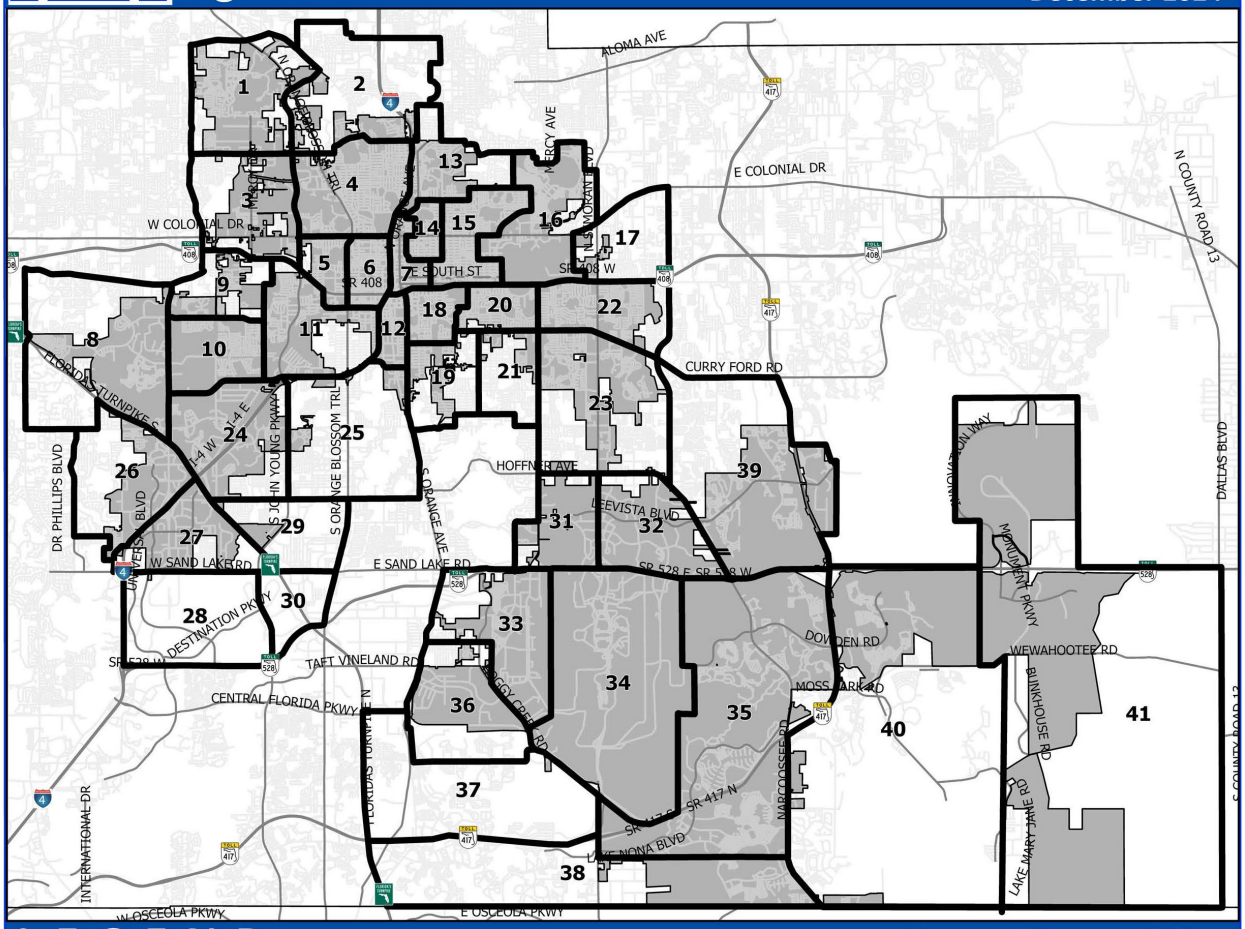
- Single Family
- Multi Family
- Office
- Industrial
- Hotel
- Public Benefit
- Commercial
- Parks
- Conservation (Lakes)
- Vacant Land


Existing Land Use - Southeast
Figure LU-6 Part 1D
October 2024
TOLL 417
CURRY FORD RD
S ALAFAYA TRL
LAKE MARGARET DR
S SEMORAN BLVD
HOFFNER AVE
HEVISTA BLVD
INNOVATION WAY
SR 528 W
SR 528 E
SUNBRIDGE PKWY
NARCOOSSEE RD
DOWDEN RD
SR 417 S
SR 417 N
WEWAHOOTEE RD
BUNKHOUSE RD
MOSS PARK RD
LAKE MARY JANE RD
BOGGY CREEK RD
LAKE NONA BLVD
LEGEND
0
2
4 Miles
Single Family
Multi Family
Office
Industrial
Hotel
Public Benefit
Commercial
Parks
Conservation (Lakes)
Vacant Land

Subarea Boundaries

Figure LU-11

December 2024



LEGEND

0 2.5 5 Miles

See Official Land Use Map for location of individual Subarea Policy Boundaries

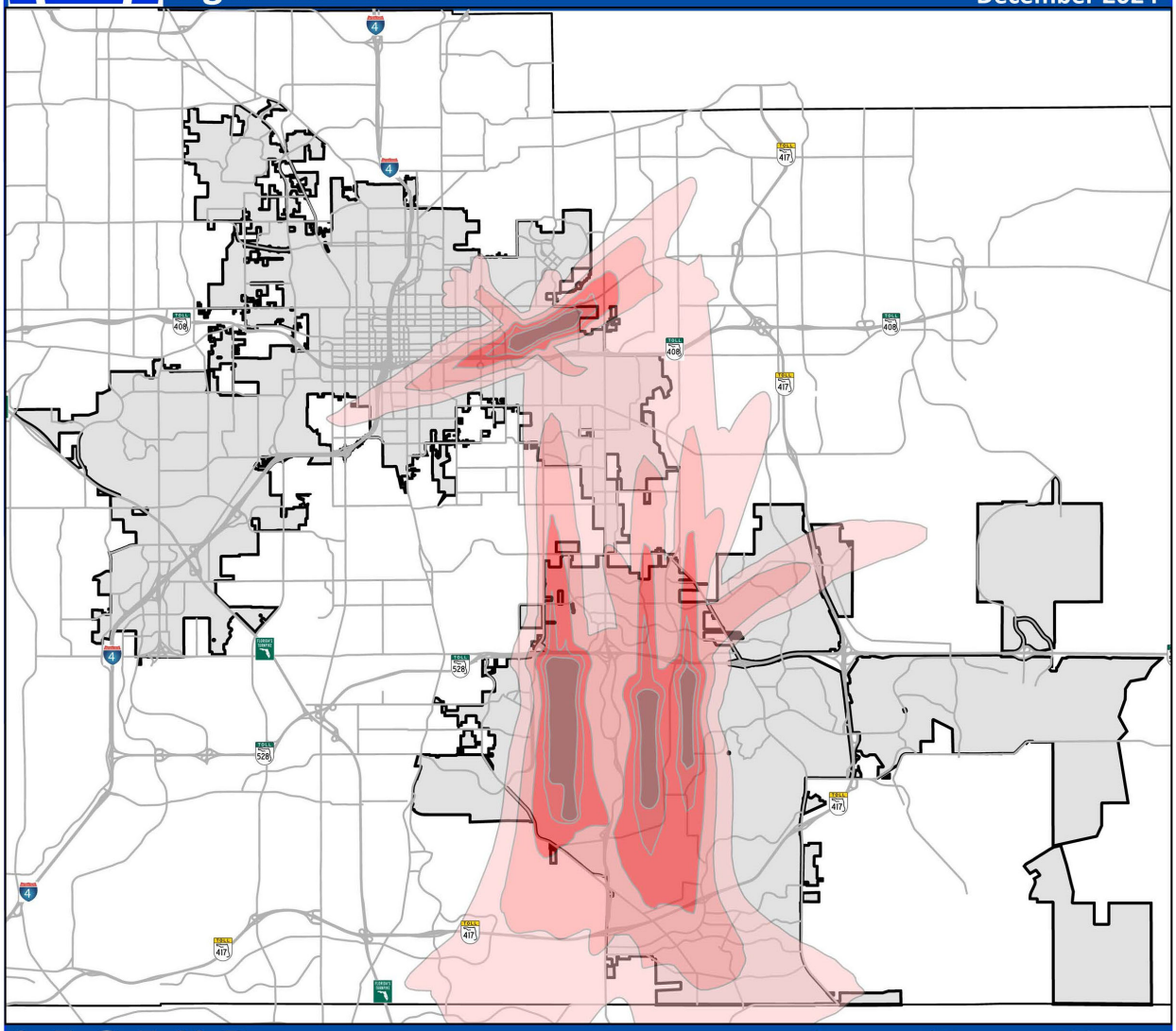
- Orlando City Limits
- Subarea Boundary Line
- 14 Subarea Number

Amended November 1, 2010; Effective January 18,2011; Num. 1011011101;
Amended December 16, 2013; Effective February 6,2014; Num. 1312161201;
Amended May 12, 2014; Effective July 3, 2014; Num. 1405121204;
Amended September 25, 2016; Effective October 26, 2016; Num. 1609261201
Amended March 19; 2018; Effective May 4, 2018; Num. 1803191201;

Aircraft Noise Control Zones

Figure LU-12 Part 1A

December 2024



LEGEND

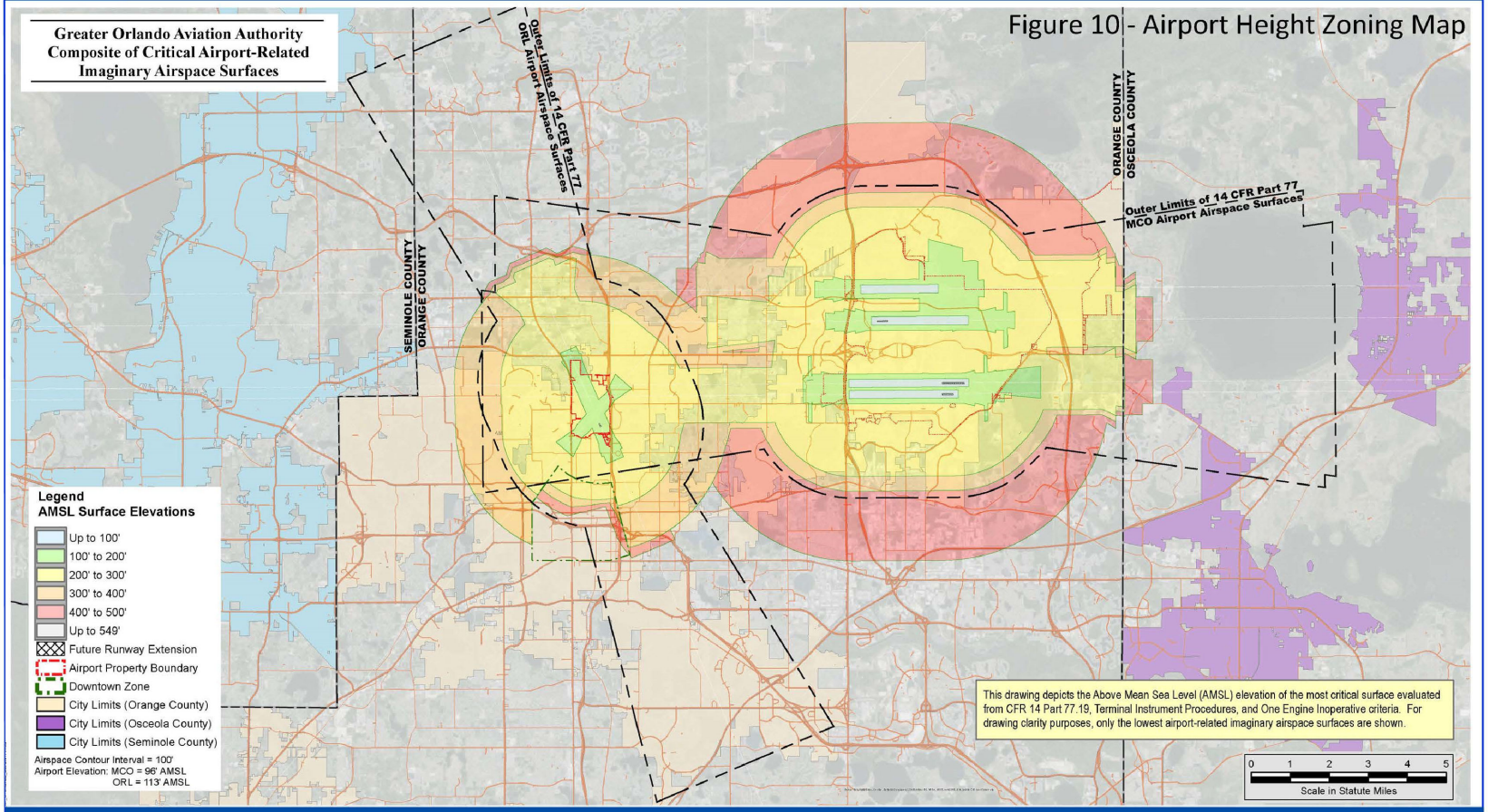
0 2.5 5 Miles

- City of Orlando Boundary
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E

Airport Height Zoning Map

Figure LU-12 Part 1B.1

December 2024



Notes:

1. See Sheets 2 and 3 of this exhibit set for MCO and ORL airspace surfaces modeled, respectively.
2. This Composite Map is intended for informational and conceptual planning purposes only and does not represent actual survey data nor should it be used in the development of an FAA Form 7460-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or information or title to the properties contained in this plan nor make any warranties of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.
3. Surface elevations are referenced in feet Above Mean Sea Level (AMSL - NAVD88)
4. This Composite Map does not replace the FAA's 7460-1 review process (see http://oeaaa.faa.gov). Consistency with the surfaces shown on this map does not ensure that the proposal will be acceptable to the FAA and air carriers. GOAA reserves the right to re-assess, review and seek modifications to projects that may be consistent with this Composite Map but that through the FAA 7460-1 process are found to have unexpected impacts to MCO or ORL Airports' safety or efficiency.
5. This map set is to be utilized in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between jurisdictions underneath ORL and MCO Part 77 airspace as required by Chapter 333, Florida Statutes. The GOAA will provide said map sets in a GIS layer for use by each individual jurisdiction which will provide greater detail on the exact heights within each zone.

N E S W

GREATER ORLANDO AVIATION AUTHORITY

SHEET 1 OF 3
ORLANDO INTERNATIONAL AIRPORT (MCO)
& ORLANDO EXECUTIVE AIRPORT (ORL)

VERSION 1.1 June 2017

Airport Height Zoning Map for OIA

Figure LU-12 Part 1B.2

December 2024

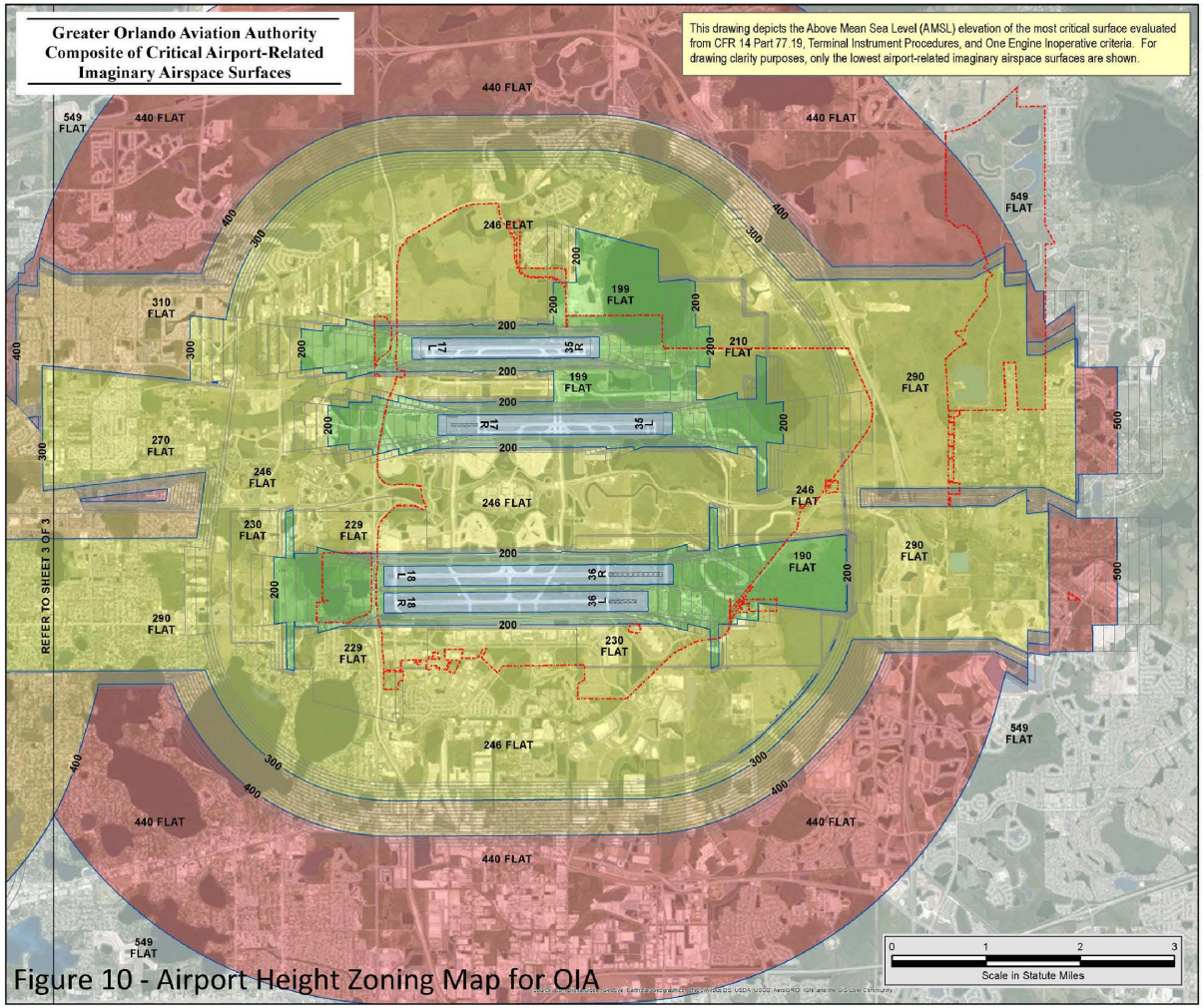


Figure 10 - Airport Height Zoning Map for OIA

Legend
AMSL Surface Elevations

- Up to 100'
- 100' to 200'
- 200' to 300'
- 300' to 400'
- 400' to 500'
- Up to 549'
- Future Runway Extension
- MCO Property Boundary

Airspace Contour Interval = 10' & 100'
Airport Elevation = 96' AMSL

Notes:

1. This Composite Map is intended for informational and conceptual planning purposes only and does not represent actual survey data nor should it be used in the development of a FAA Form 7460-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or information or title to the properties contained in this plan nor make any warranties of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.

2. This Composite Map does not replace the FAA's 7460-1 review process (see http://oeaaa.faa.gov). Consistency with the surfaces shown on this map does not ensure that the proposal will be acceptable to the FAA and air carriers. GOAA reserves the right to re-assess, review and seek modifications to projects that may be consistent with this Composite Map but that through the FAA 7460-1 process are found to have unexpected impacts to MCO or ORL Airports' safety or efficiency.

3. Surface elevations are referenced in feet Above Mean Sea Level (AMSL - NAVD88)

4. This map set is to be utilized in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between jurisdictions underneath ORL and MCO Part 77 airspace as required by Chapter 333, Florida Statutes. The GOAA will provide said map sets in a GIS layer for use by each individual jurisdiction which will provide greater detail on the exact heights within each zone.

COMPOSITE MAP PARAMETERS

SURFACE TYPES	RUNWAYS
CIRCLE-TO-LAND	ALL RUNWAYS
ICAO/AC ONE ENGINE INOP^	ALL RUNWAYS
IFR STND DEPARTURE^	ALL RUNWAYS
ILS APPROACH**	ALL RUNWAYS
ILS CAT I/II/III MISSED APPROACH#	17L/R,35L/R,36R
LOCALIZER APPROACH**	17L/R,18R,35L/R,36R
LNAV APPROACH**	ALL RUNWAYS
LPV APPROACH*	ALL RUNWAYS
MVA (1500')	ALL RUNWAYS
PART 77^	ALL RUNWAYS
VISIBILITY (STRAIGHT-IN)^	ALL RUNWAYS
VNAV APPROACH*	ALL RUNWAYS

* FINAL, MISSED AND GQS
** FINAL, MISSED AND 7.1 DRIFTDOWN.
^ FUTURE SURFACES BASED ON 1500' EXTENSION TO RUNWAY 36L END, 2980' EXTENSION TO RUNWAY 36R END, AND 1500' EXTENSION TO RUNWAY 17R END.
# FUTURE CAT II/III PLANNED FOR 17L,18R, 35R, AND 36L.

GREATER ORLANDO AVIATION AUTHORITY

SHEET 2 OF 3

ORLANDO INTERNATIONAL AIRPORT (MCO)

VERSION 1.1 June 2017

Airport Height Zoning Map for OEA

Figure LU-12 Part 1B.3

December 2024

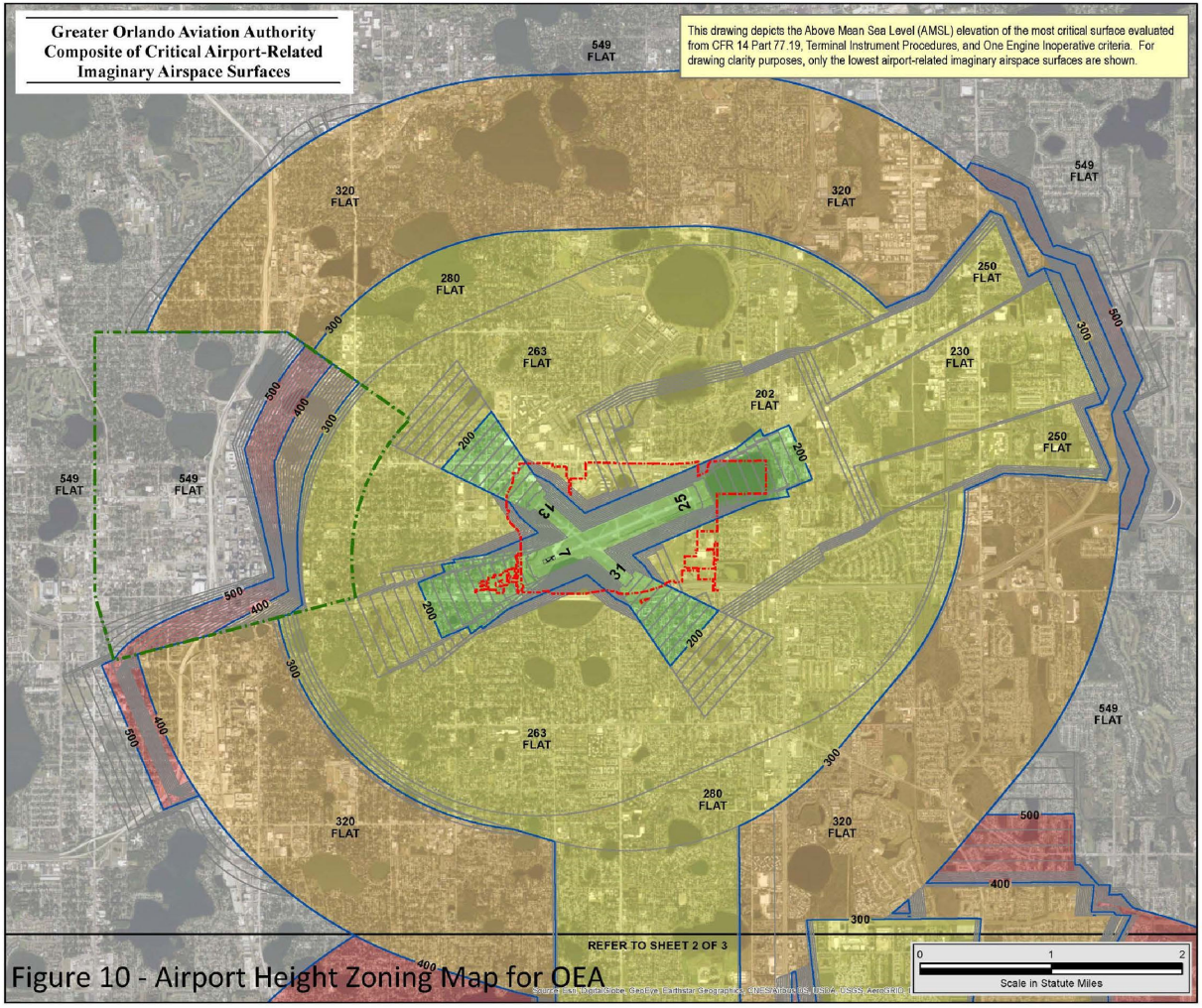


Figure 10 - Airport Height Zoning Map for OEA

Legend
AMSL Surface Elevations

- Up to 100'
- 100' to 200'
- 200' to 300'
- 300' to 400'
- 400' to 500'
- Up to 549'
- Future Runway Extension
- ORL Property Boundary
- Downtown Zone

Airspace Contour Interval = 10' & 100'
Airport Elevation = 113' AMSL

Notes:

1. This Composite Map is intended for informational and conceptual planning purposes only and does not represent actual survey data nor should it be used in the development of a FAA Form 7460-1. The Greater Orlando Aviation Authority (GOAA) does not certify the accuracy or information or title to the properties contained in this plan nor make any warranties of any kind, express or implied, in fact or by law, with respect to boundaries, easements, restrictions, claims, overlaps, or other encumbrances affecting such properties.

2. This Composite Map does not replace the FAA's 7460-1 review process (see http://oeaaa.faa.gov). Consistency with the surfaces shown on this map does not ensure that the proposal will be acceptable to the FAA and air carriers. GOAA reserves the right to re-assess, review and seek modifications to projects that may be consistent with this Composite Map but that through the FAA 7460-1 process are found to have unexpected impacts to MCO or ORL Airports' safety or efficiency.

3. Surface elevations are referenced in feet Above Mean Sea Level (AMSL - NAVD88)

4. This map set is to be utilized in conjunction with the Airport Zoning Regulations being adopted pursuant to the Interlocal Agreement between jurisdictions underneath ORL and MCO Part 77 airspace as required by Chapter 333, Florida Statutes. The GOAA will provide said map sets in a GIS layer for use by each individual jurisdiction which will provide greater detail on the exact heights within each zone.

COMPOSITE MAP PARAMETERS

SURFACE TYPES	RUNWAYS
CIRCLE-TO-LAND	ALL RUNWAYS
IFR STND DEPARTURE^	ALL RUNWAYS
ILS APPROACH*^	7, 25
LOCALIZER APPROACH**	7, 25
LNAV APPROACH**	7, 25
LPV APPROACH*	7, 25
MVA (1500')	ALL RUNWAYS
PART 77^	ALL RUNWAYS
VISIBILITY (STRAIGHT-IN)^	ALL RUNWAYS
VNAV APPROACH*	7, 25

* FINAL, MISSED AND GQS.
** FINAL, MISSED AND 7:1 DRIFTDOWN.
^ FUTURE SURFACES BASED ON 500' EXTENSION TO RUNWAY 7 END WITH 500' DISPLACED THRESHOLD.

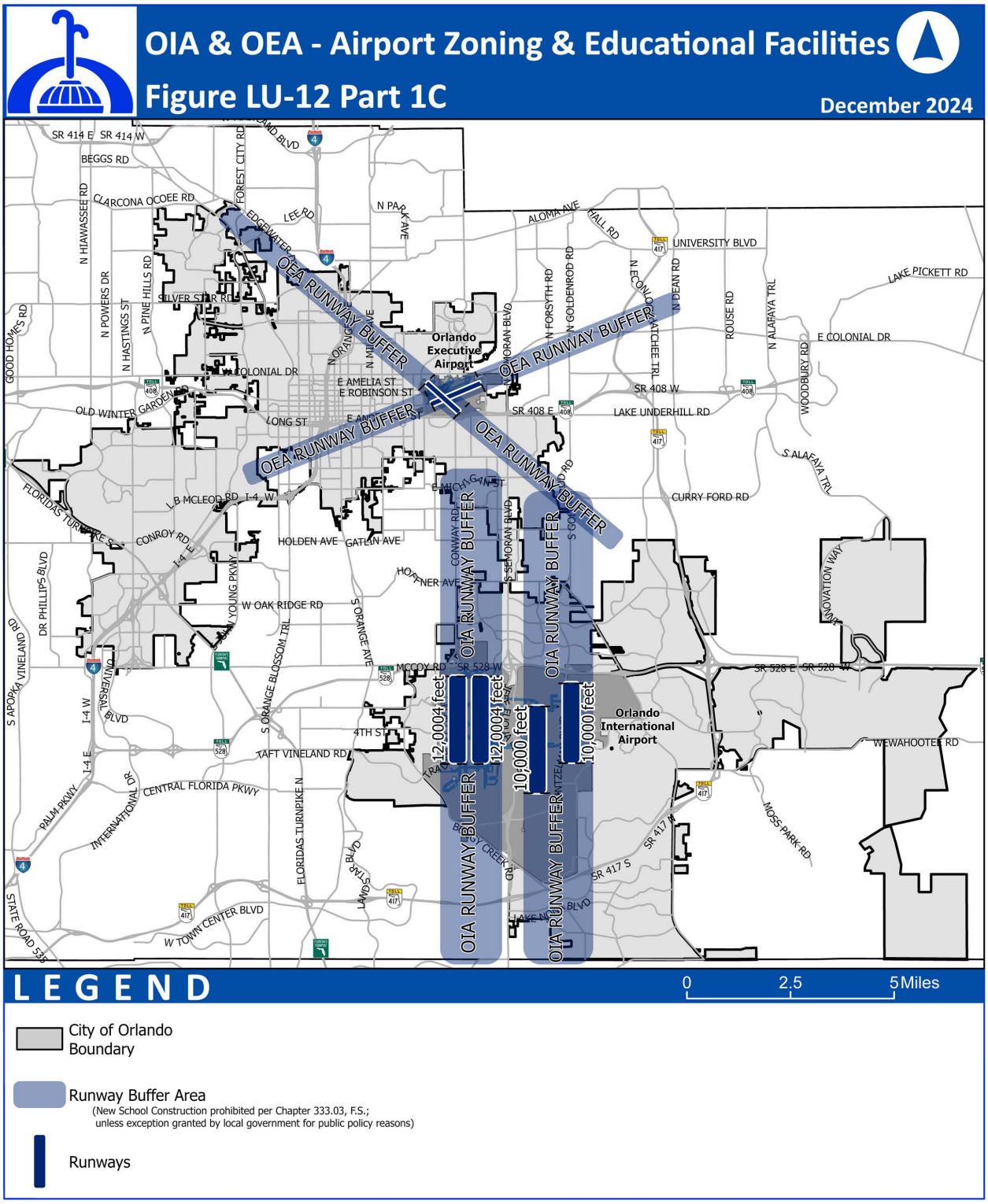
GREATER ORLANDO AVIATION AUTHORITY

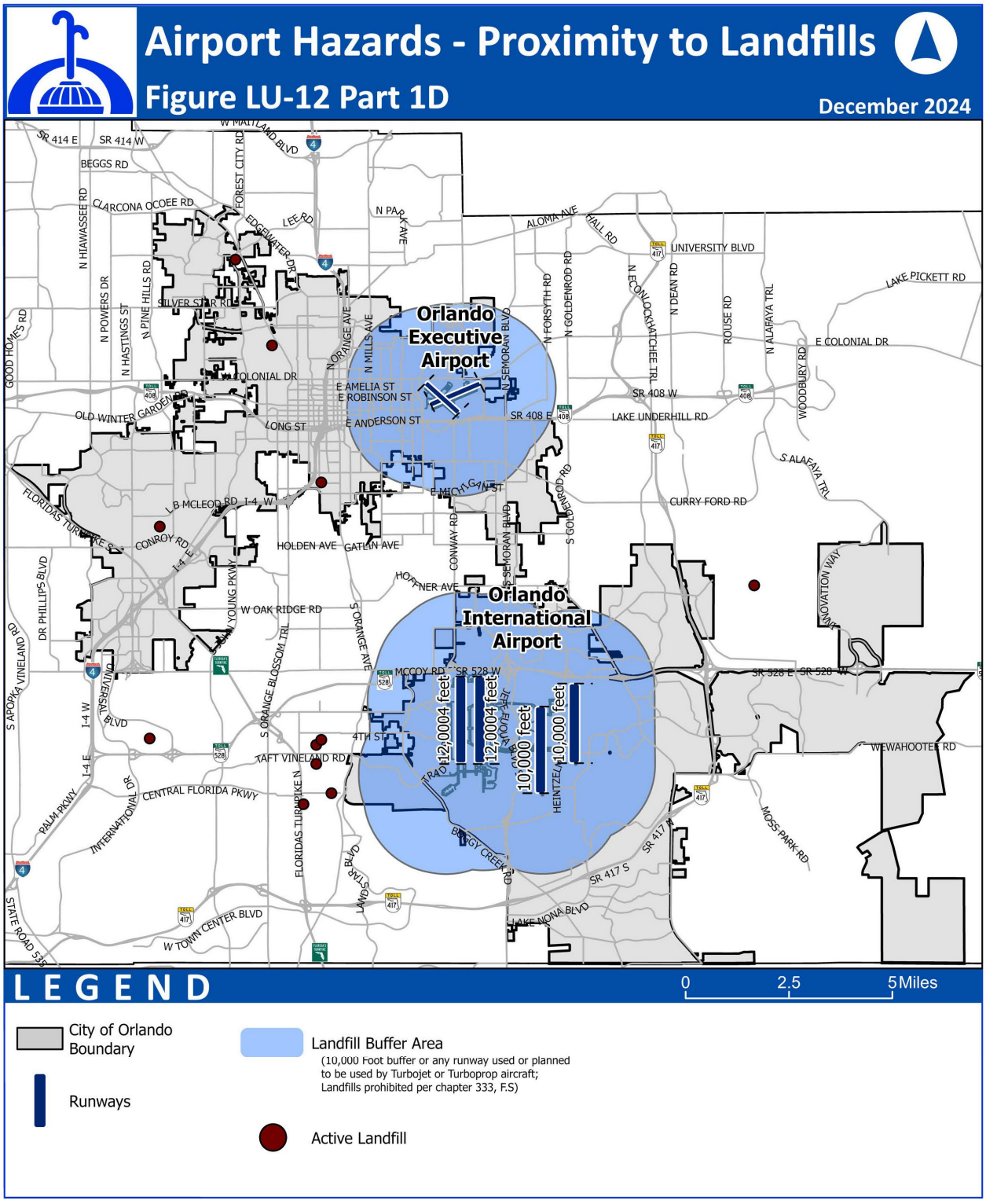
N W E S

SHEET 3 OF 3

ORLANDO EXECUTIVE AIRPORT (ORL)

VERSION 1.1 June 2017

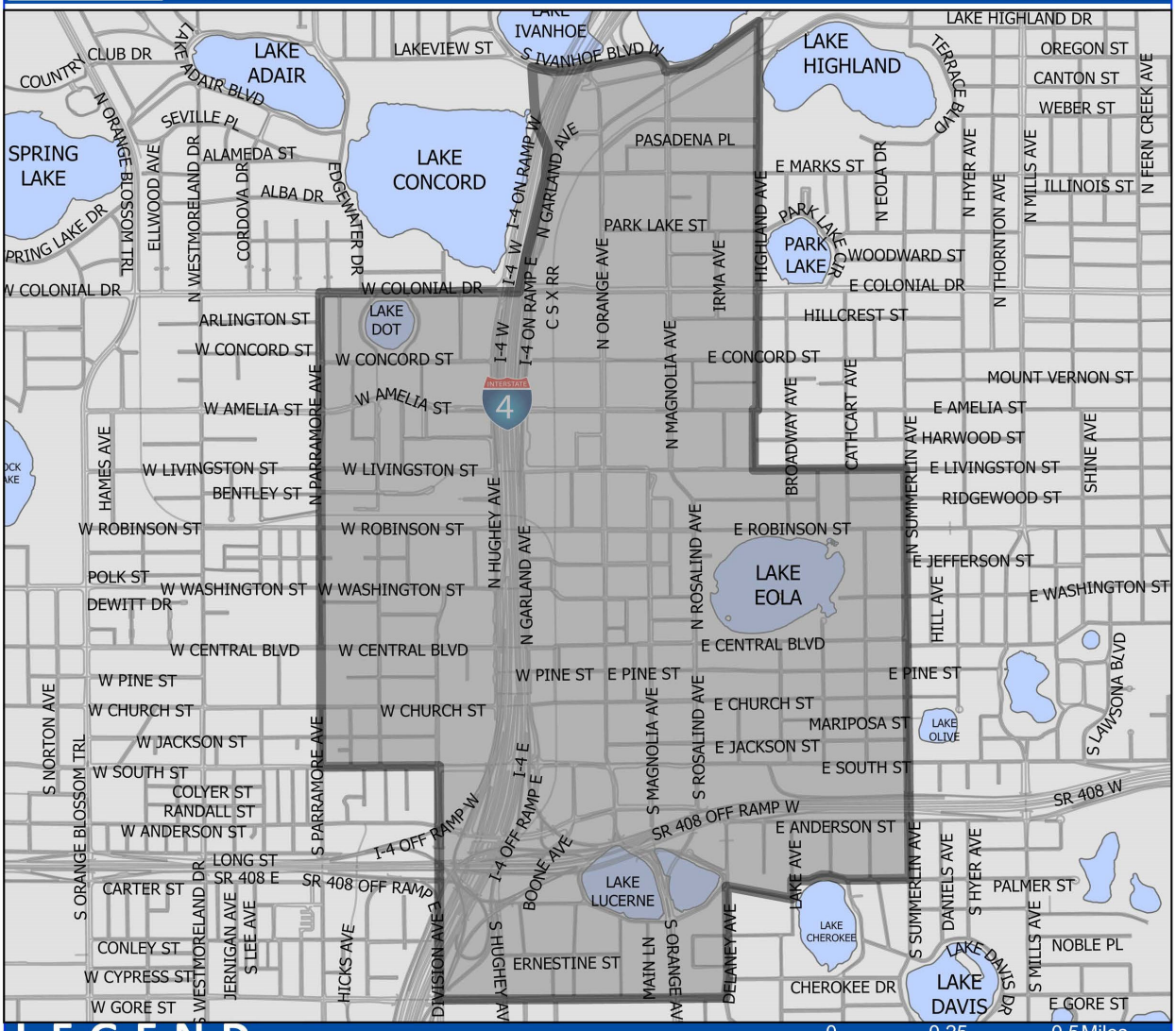

OIA & OEA - Airport Zoning & Educational Facilities
Figure LU-12 Part 1C
December 2024
OEA RUNWAY BUFFER
OIA RUNWAY BUFFER
Orlando Executive Airport
Orlando International Airport
12,0004 feet
10,000 feet
SR 414 E SR 414 W
BEGGS RD
CLARCONA OCOEE RD
FOREST CITY RD
LEE RD
N PARK AVE
ALOMA AVE
HALL RD
UNIVERSITY BLVD
LAKE PICKETT RD
E COLONIAL DR
W COLONIAL DR
SILVER STAR RD
E AMELIA ST
E ROBINSON ST
LONG ST
SR 408 W
SR 408 E
LAKE UNDERHILL RD
WOODBURY RD
S ALAFAYA TRL
CURRY FORD RD
L B MCLEOD RD I-4 W
CONROY RD
HOLDEN AVE GATLIN AVE
HOFFNER AVE
W OAK RIDGE RD
MCCOY RD SR 528 W
SR 528 E SR 528 W
4TH ST
TAFT VINELAND RD
WEWAHOOTEE RD
CENTRAL FLORIDA PKWY
INTERNATIONAL DR
PALM PKWY
MOSS PARK RD
SR 417 S
W TOWN CENTER BLVD
STATE ROAD 535
LEGEND
0 2.5 5 Miles
City of Orlando Boundary
Runway Buffer Area
(New School Construction prohibited per Chapter 333.03, F.S.; unless exception granted by local government for public policy reasons)
Runways


Airport Hazards - Proximity to Landfills
Figure LU-12 Part 1D
December 2024
Orlando Executive Airport
Orlando International Airport
12,0004 feet
12,0004 feet
10,000 feet
10,000 feet
LEGEND
0
2.5
5 Miles
City of Orlando Boundary
Runways
Landfill Buffer Area
(10,000 Foot buffer or any runway used or planned to be used by Turbojet or Turboprop aircraft; Landfills prohibited per chapter 333, F.S)
Active Landfill

Downtown School Concurrency Exemption Area

Figure LU-13

December 2024

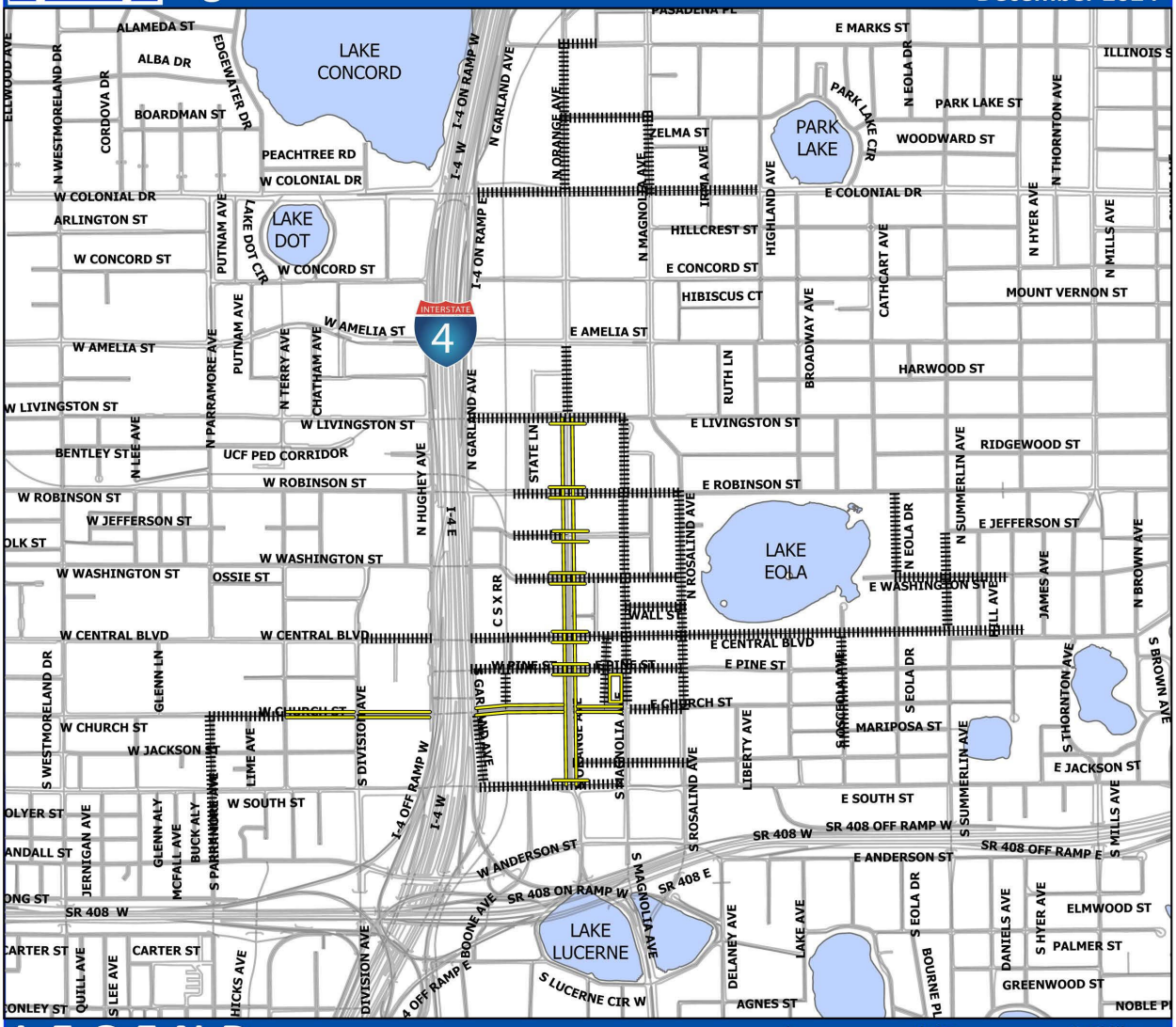


Amended August 6, 2018; Effective September 20, 2018;
Doc.Num. 1808061201

Street-Level Commercial Use Areas

Figure LU-14

December 2024

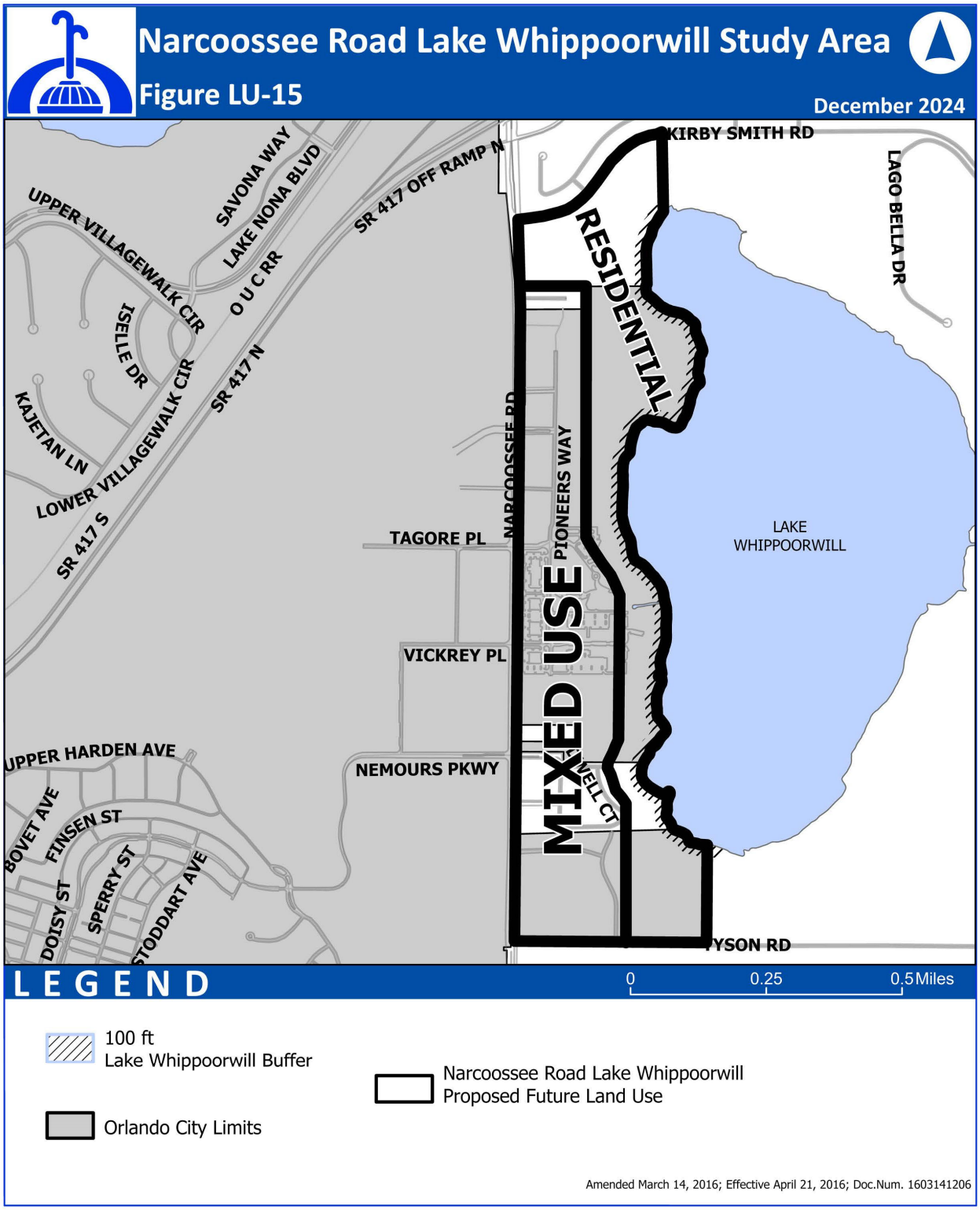


LEGEND

Mandatory Street-Level Commercial Use Area

Encouraged Street-Level Commercial Use Area

Amended September 23 2002, Doc.Num. 020923719;
Amended July 9,2012, Effective August 9, 2012; Doc.Num. 1207091201


Narcoossee Road Lake Whippoorwill Study Area
Figure LU-15
December 2024
KIRBY SMITH RD
LAGO BELLA DR
SAVONA WAY
LAKE NONA BLVD
SR 417 OFF RAMP N
UPPER VILLAGEWALK CIR
O U C RR
ISELLE DR
SR 417 N
KAJETAN LN
LOWER VILLAGEWALK CIR
SR 417 S
RESIDENTIAL
NARCOOSSEE RD
PIONEERS WAY
TAGORE PL
LAKE
WHIPPOORWILL
MIXED USE
VICKREY PL
UPPER HARDEN AVE
NEMOURS PKWY
BOVET AVE
FINSEN ST
SPERRY ST
DOISY ST
STODDART AVE
TYSON RD
LEGEND
0
0.25
0.5 Miles
100 ft
Lake Whippoorwill Buffer
Orlando City Limits
Narcoossee Road Lake Whippoorwill
Proposed Future Land Use
Amended March 14, 2016; Effective April 21, 2016; Doc.Num. 1603141206

Housing Element

OUR GUIDANCE

- Chapter 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys.
- Chapter 187, Florida Statutes – State Comprehensive Plan
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan
- City of Orlando's 2021-2025 Consolidated Plan
- HUD CHAS DATA 2017 -2021
- City of Orlando's 2021-2024 Local Housing Assistance Plan
- Project DTO & DTO Action Plan
- Orlando Future-Ready City Master Plan 2021
- City of Orlando's Affirmatively Furthering Fair Housing Plan
- The Orlando Housing Authority's Moving to Work Plan
- The University of Florida's Shimberg Center for Housing Studies
- Livable Orlando: An Age-Friendly Action Plan 2022-2025
- U.S. Census American Community Survey

Our Trends:

The City of Orlando is committed to ensuring that every person, regardless of economic status, age, impairment, race, gender, or sexual orientation, has equitable access to quality housing that is safe and affordable. Nationally, growing cities like Orlando feel the strains that comes with success such as a low housing supply in a hot housing market. As demand trends upward and supply continues to fall behind; affordability, accessibility, and diversity of the housing stock becomes a top priority for the City.

Supporting housing for all populations, including the most vulnerable promotes vibrant, healthy, and economically prosperous communities. To create a vision that supports current and future residents, the City continuously monitors population trends, occupancy trends, population movement patterns, and the loss and creation of units, housing stock conditions, tenure, age distribution, and housing cost burden distributions. This guides how policy and housing demand intersect and how to best overcome obstacles to ensure equitable access to housing needs.

This analysis along with the Goals, Policies, and Objectives of this element provides direction on the ongoing and future efforts to support the preservation and production of affordable housing for citizens in the City. The City continues to leverage every federal, state, and local dollar toward this effort and with every dollar spent provides savings to the City's tax base helping mitigate the externalities of housing insecurity and homelessness. The guidance of this document coordinates and supports other housing plans and programs of the City to create a cohesive strategy that maximizes limited and sometimes finite resources.

Housing Type and Tenure

As the region's major urban core, Orlando is the primary economic and social driver in the Metropolitan Statistical Area (MSA). As with most large central cities, Orlando experiences a higher rental rate than the state of Florida, unincorporated Orange County, and the other smaller surrounding municipalities. According to US Census data, in 2020, Florida's statewide homeownership rate was approximately 65% (a slight decrease from 67% in 2010). In comparison, Orlando's homeownership rate fell from 41% to 35% between 2000 and 2010, and according to the 2023 American Community Survey (ACS) 1-Year Estimate the homeownership rate has risen slightly to 39.5%. This slight rise in Orlando's homeownership rate is due primarily to new construction of single-family and townhome product being built in the southeast sector of the City.

Figure H-1 presents a summary of Orlando's historic housing mix between 1960 and 2020. The percentage of single family to multifamily housing (which includes townhomes and accessory dwelling units) changed from 71.6% single family and 28.4% multifamily in 1960 to 42.5% single family and 57.5% multifamily in 2020 primarily due to significant multifamily development which served the growing service economy spurred by the advent of Central Florida's theme parks as well as new growth in the Southeast Orlando Sector Plan/Lake Nona area.

According to the City's 2024-2050 Growth Projections Report as summarized in Chapter 1, by 2050, it is anticipated that the number of single family and multifamily units in Orlando will grow to approximately 64,976 and 162,926 respectively, with a projected mix of 29% single family and 71% multifamily.

Figure H-1— Orlando Housing Type: Historic Comparison 1960 – 2020

Year	Single Family	Multi Family	Total	Percent (%) Single Family	Percent (%) Multifamily
1960	22,792	9,037	31,829	71.6%	28.4%
1970	24,329	12,479	36,808	66.1%	33.9%
1980	28,747	22,535	51,282	56.1%	43.9%
1990	29,664	43,761	73,425	40.4%	59.6%
2000	38,944	49,232	88,176	44.2%	55.8%
2010	48,147	53,909	102,056	47.2%	52.8%
2020	57,866	78,314	136,180	42.5%	57.5%

Sources: US Census and American Community Survey (ACS) – 5-Year Estimates, Various Years.

Interestingly, the size of residential units has grown in terms of square footage over the last 60+ years. As the United States recovered from the Great Depression and World War II, and the country grew more prosperous and families began to grow (i.e., the Baby Boom), people desired more living space. According to the US Census (Various Years) and the Regional Affordable Housing Initiative Executive Summary Report (2018), the average size of a single-family home prior to the 1950's was under 1,000 square feet. From 1950 to 1980, the average new single-family home doubled in size to 1,700 square feet. And today, the average new home has grown to nearly 3,000 square feet. Figure H-2 depicts household size in Orlando. Persons living alone make up about 33% of households in Orlando.

Figure H-2— Orlando Household Size

HOUSEHOLD SIZE	Estimate	Percentage
1-person household	46,845	33%
2-person household	49,732	35%
3-person household	21,793	15%
4-or-more-person household	23,299	16%

Source: 2023 1-Year American Community Survey

Existing Housing Supply and Age

Figure H-3 depicts the age of Orlando's housing. Approximately 52.3% of the City's housing stock was built after 1990, and 68.6% after 1980. This indicates that Orlando is a fairly typical Sun Belt city, with the majority of its housing growth having occurred in the past ±40 years.

Figure H-3— Age of Housing Stock in Orlando

Year	Number of Units	Percent
Total Housing Units	152,600	x
2020 or later	4,064	2.7%
2010 to 2019	26,542	17.4%
2000 to 2009	31,791	20.8%
1990 to 1999	17,402	11.4%
1980 to 1989	24,881	16.3%
1970 to 1979	15,262	10.0%
1960 to 1969	11,295	7.4%
1950 to 1959	12,879	8.4%
1940 to 1949	3,095	2.0%
1939 or earlier	5,389	3.5%

Source: 2023 1-Year American Community Survey

Notably, housing units built prior to 1960 make up only 13.9% of Orlando's housing stock. It is anticipated that a portion of Orlando's older homes, particularly those located outside of our historic districts, will be redeveloped with larger size units. Aside from the desire of existing homeowners to increase the size of their homes, it is reasonable to anticipate some natural attrition due to the Florida climate, hazards associated with wood construction, lead-based paint, and other potential chemical hazards.

Housing Cost-Burden and Substandard Units

As housing stock ages, it can result in organic production of affordable housing; preserved, an older unit can act as a starter home for a new family, assist the elderly to stay in familiar neighborhoods living with fixed incomes (aging in place), and generally signal a strong, safe, and stable neighborhood.

Unfortunately, another impact of an aging stock is that over time they can become substandard which can affect the surrounding community. According to the Comprehensive Housing Affordability Strategy (CHAS) Table (based on 2017-2021 American Community Survey 5-Year estimates), 42.3% of households in Orlando currently have one (1) or more housing problems. 'Housing Problems' include incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and spending more than 30% of their income on housing. 'Severe Housing Problems' means the same as previously mentioned but includes those spending more than 50% of their income on housing. 23.2% of Orlando's households experience 'Severe Housing Problems'. Spending more than 30% or even 50% of income on housing may not necessarily sound like a physical housing condition but unfortunately the more income spent on one's home leaves less money to adequately deal with emergencies on the home or directly for the household habitants. Figure H-4 shows housing cost burden in Orlando.

Figure H-4— Orlando Housing Cost Burden

Housing Cost Burden Overview	Owner	Renter	Total	Percentage
Cost Burden <=30%	34,320	34,630	68,950	58%
Cost Burden >30% to <=50%	5,715	18,315	24,030	20%
Cost Burden >50%	4,790	18,425	23,215	20%
Cost Burden not available	530	2,105	2,635	2%
Total	45,355	73,475	118,830	100%

Source: Housing and Urban Developments Comprehensive Housing Affordability Strategy (CHAS) for Orlando 2017-2021

Based on more recent information derived from the 2023 1-Year ACS, and similar to the entire state of Florida and Orlando MSA, housing cost burden in Orlando has increased significantly. The ACS data indicates that, of those experiencing cost burden, approximately 62% are experiencing cost burden over 30%, and 33.8% are experiencing cost burden over 50%.

According to the 2023 1-Year ACS data, most occupied household units in Orlando have complete plumbing facilities at 99.8% and complete kitchen facilities at 98.9%. Approximately 184 units total lacked complete plumbing and 1,491 units lacked complete kitchens. Other issues include 4,836 households at 1 or more persons per room, and 2,738 had no fuel. The City prioritizes opportunities to assist existing homeowners with housing rehabilitation funding to cover critical repairs needed to keep the home operational. Other programs are used to continue preserving key rental housing stock.

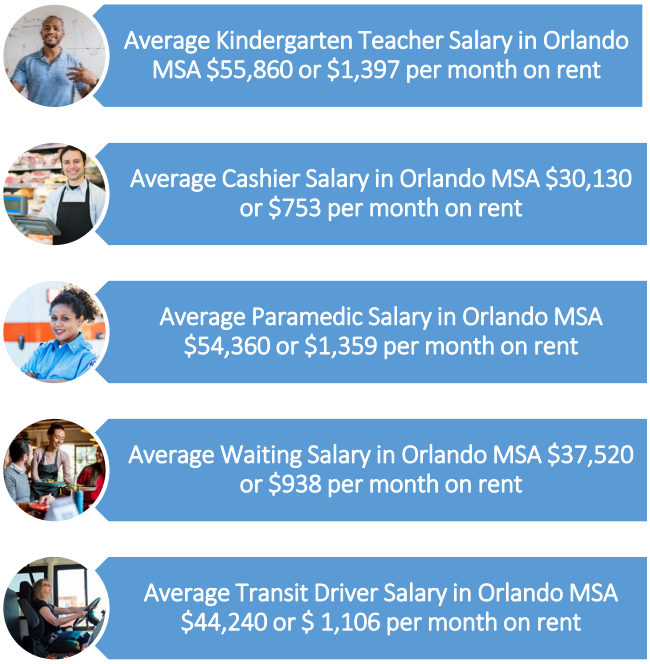
Rents and Mortgages

As indicated in the previous section, the major issue for those experiencing a housing problem are those persons spending more than 30% or even 50% or more of their income on housing. Based on the 2023 1-Year ACS data, the median gross rent in Orlando for a two-bedroom unit is $1,815. Depending on location within the city, average rent can average upwards to $2,313 according to RentCafe and other apartment search sites.

The cost of a home according to the Orlando Regional Realtors Association data showed a median home price in February 2024 of $377,000. According to 2023 1-Year ACS data, the median value of owner-occupied homes in Orlando was $389,100. For-sale housing prices range drastically depending on the neighborhood. Although both rent and mortgages are rising, the median income for an owner-occupied household is $98,650 and a renter is $56,414.

According to The National Low Income Housing Coalition (NLIHC), the housing wage needed for a two-bedroom unit is $31.08 per hour or $64,640 annually within the Orlando MSA. The median income in 2023 according to NLIHC is $53,811. The current minimum wage in Florida is $13 per hour. Affordable rent for a full-time employee at minimum wage is about $576 per month at 30% of the income. The NLIHC calculated that the average Social Security Income Payment is about $914 per month, meaning they can afford about $274 of rent. The perception of who lives in affordable housing and what is affordable has changed over the years. Figure H-5 shows the average salary of essential and common professions in Orlando and what they can afford.

Figure H-5— Essential Worker Salary and What's Affordable Rent



Source: Bureau of Labor Statistics Orlando MSA Occupational Employment and Wage Estimates (2023). Rent determined at 30% of the average salary divided by 12 months.

Housing Needs

According to the latest 2023 ACS 1-Yr Estimates data, of the 152,600 housing units located in the City of Orlando, 92.8% were occupied while 7.2% were vacant. The number of vacant housing units has decreased by 1.8 percentage points between 2020 (9%) and 2023 (7.2%), which is reflective of the housing supply shortage in Orlando and the State of Florida.

According to the Shimberg Center for Housing Studies 2023 Annual Report, the Orlando MSA had a deficit of 382,867 rental units for those at or below 80% of Area Median Income (AMI). For units for those up to 120% AMI there was a small surplus of 799 units. As mentioned in the introduction to this chapter, supply is a critical need for the City, specifically to those that earn below the MSA's established area median income of $90,400 for a family of four.

Ongoing efforts to increase the supply for housing is an ever-evolving task and requires more than one size fits all solutions. The City's goals, objectives, and policies provide the variety of ways the city will continue to support the development of housing to support today's residents and the future projected population in 2050 of 495,881.

FUNDING RESOURCES

The City receives Federal and State resources in order to address critical community needs such as housing, infrastructure, and services to support low to moderate income persons and persons with special needs. The City is an entitlement community and receives multiple federal sources including the Community Development Block Grant (CDBG), the Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and the Housing Opportunities for Persons With AIDS (HOPWA). The State provides grant funding to Cities and Counties of a certain population called the State Housing Initiative Program (SHIP), established through the Sadowski Act of 1992. In addition, the City also has an established Trust Fund specifically geared towards the creation of Affordable Housing called the Housing Ready fund.

Federal funding sources are guided by the City's five-year Consolidated Plan and the yearly Action Plans. The outcomes of the established goals and objectives in each plan are reported to the Department of Housing and Urban Development (HUD) in the Consolidated Annual Performance and Evaluation Report (CAPER). To receive this funding, the City signs that they are affirmatively furthering fair housing and the City updates its Fair Housing Plan through the update to the Consolidated Plan. The state program SHIP is guided by the Local Housing Assistance Plan (LHAP) which is updated every three years.

Generally, every year, the City receives approximately $4 million in federal money, excluding HOPWA, to support community needs. The City receives varying amounts of state money, depending on legislative priorities. The City also has a small among of local funding.

- HOPWA ($5.6 million) is provided to the City but covers multiple Central Florida counties and cities and is currently administered by Orange County. According to the Consolidated Plan, the greatest need in the community is housing so resources are used to support the preservation and production of Affordable Housing and to assist persons to get into housing through programs such as homeless diversion and housing finance and preparation programs.
- CDBG ($2.5 million) is used to support community needs and meet the National Objectives which are to benefit low- and moderate-income persons, to eliminate slum and blight, or urgent needs. CDBG cannot be used to develop new Affordable Housing, so the majority of the allocation goes to the preservation of existing housing. Other programs and services such as medical, education, supportive services, infrastructure, and economic development are supported if funding is available.
- ESG ($300,000) is used to support Emergency Shelters, Rapid Rehousing, and Homeless diversion. This is a small allocation when compared to the need seen in the community. However, additional funding is available from HUD, which is directed to the Continuum of Care by HUD to support regional efforts for persons experiencing homelessness.

- HOME ($1.2 million) is used specifically for Affordable Housing and typically is used for the production of new housing as a leverage source to maximize the limited resource. Funding is directly funded through Congress each year and funding amounts typically remain consistent.
- SHIP ($2.4 million) funding is provided by the State from the Sadowski Fund. While the fund was established to provide funding for affordable housing projects, in the past the State legislature routinely diverted the funding for other purposes. In 2021, a new rule by the legislature limited the amount of funding that could be removed from the Sadowski fund to 50% of the revenue generated. The City uses the SHIP program to support the Owner-Occupied Rehabilitation/Repair Program and Down Payment Assistance. The program requires that a minimum of 65% of the grant be allocated to homeownership activities. In years of limited funding, federal resources were diverted to these important programs.
- The City also contributes direct funding from the General Fund to the Housing Ready fund to support the production of new affordable housing. The amount varies depending on available revenues.

Goals, Objectives, and Policies: **Housing**

The following goals, objectives and policies have been developed for the use of local policy makers to help guide and direct the decision-making process pertaining to housing in the City. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the City will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan. The goals, objectives, and policies are the legally adopted portions of the Growth Management Plan and are used to evaluate development proposals and City investments.

Proposed text additions are <u>underline</u> and proposed deletions are ~~strikethrough~~.

HOUSING GOAL H-1

To encourage the preservation of decent, safe, and sanitary housing for the present and future residents of the City of Orlando.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.1.1 The City shall continue throughout the planning period to extend the life of the existing housing stock, so as to stabilize neighborhoods and promote neighborhood confidence.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.1.1 The City shall continue its strong housing code enforcement program to monitor the conditions of the City's housing stock, reduce the amount of substandard housing, discourage boarded-up buildings, and preserve available housing stock.

Policy H.1.1.2 The City shall continue its housing rehabilitation program to provide funding for low, and very low income and moderate income owner occupants, and expand the program as funding may become available.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.1.1.3 The City shall continue the rental rehabilitation program to provide available grant funding for property owners who provide housing for low and very low income households.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.1.1.4 The City shall evaluate the quality of the work after completion of substantial or moderate housing rehabilitation to determine that it complies with the City's approved housing specifications and that the work was performed to the homeowner's satisfaction.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.1.1.5 The City may require a maximum 30-day waiting period from the time of the application for a residential demolition permit until the demolition may occur, to allow the City Planning Division to review, assess and attempt solutions to preserve the dwelling, unless further restricted by a Historic Preservation Overlay.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective H.1.2 In order to guide conservation, demolition and rehabilitation efforts, the City shall survey housing conditions city-wide as necessary.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.1.2.1 In order to reduce the concentration of substandard housing, the City shall prioritize rehabilitation assistance for dwelling units located in neighborhoods that have a high percentage of substandard units. The following neighborhoods meet this criterion: Callahan, Clear Lake, Lake Terrace, Rock Lake, East Central Park, Holden Heights, Parramore-Holden, Johnson Village, Lake Dot, Lake Sunset, Richmond Heights, Rio Grande Park, South Eola, and Washington Shores. The City shall reevaluate the list of eligible neighborhoods at the time a Housing Conditions Survey is completed.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.1.2.2 Dwelling units identified as being substandard - suitable for rehabilitation, shall receive highest priority for rehabilitation assistance.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.1.2.3 Dwelling units identified as being substandard - not suitable for continued occupancy, will be recommended for demolition.

Objective H.1.3 The City shall develop criteria for the placement of public facilities which will encourage the preservation of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.3.1 The placement of public facilities shall be planned so as to minimize the demolition of housing and related relocation of residents.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.3.2 When housing must be removed as a result of City actions, the City shall assess the feasibility of moving the housing to another location and rehabilitating it to standard, affordable conditions, to preserve it as part of the City's housing stock.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.3.3 When residents are displaced by City actions, through public development, or redevelopment, the City shall attempt to ensure residents are able to relocate to standard, affordable housing. When federal funds are used for acquisition, demolition, rehabilitation, or conversion, the City shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and with Section 104(d) of the Housing and Community Development Act of 1974 (excluding acquisition), as amended from time to

time and as implemented in the City's "Local Displacement Strategy and Residential Anti-displacement and Relocation Assistance Plan."
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.1.4 The City shall continue to use the Florida Existing Building Code to promote reasonable and affordable renovation to housing. This code is intended to extend the life of a community's housing stock and thus reduce the need for more expensive new construction without compromising safety.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.1.4.1 The City shall determine the feasibility of adopting the optional portions of the Florida Existing Building Code and recommend amendments to the appropriate codes as needed to provide flexibility in renovating and rehabilitating existing housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective H.1.5 The City of Orlando shall utilize Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of affordable housing developments, through the planning period.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.5.1 The City will provide technical assistance during the Affordable Housing Certification Process of affordable housing projects seeking local, state, or federal funding to ensure compliance with CPTED principles. CPTED includes natural surveillance, natural access control, and territorial reinforcement. The applicant shall be strongly encouraged to utilize staff's recommendations in order to provide for the safe design of affordable housing developments.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.1.6 The City shall provide neighborhood preservation mechanisms through the Land Development Code in residential neighborhoods.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.6.1 The City shall implement Sub-Area Policies in the Future Land Use Element of the Growth Management Plan. Such policies may include but not limited to:

1. non-expansion of incompatible land uses;
2. permitting only residential use where appropriate;
3. non-residential height restriction; and
4. master plan review required prior to redevelopment.

Policy H.1.6.2 The City shall buffer and screen residential neighborhoods from nearby incompatible land uses through significant landscaped bufferyards and/or compatible transitional uses.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.6.3 The City shall protect residential neighborhoods from through traffic by means such as the use of selected roadway materials such as bricks, restrictions on use of roadways by nonresidential vehicles and redirecting traffic flow patterns.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.6.4 The City shall protect residential neighborhoods from noise, water and air pollution by regulating land development practices to ensure all applicable local, State and Federal air and water quality standards are met and maintained throughout the planning period and that activities creating noise related disturbances are restricted from inappropriate locations or are required to provide more stringent attenuation measures.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.6.5 The City shall encourage efficient mass transit in residential neighborhoods through the coordination of public transit routes and land use activity.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.6.6 The City shall support retail by increasing opportunities for appropriately located neighborhood-serving retail development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.1.7 Throughout the planning period, the City shall review current Codes and where necessary make changes to encourage the use of sustainable construction methods and materials for residential development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.1.7.1 Construction materials for residential development should be suited to the region's high humidity.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.1.7.2 The City shall encourage green building and architectural excellence in all residential developments, including those that include attainable housing. Residential developments that are certified green building through FGBC, LEED, or a similar program are preferred.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective H.1.8 Throughout the planning period, the City shall monitor the loss of units due to expiring Section 8 contracts, condo conversions, and foreclosures that make up the City's affordable housing inventory.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.1.8.1 The City shall encourage preservation of units threatened by expiring Section 8 contracts, condominium conversions, and foreclosures by working with tenants, owners, and organizations who provide information about related issues.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.1.8.2 The City shall consider opportunities to assist displaced families with relocation and expanding affordable housing opportunities for families in emergency situations.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

HOUSING GOAL H-2

To provide safe, clean, and affordable housing for current and future very low, low, and moderate income, residents of the City of Orlando.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.2.1 Throughout the planning period the City shall employ consistent definitions of housing terms as defined within the Land Development Code needed to conduct Affordable Housing Certifications and through this process identify projects that are eligible for design and financial incentives.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

~~Policy 2.1.1 The following definitions shall apply to this Housing Element:~~
~~**Affordable Housing** means monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross income limits Adjusted For Family Size of the households qualifying under the definitions of Very Low Income, Low Income, or Moderate Income Persons. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payment in excess of the 30 percent benchmark. The term also includes housing provided by a not-for-profit corporation that derives at least 75 percent of its annual revenues from contracts or services provided to a state or federal agency for low-income persons and low-income households; that provides supportive housing for persons who suffer from mental health issues, substance abuse, or domestic violence; and that provides on-premises social and community support~~

~~services relating to job training, life skills training, alcohol and substance abuse disorder, child care, and client case management.~~

~~**Essential services personnel:** Those employees who have been deemed as responsible for performing duties necessary to maintain the day to day functioning of the community of Orlando such as administrative and office support personnel; teachers, educators, and other school district personnel; government personnel; medical and health care personnel; police and fire personnel; hospitality and tourism personnel; media, arts and entertainment personnel; retail and sales personnel; skilled and unskilled building trades and their ancillary support personnel; and transportation services personnel.~~

~~**Very Low Income Person** means one or more natural persons or a family, not including Students, that has a total Annual Anticipated Gross Income for the household that does not exceed fifty (50) percent of the median income Adjusted For Family Size for households within the metropolitan statistical area (MSA) which includes the City.~~

~~**Low Income Person** means one or more natural persons or a family, not including Students, that has a total Annual Anticipated Gross Income for the household that does not exceed eighty (80) percent of the median annual income Adjusted For Family Size for households within the metropolitan statistical area which includes the City.~~

~~**Moderate Income Person** means one or more natural persons or a family, not including Students, that has a total Annual Anticipated Gross Income for the household that does not exceed 120 percent of the median annual income Adjusted For Family Size for households within the metropolitan statistical area (MSA) which includes the City.~~

~~(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)~~

Policy H.2.1.~~2~~1 The City shall operate its Affordable Housing Certification Process consistent with the Goals, Objectives, and Policies of the Housing Element and other applicable sections of the Growth Management Plan and based on the income definitions as stated in the Land Development Code and which are consistent with the United States Housing and Urban Development Income Guidelines.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.2.1.~~3~~2 Affordable housing definitions that are prescribed by other affordable housing programs and which are administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by the City of Orlando if such programs are implemented to provide affordable housing.
(Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)

Policy H.2.1.~~4~~3 New affordable housing developments, particularly multifamily housing shall comply with Future Land Use Element Goal 3 and associated objectives and policies.
(Amended January 25, 2010, Effective February 26, 2010, Doc No. 1001251102)

Objective H.2.2 Throughout the planning period, the City shall develop and maintain policies and programs to discourage the concentration of affordable multifamily housing and to encourage mixed use and mixed income developments.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.2.1 The City shall discourage concentrations of affordable multi-family housing in economically and socially distressed areas of the City and encourage mixed use and mixed income developments. The City shall consider, at a minimum, the impact of the following factors when evaluating projects:
- Availability of public services
- Land use compatibility
- Impact on natural resources
- Transportation access
- Existing concentration of multi-family housing

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.2.2 When evaluating applications, awarding discretionary funds, and making recommendations concerning certified affordable housing projects, tax credits, and bond projects, the City shall consider the potential impact of proposed projects on achieving reductions in the concentration of affordable multifamily housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.2.3 The City shall establish and support public-private partnerships that provide affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.1 The City shall participate in available Federal and State housing programs where funding will assist the City in achieving its affordable housing goals.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.2 The City shall participate in the single-family mortgage revenue bond program and the tax exempt financing program of the Orange County Housing Finance Authority to stimulate affordable homeownership by providing mortgages at below market interest rates to first time home buyers.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.3.3 The City shall participate in and support the activities of all approved Community Housing Development Organizations (CHDO's) to provide technical assistance and housing information to City and County constituents. Such support may include but not be limited to financial and/or technical assistance and alternative development standards and code requirements.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.3.4 The City shall maintain communication with housing related non-profit organizations and other agencies which affect the development of housing through the Affordable Housing Advisory Committee, the affordable housing developer roster, community meetings, and other means which become available.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.2.3.5 The City shall continue implementing programs to promote neighborhood pride, identity, organization, and communication between citizens and City government.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.3.6 The City shall continue to provide assistance to outside agencies offering counseling referral services for families and individuals seeking affordable housing opportunities.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.7 The City shall continue to support energy efficiency programs offered by different local organizations.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.3.8 The City shall continue to support the housing programs administered by the Orlando Housing Authority.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy 2.3.9 Reserved.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.3.10 The City shall support housing organizations serving very low- income households with financial assistance to reduce the housing development costs and the concurrent need to maintain very low housing payments.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.11 The City shall support homeownership through programs such as the Down Payment Assistance Program which provides down payment assistance (including closing costs) for first time moderate, low, and very low-income homebuyers.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.2.3.12 The City shall support the provision of HUD funding for the acquisition, rehabilitation, or construction of buildings and other facilities by nonprofit organizations when available and appropriate.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.13 The City shall continue to establish incentives for the construction of affordable housing, especially low and very low-income housing, in those areas that are deficient as defined in the Consolidated Plan in order to encourage economic diversity throughout Orlando. The City recognizes market rate housing as an integral component of economically diverse developments.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.3.14 The City shall participate in and support activities that discourage the use of predatory lending practices. Such support may include but not be limited to the provision of financial / or technical assistance to community groups that specialize in education and outreach against predatory lending.
(Amended April 19, 2004, Effective July 5, 2004, Doc. No. 040419907)

Policy H.2.3.15 The City shall encourage local employers to work with the City ~~to create Employer Assisted Housing (EAH) Programs~~ in supporting the development of Affordable Housing for their workforce.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)

~~Policy 2.3.16 The City shall work with businesses that employ a significant number of essential services personnel to develop an Employer Assisted Housing (EAH) model as a demonstration program.~~
~~(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003)~~

Objective H.2.4 The City shall prioritize projects that utilize public/private partnerships to produce housing.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.4.1 The City shall leverage available City funds with funding programs from other sources to assist the largest number of units possible to be available to very low, low, and moderate income households.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.4.2 The City shall prioritize residential projects that leverage federal, state, and/or local financial incentives.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.4.3 The City shall prioritize housing projects which provide benefits to income-eligible persons. These programs include but are not limited to housing and financial counseling, down payment assistance, day care, health care and transportation.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.4.4 The City shall support and provide regulatory, financial, and other incentives to projects of medium to high density mixed-income and mixed-use developments. Priority shall be given to long-term affordable housing developments located within proximity of major employment centers or near public or mass transit and which demonstrate architectural excellence, and which contribute to environmental sustainability.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.2.5 The City shall continue to review and assess the structuring of impact fees in relation to City housing goals and shall make recommendations for amendments to the appropriate codes if necessary.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.5.1 The City shall continue assessing the structuring of impact fees in relation to the City's housing goals.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.5.2 Reserved.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.2.5.3 The City shall provide ~~funding~~ assistance to qualified developers of certified affordable housing projects to pay or waive all or a portion of transportation impact fees, school impact fees, park impact fees, and sewer benefit fees subject to funding availability.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.2.5.4 The City will explore development of a program to expand the Housing and Community Development Department's ability to reimburse certain persons for the impact fees associated with development of public parking spaces and ground floor commercial uses which are located within a mixed-use development that includes a minimum percentage of certified affordable housing units.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.2.6 Throughout the planning period, the City shall continue to monitor affordable housing projects that receive financial assistance.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.2.6.1 The City shall monitor annually affordable housing projects receiving financial assistance or incentives to ensure that units comply with either tenancy (owner occupancy) or affordability (for rental units) requirements.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.6.2 The City shall create a monitoring process for affordable units that are not covered by a monitoring requirement from a state or federal housing program.

Objective H.2.7 The City shall continue to require Affordable Housing Certification of all residential projects utilizing City administered affordable housing programs.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.2.7.1 All affordable housing projects shall be certified as eligible for any City administered affordable housing programs prior to receiving any incentives and/or funding.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

~~**Objective 2.8** Reserved.~~
~~*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 2.8.1 Reserved.~~
~~*(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Objective H.2.~~9~~8 The City will explore new local funding sources designated for the development of affordable housing units.

(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.2.~~9~~8.1 The City will explore creation of a dedicated revenue source for development of affordable housing.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.2.~~10~~9 Throughout the planning period, the City shall integrate and implement applicable recommendations provided by the State, the Regional Affordable Housing Initiative, and the Affordable Housing Advisory Committee.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy H.2.~~10~~9.1 The City shall participate and seek public and institutional partnerships to coordinate and facilitate creative solutions to increase affordable housing opportunities.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 180806120; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.2.~~10~~9.2 The City shall support regional partners in exploration of policy strategies to encourage affordable housing production.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 180806120; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

HOUSING GOAL H-3

To provide housing that is accessible and available to all residents of the City of Orlando.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.3.1 The City shall not discriminate in the provision of housing assistance to benefit very low, low and moderate income households.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.3.1.1 The City shall continue its fair housing programs in accordance with Federal and State law to address housing discrimination based on race, color, religion, sex, disability or other handicap, familial status, marital status, ancestry, creed, age, status with regard to public assistance, or national origin.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.3.2 The City shall ensure compliance with Federal and State laws on accessibility.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.3.2.1 The City shall conduct periodic reviews, and amend as necessary, all land and housing development regulations to ensure compliance with Federal and State laws on accessibility.

HOUSING GOAL H-4

To provide housing opportunities for people with special needs such as the homeless, the elderly, and the physically and/or mentally disabled.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.4.1 The City shall continue to review and revise where necessary land development regulations to ensure that adequate sites in residential areas are provided for special needs populations by means of group homes and foster care facilities licensed or funded by the State of Florida or other such means as shall be deemed appropriate by the Planning Official.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.4.1.1 The City shall continue to provide, in the Land Development Code, adequate locational standards for sites in residential areas or areas of residential character for community residential homes, including group homes and foster care facilities, in accordance with applicable Florida Statutes.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.4.2 The City shall utilize the Technical Review Committee to review any proposed projects or City Code amendments that impact housing for special needs populations and to advise the City government with respect to establishing procedures, regulations, and standards affecting the development of housing for special needs population.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.4.2.1 A City staff member shall function as the contact person for any proposed projects or City Code amendments that impact housing for special needs populations.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.4.3 The City shall continue to support a variety of public and private housing initiatives for affordable housing for special needs populations.

Policy H.4.3.1 The City shall continue to support organizations which provide shelter and related services to the homeless. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.4.3.2 The City shall continue to support organizations which assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

HOUSING GOAL H-5

To promote opportunities for infill housing development.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.5.1 The City shall continue to promote infill housing development by supporting alternative development standards where necessary and feasible.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.1.1 The City shall provide and retain residential land uses at varying densities and locations through comprehensive land use planning and land development code regulations. Residential uses may be allowed in all future land use categories, except that within Industrial, Public, Recreational, and Institutional; and Conservation categories, limits may be placed via approval of a conditional use permit or planned development zoning district to ensure compatibility of adjacent uses.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.1.2 The City will periodically review and refine City Code provisions related to the provision of affordable housing to reflect changing conditions in that market and to incorporate best development practices and policies.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003 Amended March 20,2023, Effective April 20,2023, Doc No. 2303201208)

~~Policy 5.1.3~~ ~~The City will periodically review and refine City Code provisions related to the provision of affordable and attainable housing to reflect changing conditions in that market and to incorporate best development practices and policies.~~
(Amended August 6, 2018, Effective September 20, 2018, 2000, Doc. No. 1808061201)

Policy H.5.1.~~4~~3 Because of the significant need for affordable housing throughout the City of Orlando and recognizing that such projects have unique building construction and financing characteristics, affordable housing projects as defined in Housing Policy H.2.1.1 shall be exempt from minimum density requirements.
(Amended March 20, 2023, Effective April 20, 2023, Doc. No. 2303201208)

Objective H.5.2 The City shall consider the provision of affordable housing units as appropriate justification for granting a density bonus. ~~Because of the significant need for affordable housing throughout the City of Orlando and recognizing that such projects have unique building construction and financing characteristics, affordable housing projects as defined in Housing Policy 2.1.1 shall be exempt from minimum density requirements.~~
(Amended March 20, 2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy H.5.2.1 The City shall consider the provision of affordable housing units as appropriate justification for granting increased density.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8,2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc. No. 2303201208)

Policy H.5.2.2 Developers requesting a density bonus or other density increase in exchange for providing affordable housing units may provide affordable units on site or pay a contribution to the City of Orlando Housing Trust Fund. An off-site option for the affordable housing units may also be allowed if consistent with the applicable provisions in the Land Development Code.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8,2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc. No. 2303201208)

Objective H.5.3 The City shall adopt future land use designations that will accommodate the projected growth of ~~15,224~~19,389 single-family units (including mobile homes) and ~~36,056~~54,917 multifamily housing units between 20~~15~~24 and 20~~45~~50.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.3.1 The City shall ensure adequate sites are correctly planned and zoned to accommodate the projected housing growth, including low and very low - income housing, and mobile homes.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.3.2 The City of Orlando will continue to allow mobile homes in a number of residential and mixed use zoning districts where adequate public facilities and services are available; and sufficient current and projected capacity is available to handle the travel demand generated by the increased intensity.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.3.3 The City shall support the development of manufactured or modular housing as a permitted or conditional use.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.3.4 Throughout the planning period, the City shall continue to review existing land development regulations to determine the need for standards that increase the availability of affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.5.3.5 In order to accommodate the projected population and the demand for affordable housing units, the City shall support a balanced mixture of both rental and home ownership housing opportunities within mixed-use, and mixed- income developments.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.5.3.6 The City shall establish design incentives that provide flexible design options for residential development without compromising the quality of the resulting development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.3.7 The City will explore creation of catalyst areas in underutilized infill locations and seek opportunities to pair the development of affordable housing with major community projects.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.5.4 The City shall provide adequate sites for affordable housing in residential neighborhoods.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.4.1 The City shall affirmatively support proposals for affordable housing that are consistent with the use and density provisions of this Plan.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended March 20, 2023, Effective April 20,2023 Doc. No. 2303201208)

Policy H.5.4.2 The City shall support Land Development Code amendments that allow affordable housing in locations that:

a. avoid concentrations of affordable housing;
b. have adequate public facilities;
c. are served by appropriate transportation and infrastructure; and
d. would create a livable and supportive environment.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.4.3 The City shall explore amending the Land Development Code to require inclusionary housing consistent with state statutes. Inclusionary housing would require both market rate and affordable units in the same project.

Objective H.5.5 The City shall continue to inventory vacant and underused residential land and provide this information to housing developers to stimulate the development of affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.5.1 The City shall survey vacant and underused City lands and real property at intervals no greater than three years to determine which land can be declared surplus and make appropriate surplus land available with conditions sufficient to stimulate the development of affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective H.5.6 The City shall utilize the Technical Review Committee to review any proposed projects or City Code amendments that impact affordable housing and to advise the City government with respect to establishing procedures, regulations, and standards affecting the development of affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.6.1 A City staff member shall function as the Housing Expediter to act as a point of contact for the public regarding affordable housing projects and to coordinate with the Technical Review Committee and the Housing Advisory Committee. Responsibilities should include monitoring and facilitating on a daily basis certified affordable housing development proposals through the land development and permitting processes.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.6.2 The Housing Expediter shall maintain a roster of affordable housing developers and disseminate pertinent information affecting housing development, such as advance notice of fee and code changes, as necessary.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective H.5.7 The City shall conduct periodic reviews of existing land development regulations and consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that have an impact on the cost of housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.7.1 The City shall maintain the Affordable Housing Advisory Committee to provide citizens' advice to the City government regarding the adoption, modification, or repeal of policies, procedures, regulations, or plan provisions applicable to affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective H.5.8 The City shall maintain a streamlined permitting process for land development in the City.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.8.1 The permitting process for land development in the City shall be streamlined through an ongoing review of the process and the adoption of a more efficient regulatory and permitting process.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.8.2 Centralized permitting shall continue as part of the streamlined process.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.8.3 The City shall require pre-application conferences for all land development projects in the City requiring Board review and for all residential projects requesting certification as affordable housing except where waived by the Planning Official.
(Amended May 16, 1994, Effective July 28, 1994 Doc. No. 27538; Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.8.4 The City shall publish permitting checklists and other applicable land development information ~~a developer's guide~~ which shall include ~~all pertinent information~~ and staff contacts necessary for developing affordable housing in the City.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy H.5.8.5 The City shall expedite the approval of development orders and/or permits for affordable housing developments including Live Local Act projects or other similar projects.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.5.9 The City shall continue to participate in affordable housing demonstration projects where the City will negotiate development standards and code requirements with developers interested in constructing a variety of affordable housing units.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy H.5.9.1 The City shall be supportive of innovative affordable housing projects that serve a mixture of income groups, provide amenities on-site, and/or demonstrate design concepts that provide cost savings without compromising the quality of the development.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

~~Policy 5.9.2 The City shall continue to provide intensity bonuses for moderate cost housing through the Land Development Code~~ Reserved~~.~~
~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*~~

Policy H.5.9.~~3~~2 The City will explore options for creation of a Community Land Trust (CLT) for development of affordable housing and any necessary financial support for its administration.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Policy H.5.9.~~4~~3 The City will explore developing incentive policies to mitigate some of the cost and risk involved in the development of affordable housing.
(Amended February 4, 2008, Effective March 6, 2008, Doc. No. 0802041003; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 20, 2023, Effective April 20, 2023, Doc No. 2303201208)

Objective H.5.10 The City will participate in the renovation of the Parramore Heritage area to rebuild Orlando's Callahan/Holden/Parramore community through the empowerment of residents and business people as well as adhere to the Parramore Comprehensive Neighborhood Plan. The city will work to build a partnership between the public and the private sectors in order to revitalize the area. Among other issues such as crime and economic development, the community will focus on issues such as affordable housing.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.10.1 The City shall support reasonable efforts to make the Parramore Heritage Area a mixed income, economically diversified neighborhood with housing and employment opportunities for all.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.10.2 The City shall encourage neighborhood revitalization, affordable housing, and homeownership throughout the Parramore Heritage Area by implementing programs and regulations that promote a wide variety of housing types, including single-family dwelling units, accessory ~~cottage~~ dwelling units, townhouses, condominiums, and rental apartments.
(Amended January 30, 2006, Effective March 2, 2006, Doc. No. 060130908; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy H.5.10.3 The City shall encourage new construction of homes for moderate and upper income households.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.10.4 The City shall encourage an overall mixture of housing tenure by actively encouraging owner-occupancy within the neighborhood.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy H.5.10.5 The City shall implement the healthy community design principles specified in the Parramore Comprehensive Neighborhood Plan, including the strategies and action items associated with Principle #4 Increase Housing Opportunities and Principle #10 Encourage Mixed Use Development, see Future Land Use Subarea Policy S.6.14.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

HOUSING GOAL H-6

To ensure Orlando remains a 'community for a lifetime' by encouraging age-friendly housing strategies.

Objective H.6.1 Throughout the planning period, and to make Orlando a place to live better for longer, the City of Orlando must integrate age-friendly concepts into its policy, programmatic, and organizational frameworks in relation to housing and aging in place, where appropriate.

Policy H.6.1.1 The City of Orlando is dedicating to implementing the Livable Orlando: An Age-Friendly Initiative Action Plan 2022-2025 including the goals and action items related to livability, longevity, and healthy aging by: encouraging age-friendly development and exploring innovative housing approaches such as dementia-friendly housing, cooperative and/or intergenerational housing, home sharing, and partnerships among senior living communities, colleges, and universities; implementing strategies to improve accessibility so that older adults can age in place; and improving education about housing and housing services available in Orlando.

Maps & Figures: Housing

Maps & Figures that support this Element include:

Figure H-1: Orlando Housing Type: Historic Comparison 1960 - 2020
Figure H-2: Orlando Household Size
Figure H-3: Age of Housing Stock in Orlando
Figure H-4: Orlando Housing Cost Burden
Figure H-5: Essential Worker Salary and What's Affordable Rent

The figure above are not adopted parts of the Growth Management Plan (Orlando's comprehensive plan). They have been provided for reference and are not regulatory in nature.

Preservation & Design Element

OUR GUIDANCE

- Section 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys.
- Chapter 187, Florida Statutes – State Comprehensive Plan
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan
- Livable Orlando: An Age-Friendly Action Plan 2022-2025
- Project DTO & DTO 2.0
- Orlando Future-Ready City Master Plan 2021

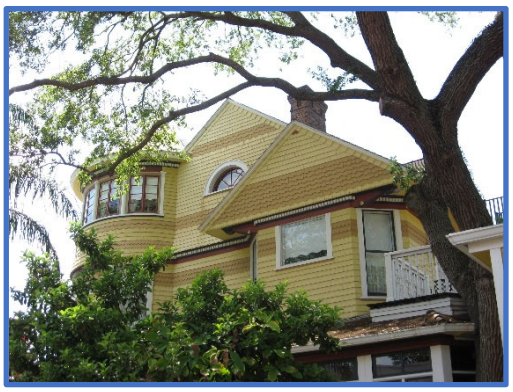
Our Trends:

The Preservation and Design Element implements Orlando's vision by ensuring a more livable, sustainable, and resilient urban environment. More specifically, it addresses the preservation, rehabilitation, and reuse of existing man-made facilities, while also addressing the integration of new developments within the framework of the existing built environment and its natural landscape.

A city's identity is shaped by various elements like history, culture, architecture, streetscapes, greenery, public spaces, and even skyline. Creating a cohesive and attractive sense of place is crucial for a city's overall success in drawing residents, workers, and visitors.

In Orlando, this sense of place is largely formed by its natural beauty, cherished historic buildings, vibrant neighborhoods, robust tourist corridors, bustling Main Streets, and lively downtown. Residents strongly identify with their local areas, appreciating the unique features that make them special. The Preservation and Design Element aims to preserve and enhance Orlando's existing character by conserving its historic buildings and spaces. It also seeks to ensure that new developments and redeveloped buildings respect and contribute to the city's overall charm and appeal.

PRESERVATION



Orlando boasts a diverse range of buildings, from grand mansions to modest cottages, each displaying captivating architecture and intricate details. The craftsmanship evident in these older buildings reflects the skill of the builders and provides insight into the construction process. Architectural styles found in Orlando encompass a wide variety, including Queen Anne, Frame Vernacular, Prairie, Twentieth Century Commercial, Craftsman, Beaux Arts, Colonial, Mediterranean, Gothic Revival, Mission, Tudor, Neoclassical revivals, American Four Square, Art Deco, Art Moderne, International Style, and Minimal Traditional. Preserving Orlando's historic structures is essential as they embody the social, economic, and physical events that shaped the city's origins.

Orlando's Historic Preservation program is a detailed plan for recognizing and safeguarding our historical treasures. By preserving these landmarks, we maintain what makes Orlando special and unforgettable. Our city's identity is shaped by its striking landscapes, diverse neighborhoods, and bustling downtown. Historical preservation isn't just about buildings; it's about cherishing the stories and heritage of our communities. When we protect buildings and neighborhoods, we're also preserving the rich history and culture of the people who lived there.

Historic Resources

Identifying historic resources is the first step in preserving Orlando's historic heritage. Historic resources are structures, buildings, sites, places, objects, memorials, and areas having a special historical, architectural, archaeological or environmental significance in the City of Orlando. They are scattered throughout the City and have been identified through windshield surveys as potentially significant. Historic resources have the potential to be designated as historic landmarks, historic districts or landmark signs because of their age and character. The City is committed to identifying and surveying its historic resources.

Historic Landmarks

Designation as an Orlando Historic Landmark is another tool to recognize individual buildings, sites, places, objects, and memorials having special historical, architectural, archeological, cultural, or environmental interest or value. Local Landmarks are protected and preserved from incompatible alterations, restoration, relocation, new construction, and demolition through the Certificate of Appropriateness process. Forty-one Orlando Historic Landmarks have been designated between 1978 and 2023 (see Figure PD-1: Historic Landmarks). The city de-listed one structure, the Old Opera House, after its demolition in 1998.

Historic Districts

Historic districts are contiguous collections of buildings, structures or landscapes that are significant for their cultural and/or architectural heritage. Adopted by ordinance as Historic Preservation Overlay districts, Orlando's historic districts serve to promote the educational, cultural, and economic welfare of the people of the city by preserving and protecting historic structures, sites, monuments, streets, areas, and neighborhoods that serve as visible reminders of local history and cultural heritage.

Neighborhood property owners, not the City, initiate local historic district designation. As such, citizens work together to preserve their investment in their neighborhoods. The historic district designation has proven to be an important tool for downtown Orlando's revitalization. By the 1970s, many of the downtown neighborhoods were suffering from attrition by population movements to the suburbs. Renter-occupied homes were abundant, and structures were deteriorated due to a lack of ongoing home maintenance.

Historic district status has attracted new residents into downtown neighborhoods. Public awareness has improved, homeownership has increased, and residents are showing pride in their homes and properties through immaculate yard maintenance and a rising number of home restorations. There are currently six established historic districts in the city (see Figure PD-2: Historic Districts):

- Downtown (1980)
- Lake Cherokee (1981)
- Lake Copeland (1984)
- Lake Eola Heights (1989)
- Lake Lawsona (1994)
- Colonialtown South (2000)

Landmark Signs

The city may designate Landmark Signs as reminders of past commercial enterprises. Many of these signs no longer conform to the Land Development Code, yet they remain as important artifacts of the city's commercial history. If a sign becomes a Landmark Sign, then the owner has the responsibility to make the sign operable (most eligible signs are neon signs) and safe. In exchange, the City will exempt the sign from the provisions of the Code. Six landmark signs have been designated since 1995 (see Figure PD-1: Historic Landmarks).

Public Awareness

Public awareness is one of the most important components of the preservation program. To be successful, historic preservation must have the support of the community. Educating the public concerning the need to preserve Orlando's historic resources ensures that the City's resources will be preserved. Historic districts cannot be initiated without public support and recognition of their value.

While preserving historically and culturally significant structures and sites is crucial, our focus must extend further. We need to consider individual historic resources within the broader context of neighborhoods, streetscapes, and the entire city. It's not just about protecting designated historic districts; we should also safeguard visually cohesive areas with strong character. Moreover, attention should be given not only to preserving noteworthy buildings but also to maintaining valuable landscape features, whether natural or man-made.

DESIGN

Urban design influences the physical form of the city and how residents interact with public spaces such as streets, parks, plazas, and other open spaces. The design goals, objectives, and policies outlined in this element are crafted to embody the vision for both the present and future development of Orlando's public realm. Central to this plan are key principles of livability, sustainability, and resiliency, all of which are pivotal in shaping the long-term identity of our urban landscape. These principles not only aim to foster a socially cohesive and pedestrian-friendly community but also advocate for adaptable

urban design strategies that will safeguard the distinctive value and functionality of Orlando's public spaces for generations to come.

Currently, three distinctive development patterns comprise most of the City of Orlando: Traditional City, Post-World War II development, and large master planned communities planned and constructed using Traditional Neighborhood Design (TND) principles. The Traditional City and Post World War II developments are both characterized by recognizable geographic boundaries (Figure PD-3), with each development pattern containing both residential and commercial components. The newer TND developments promote a mixture of uses with an emphasis on connectivity and diversity.

Traditional City

Orlando's Traditional City neighborhoods have an urban form that is coherent, concentrated, accessible, and diverse, resulting in strong identities. The recognizable design features of the residential neighborhoods include similarly sized lots, gridded street patterns, narrow brick roads with on-street parking, a well-established street tree canopy, generous parkways, mature landscaping, varied but relatively limited building setbacks, and compact buildings of similar mass and scale that are oriented to the street and constructed in a variety of architectural styles. These neighborhoods are people-oriented and walkable. The diversity of architectural styles is engaging. Lakes are publicly accessible, often as the focal point of a neighborhood. The presence of a mature tree canopy and abundance of green open space heighten the pedestrian experience.

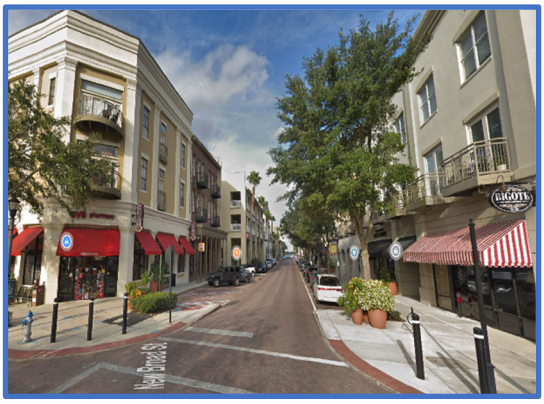
The Traditional City commercial areas provide opportunities for shopping and employment close to the residential neighborhoods. They commonly possess a sense of arrival and departure: upon entering the area one is aware of the more concentrated mass and scale of the built environment, and structures are close to the street. A strong relationship to the human scale is established by the consistent orientation of buildings to the street, a variety of architectural styles, and active ground floor uses which cater to the pedestrian. These Traditional City commercial areas are recognized as a destination and focal point for the community and further project a sense of identity for the Traditional City.

Post-World War II Development

The post-World War II sub-urban style development communities outside the Traditional City are a noticeable contrast to the older neighborhood development patterns. They are typically single use with curvilinear street patterns and cul-de-sacs, off-street parking, wide roadways with wide turning radii and incomplete pedestrian connections. The residential areas are generally homogeneous and isolated and result in a dependence on the automobile. However, as these neighborhoods mature, they often exhibit some of the positive design elements of the Traditional City such as maturing street trees and increased individuality of homes. While these neighborhoods will never have the urban form of Traditional City neighborhoods, they are the neighborhood of choice for many people. When possible, design characteristics such as street trees, pedestrian connections, variation in architecture, and public art should be incorporated into the neighborhoods, and views and lakes should be enhanced.

The commercial areas built during this time are typically inwardly oriented with large asphalt parking lots. Because of their inward focus, these commercial areas do not contribute to a coherent urban form or sense of community. Many of these shopping areas are aging and in need of redevelopment. As this occurs, emphasis should be placed on incorporating Traditional City design characteristics like reduced building setbacks, on-street parking, pedestrian connections, and identifiable architectural style to reinforce the urban form and overall community identity.

Traditional Neighborhood Design (TND)



Traditional Neighborhood Design (TND) is a contemporary urban planning approach rooted in the nostalgic charm and community-centric layout of early 20th-century villages and neighborhoods. Drawing inspiration from the architectural aesthetics of the past, TND emphasizes the construction of one-family and two-family homes nestled on modest lots. These homes often feature inviting front porches and well-tended gardens, fostering a sense of neighborly connection. Detached garages discreetly occupy rear spaces, preserving the quaint streetscape.

Central to TND is the revival of the quintessential “Main Street” atmosphere. This entails the creation of vibrant commercial corridors where shops and services line the sidewalks, encouraging foot traffic and spontaneous interactions. Additionally, public parks, green spaces, and plazas serve as focal points for community gatherings and recreational activities.

TND serves as a deliberate departure from the sprawling, automobile-centric developments that proliferated post-World War II. Instead, it champions compact, pedestrian-friendly neighborhoods that blend commercial and residential spaces harmoniously. Diverse housing options cater to various lifestyles and income levels, fostering socio-economic diversity. While TND accommodates automobiles, careful consideration is given to minimizing their dominance. Thoughtful parking strategies and efficient circulation patterns ensure that streets remain accessible yet pedestrian-friendly, promoting a more human-scale environment conducive to social interaction and civic engagement. More recent TND projects incorporate modern architecture while still relying on traditional urban design principles.

The City has adopted in its Land Development Code TND techniques that allow the City to capture the best characteristics of both the Traditional City and post-World War II development to create a new urban form for Central Florida. These TND communities are newly constructed areas but include mixed uses and other positive design elements of the Traditional City. Successful large-scale TND communities either completed or currently under construction in the City include Baldwin Park, Lake Nona, and the Packing District. In addition, the Southport and RoseArts TND communities are planned and should be under construction soon.

Regardless of the design approach (Traditional City, post-World War II, or TND), proper site and building design should always be integrated with adjacent developments and natural features and should strive to mitigate potential impacts to the surrounding area. Providing variety and compatibility in building, site, and streetscape design allows for a mix of interesting and innovative designs that also function within the context of the City as a whole.

PLACEMAKING

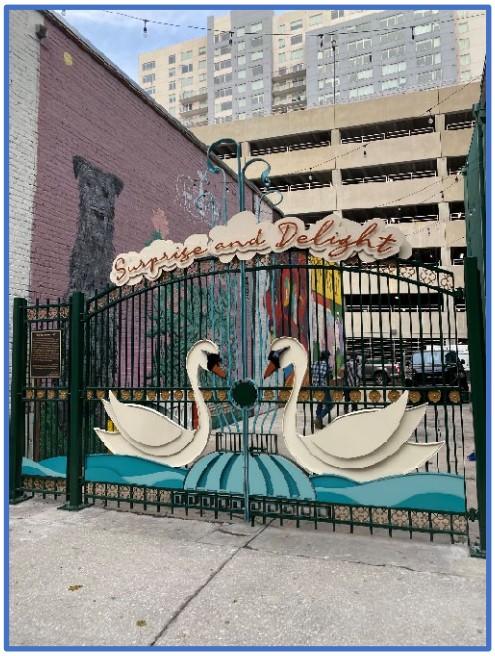
As Orlando continues to develop and redevelop its built environment, a framework of distinctive neighborhood qualities, development patterns, and architectural design expressions have contributed to what we recognize as a Sense of Place. A strong sense of place yields a distinct identity felt by residents and visitors. Therefore, focus on the creation of place, or Placemaking, is a fundamental goal of this element, incorporated through building design, street design, and other unique elements that contribute to Orlando's urban environment.

Placemaking is all about fostering connections between people and the spaces they share. Whether a sidewalk, plaza, park, or formal or informal gathering space, these public, and sometimes private, spaces need to function and draw people to use them by being interesting, attractive, comfortable, and safe. They should cater to everyone's needs, regardless of age, gender, race, or physical abilities. Special attention should be given to accommodating individuals with disabilities, families with strollers, and older adults, ensuring that these spaces remain usable and welcoming throughout different stages of life.

Integrated amenities, such as weather protection, landscaping, public art, seating, and other features all work towards creating a pleasant and unique experience. A variety of sizes and types of well-designed public spaces throughout the city will offer people the opportunity to engage with their surroundings and gather with their community.

One important component of Placemaking in the City of Orlando includes protecting and enhancing its natural features and scenic identity. These features are extremely diverse, ranging from older neighborhoods shaded by dense canopies of ancient oak trees to passive parks and decorative green spaces that surround Lakes Eola, Cherokee, Davis, Ivanhoe, Fairview, Rowena, Underhill, and others. Due to Orlando's flat topography and built environment, the lake system provides a strong

sense of identity and orientation and represents one of the few opportunities for long-distance views and vistas, especially of downtown.



Another focus area of Placemaking in Orlando, especially downtown, is the creation of public plazas and pocket parks on vacant and underutilized sites. These spaces are opportunities for people of all ages and abilities to come together, socialize, and engage in various activities, fostering a sense of belonging and connection. They often serve as venues for cultural events, markets, and performances, adding vitality and energy. Furthermore, they offer respite from the hustle and bustle of city life, providing greenery, seating, and opportunities for relaxation. By prioritizing the creation and preservation of public plazas and other public spaces, we can enhance the livability, sustainability, and vibrancy of Orlando, ultimately enriching the quality of life for all residents, workers, and visitors.

SUMMARY

Well-designed buildings and spaces serve as anchors in our community, highlighting significant locations and contributing positively to the overall feel of our neighborhoods and commercial areas. They play a crucial role in creating a sense of safety and belonging, enriching the fabric of our shared spaces. In addition, designing the built environment for all ages and abilities helps ensure that all residents, workers, and visitors experience Orlando as an inspiring, functional, and welcoming place to be. This element seeks to preserve what makes “the City Beautiful” while setting the design framework for the future.

Goals, Objectives, and Policies: **Preservation & Design**

The following goals, objectives, and policies have been developed for the use of local policymakers to help guide and direct the decision-making process pertaining to Orlando's historic resources and community design. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the city will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan. The goals, objectives, and policies are the legally adopted portions of the Growth Management Plan and are used to evaluate development proposals and city investments.

Proposed text additions are underline and proposed deletions are ~~strikethrough~~.

PRESERVATION & DESIGN GOAL PD-1 – HISTORIC PRESERVATION

To identify, preserve, rehabilitate, restore, and reconstruct historic resources of local, state, or national historic or cultural interest.

(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective PD.1.1 Throughout the planning period, the City shall continue to survey and complete Florida Master Site Files forms for Historic Resource Areas as they become 50 years old.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy PD.1.1.1 Areas in which the majority of the structures become 50 years old, shall be identified and surveyed for documentation of historic resources.

Objective PD.1.2 During the planning period, the City shall continue to include and revise provisions in the Land Development Code for the designation of significant historic resources and districts, ~~in order~~ to ensure that the maintenance, alterations, additions, relocation or demolition of significant historic resources and construction of new structures within the boundaries of those historic resources ~~will be in accordance~~ are consistent with adopted standards.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy PD.1.2.1 A historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy PD.1.2.2 A Landmark Sign ordinance shall be included in the Land Development Code and revised as necessary to protect historic signs.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy PD.1.2.3 An historic landmark ordinance shall be used to designate and protect historic resources.
(Amended July 10, 2000, Effective August 10, 2000, Doc No. 32960)

Objective PD.1.3 During the planning period, the City's Land Development Code shall include architectural design standards, demolition standards, and review procedures to determine the appropriateness of construction, alteration, restoration, reconstruction, relocation, or demolition of significant historic resources.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy PD.1.3.1 The City shall have Certificate of Appropriateness procedures for reviewing all exterior changes to Historic Landmarks, Landmark Signs and buildings, structures and sites in historic districts.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy PD.1.3.2 Upon adoption of architectural design standards, the City shall enforce these standards through an inspection program.

Policy PD.1.3.3 Design and demolition standards shall protect historic districts and landmarks from inappropriate exterior improvements and demolition.
(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy PD.1.3.4 All capital improvement projects within historic districts shall be reviewed by the Historic Preservation Office to ensure compatibility to historic structures, sites and areas.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective PD.1.4 Because zoning may cause disincentives to historic districting or landmarking of properties, the City shall continue providing fiscal and regulatory incentives during the planning process to mitigate such disincentives.
(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)

Policy PD.1.4.1 The City shall support any amendments to the Florida Constitution to allow tax abatement or other incentives for historic properties.
(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)

Policy PD.1.4.2 The City shall include regulatory incentives in the Land Development Code for historic districts.

Objective PD.1.5 During the planning period, the City shall continue to build public awareness of historic preservation by establishing and maintaining a technical assistance program.
(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)

Policy PD.1.5.1 Technical assistance of historic preservation shall be provided in the form of books, articles, newsletters, pamphlets, calendars, and tour books.

Objective PD.1.6 The City shall continue to explore opportunities to increase the number of historic districts ~~by the year 2024~~ throughout the planning period. *(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*

Policy PD.1.6.1 The City shall consider local historic designation upon petition by neighborhoods that have been documented by a comprehensive historic and architectural survey. (Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636; Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103)

Policy PD.1.6.2 The City shall encourage nomination of districts or landmarks to the National Register of Historic Places, where local historic designation is not desired.
(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103)

Policy PD.1.6.3 The City shall support historic preservation efforts in Nationally Designated Historic Districts and Landmarks as ~~identified in the Historic Preservation Support Document, Figures HP-5 and HP-6~~ shown on Figures PD-1 and PD-2.
(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy PD.1.6.4 The City shall install street signs within local and national historic districts, as resources allow. The purpose of the signs is to build public awareness of historic preservation.

Objective PD.1.7 ~~The City shall create street signs within two years after an area becomes an historic district to build public awareness of historic preservation.~~ Throughout the planning period, the City shall educate the residents of established historic districts about the standards contained in the Historic Preservation ordinance.

Policy PD.1.7.1 ~~The City shall establish a sign program to identify all historic districts.~~ The City shall produce a resource of established standards for distribution to all residents of established historic districts.

Policy PD.1.7.2 The City shall notify in writing all new property owners of the established standards.

Objective PD.1.8 Throughout the planning period, the City shall maintain Certified Local Government Status with the State of Florida Division of Historical Resources.

Policy PD.1.8.1 The City shall complete and submit an annual report to the Division of Historical Resources for verification of good standing to ensure the City is eligible for grant funding for special projects.

Objective PD.1.9 The City may adjust historic preservation programs according to changing environmental conditions as necessary throughout the planning period.

Policy PD.1.9.1 The City will consider climate and environmental resiliency programs focused on prioritizing the conservation, reuse, and/or retrofitting of older buildings based on each resource's susceptibility to climate and environmental change and/or events.

Policy PD.1.9.2 The City will monitor changes in local economy and development patterns to identify impacts on historic resources and may prioritize resources that require protection based on their ability to be conserved, reused, and/or retrofitted.

PRESERVATION & DESIGN GOAL PD-2 – TRADITIONAL CITY DESIGN

To protect and ~~to~~ enhance the positive design elements of the Traditional City (shown in Figure ~~UD-1~~ PD-3). ~~shown in Figure UD-1.~~ **The Traditional City shall be defined by recognizable geographic boundaries of subdivisions platted prior to World War II.** ~~in which there is a concentration of the following positive design elements:~~

~~Residential~~

~~a. Residential with commercial land uses interspersed throughout the neighborhoods;~~
~~b. Economically mixed neighborhoods;~~
~~c. Mixture of architectural styles and sizes of structures;~~
~~d. Mixture of densities on one block;~~
~~e. Varied building setbacks;~~
~~f. Gridded streets and dispersed traffic pattern;~~
~~g. Narrow roads, often brick;~~
~~h. Sidewalks;~~
~~i. Accessible lakes;~~
~~j. Mature street tree canopy.~~

~~Commercial~~

~~a. Compact buildings of similar mass and scale which create a street wall;~~
~~b. Mixture of architectural styles;~~
~~c. Orientation toward the street;~~
~~d. Narrow or no setback from the sidewalk;~~
~~e. On-street parking.~~

~~The collective design elements which define the Traditional City are based on the concepts of the desired urban form as found in the 1981, 1985, and 1991 Growth Management Plans.~~

Objective ~~1.1~~ PD.2.1 The City ~~shall~~ will maintain urban design standards to perpetuate positive residential Traditional City design elements throughout the planning period.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy ~~1.1.1~~PD.2.1.1 The City's Land Development Regulations ~~shall~~ will include residential design standards that apply in the Traditional City ~~shown in Figure UD-1~~. These standards shall address the following design elements:

a. Building projections and recesses. ~~In order to allow for building projections and recesses, a maximum of 30% building frontage can extend up to 5' into the front yard setback.~~
b. Primary orientation of the building shall be toward the street. ~~Walls facing the front yard shall have at least one door and one window. Walls facing a street side yard shall have at least one window. Pedestrian access shall be provided from front door to sidewalk.~~
c. Neighborhood convenience stores with size, parking and sign limitations. ~~Neighborhood convenience stores may be allowed which do not exceed 1,200 square feet gross floor area, allow only limited employee parking to the rear of the principal building, and allow only signs which are attached to the building.~~
d. Residential uses ~~shall be allowed~~ on the same building site as convenience stores.
e. Residential ~~parking~~ and commercial standards for parking layout, location and design. ~~shall reflect the Traditional City development patterns.~~ Additional standards may apply to residential garages and parking structures.

Policy ~~5.1.1~~PD.2.1.2 The City ~~shall~~will prepare educational materials to guide residential infill development and rehabilitation efforts. Key elements ~~shall~~will include:

a. typical Traditional City architectural characteristics such as roof lines, porch or stoop details and horizontal siding;
b. typical Traditional City construction materials;
c. front yard landscaping;
d. pedestrian walks from sidewalk to front door;
e. orientation of building entrances to the street with blank walls strictly prohibited;
f. varied front yard setback to allow for building wall projections and recesses; and
g. privacy screening between low density ~~and medium density~~ residential uses and other more intense uses.

Objective ~~5.2~~ PD.2.2 ~~By January 1, 2018, the City shall adopt~~ The City will maintain, throughout the planning period, urban design standards ~~to~~ that promote the positive design elements of the Traditional City in R-2A/T and R-2B/T zoning districts.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~5.2.1~~ PD.2.2.1 Duplex Design Standards ~~shall~~ will address the following issues:

a. Building massing, scale, height, style, directional expressions, entries, roofs, materials.
b. Principal structure setbacks and accessory structure setbacks.
c. Garage frontage and recesses from the street to address Traditional City Design Standards.
d. Guidelines for style and floor plan variation along a street block to discourage monotonous buildings in groups, and to allow for diversity in housing stock.
e. Compatibility with existing urban fabric in neighborhoods.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective ~~1.2~~ PD.2.3 The City ~~shall~~ will maintain appearance and design standards for the Office ~~Low-Intensity~~ land use ~~category~~ categories in the Traditional City throughout the planning period.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy ~~1.2.2~~ PD.2.3.1 The ~~Orlando~~ Land Development ~~Regulations~~ Code shall relate the appearance and scale of new ~~low-intensity~~ low-intensity office to existing surrounding development, within the Office Low-intensity future land use category. Residential standards in this category should be similar to standards in the residential low-intensity or medium-intensity future land use categories.

Policy PD.2.3.2 The Land Development Code shall include standards for office, residential, and mixed residential/office development that provide positive urban form and respond to site context with the Office Medium-intensity and Office High-intensity land use categories.

Objective ~~1.3~~ PD.2.4 The City ~~shall~~ will establish and maintain urban design standards to perpetuate positive Traditional City design elements for ~~the following~~ pedestrian-oriented Mixed-Use Corridors and Activity Centers throughout the planning period. ~~shown in Figures UD-2 through UD-5: Audubon Park Activity Center; Parramore Ave./Church St. Activity Center; Mills 50 Activity Center; Milk District Activity Center.~~
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~1.3.1~~PD.2.4.1 The City's Land Development Regulations will include urban design standards that apply in the Mixed-use Corridor and Activity Center districts.

These standards will address the following Traditional City design elements:~~Urban design standards shall be developed which include:~~

a. buildings oriented to the street;
b. maximum front yard building setback;
c. wall mounted, projecting and awning signs;
d. a building street wall which minimizes curb cuts and mid-block gaps;
e. consolidation of curb cuts; shared parking in the rear of building, preferably entering from side streets;
f. pedestrian connections to the public sidewalk; and
g. parking standards to reflect Traditional City development patterns.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective ~~1.4~~ PD.2.5 The City ~~shall~~ will adopt and maintain urban design plans that perpetuate the positive design elements of the Traditional City ~~by the end of the planning period~~ for infill development and redevelopment where appropriate throughout the planning period. Figure PD-7 identifies areas that have an urban design plan or special plan. ~~in the following areas shown in Figures UD-6 through UD-19.~~

~~a. Parramore Avenue/ Church Street Business District;~~
~~b. Ivanhoe Village;~~
~~c. Edgewater Drive;~~
~~d. West Washington Street;~~
~~e. Thornton Park;~~
~~f. Mills Avenue;~~
~~g. North Lucerne Circle;~~
~~h. Orange/Michigan Activity Center;~~
~~i. Bradshaw Terrace;~~
~~j. Virginia Drive Corridor;~~
~~k. East South Street/South Milk District;~~
~~l. East Central Neighborhood Plan;~~
~~m. Corrine/Forest/Virginia Dr. Corridor; and~~
~~n. West South Street between Garland Ave. and Parramore Ave.~~

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~1.4.1~~ PD.2.5.1 The City's urban design plans ~~shall~~ will ensure that infill development and redevelopment ~~will have~~ has a concentrated urban form and positive Traditional City design elements.

Policy PD.2.5.2 In considering new urban design plans, the City will incorporate criteria that address a safe, healthy, and attractive environment for people of all ages and abilities.

Policy PD.2.5.3 The City will update and implement design standards as needed to ensure the quality of development throughout the City is enhanced over time and is responsive to changing conditions.

~~Policy 1.4.2 The Virginia Drive Corridor Urban Design Plan shall address the following:~~

~~a. Opportunities for improvement from public and private sources;~~
~~b. Establish designs for improving the Virginia Drive cross-section and design elements for the Virginia/Brookhaven circulation system;~~
~~c. Provide for off-street parking where expansion of roadway sections requires removal of on-street parking for street front businesses;~~
~~d. Provide solutions to minimize cut-through traffic into the Lake Formosa neighborhood from Virginia Drive and the redevelopment of the OUC property;~~
~~e. Integrate bikeways and pedestrian ways, including the 'Dinky Line' bikeway, so as to conform with urban design and recreational goals;~~
~~f. Provide designs for bus stops that are complementary to the street design;~~
~~g. Work with a citizen planning committee who will advise on design with regard to scale and character of proposed improvements;~~
~~h. A funding plan.~~

~~*(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150)*~~

~~Policy 1.4.3 The South Street Urban Design Plan shall contain the following elements:~~

~~a. parking;~~
~~b. facade design;~~
~~c. landscaping;~~
~~d. maintenance of structures and parking areas;~~
~~e. use of vacant buildings and lots;~~
~~f. signs;~~
~~g. curbs and sidewalks;~~
~~h. pedestrian amenities;~~
~~i. crime prevention;~~
~~j. participation of property and business owners in developing and implementing the plan;~~
~~k. funding schedule and plan.~~

~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)*~~

~~Policy 1.4.4 The Parramore Heritage Urban Design Plan shall address the following:~~

~~a. organization of the Parramore Heritage District into wards; each ward is to have a recognizable center, defined edges, and a mix of uses within easy walking distance to satisfy most daily needs;~~
~~b. reservation of special sites for civic and public open spaces;~~
~~c. application of Crime Prevention through Environmental Design principles; street and sidewalk widths, block dimensions and streetscape treatment that reinforce the Parramore Heritage District as a pedestrian community;~~

d. standards for building types that are appropriate for different land uses;
e. developable parcels that are more than one lot deep;
f. incentives for single family owner occupied housing;
g. off-street parking requirements that do not restrict redevelopment or new construction;
h. the use of CIP and other government funds for construction of public projects;
i. a Special Plan for redevelopment and new construction in the Parramore Heritage District that identifies building types and design, building orientation, building placement on lots and right-of way design;
j. recommendation for model project areas and other design projects;
k. the use of intensity bonuses to promote redevelopment in accordance with the Parramore Heritage Special Plan.

(Amended October 14, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy 1.4.5 The City shall develop a stormwater management master plan for the Parramore Heritage District in order to promote redevelopment in accordance with the Parramore Heritage Special Plan.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy 1.4.6 The East Central Park urban design plan shall address the following:

a. parking;
b. facade design;
c. landscaping;
d. maintenance of structures and parking areas;
e. use of vacant buildings and lots;
f. signs;
g. curbs and sidewalks;
h. pedestrian amenities;
i. Crime Prevention through Environmental Design principles;
j. implementation plan; and
k. funding schedule and plan. *(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.4.7 An urban design plan for the Corrine/Forest/Virginia corridor shall address the following issues:

a. visual quality of street;
b. neighborhood image;
c. traffic noise levels and physical discomfort caused by the close proximity of traffic;
d. distance of front yards and residential structures to the street;
e. pedestrian access and street crossings; and
f. speed limits and traffic volumes.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective ~~1.5~~PD.2.6 The City will continue to ensure the location and design of civic buildings such as schools, municipal buildings, and other public structures incorporate the positive design elements of the Traditional City throughout the planning period. ~~When an application is received to construct or expand a school, the City shall review as part of the Conditional Use procedure the placement and design of the facility to ensure that there is an emphasis on pedestrian connections to the facility and that the architectural style is compatible with the surrounding neighborhood.~~

Policy ~~1.5.1~~PD.2.6.1 When an application is received to construct or expand a school, the City shall review the application in accordance with the process outlined in the Land Development Code with an emphasis on pedestrian connections and architectural compatibility with the surrounding neighborhood. ~~The location and design of schools shall incorporate the positive design elements of the Traditional City.~~

Policy PD.2.6.2 The City will work with utility providers to recommend appropriate locations and provide screening for public infrastructure such as lift stations, service and storage buildings, transfer stations, and commercial vehicle parking areas.

Policy PD.2.6.3 Public structures and above-ground utilities shall be designed and built so that they are visually attractive.

Policy PD.2.6.4 The City shall ensure protection of existing trees during construction or repair of nearby utilities.

Policy PD.2.6.5 Public Structures and above-ground utilities shall be designed and built so that they do not interfere with street tree plantings.

PRESERVATION & DESIGN GOAL PD-3 – COMMUNITY DESIGN

~~To incorporate into existing commercial districts outside of the Traditional City the positive design elements of the Traditional City.~~ To promote the positive design elements of the Traditional City to areas outside of the Traditional City boundaries.

~~**Objective 2.1** By 2024, the City shall develop urban design plans for activity centers which have unique conditions outside the Traditional City.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 2.1.1 To enhance business opportunities, aesthetics and safety within and immediately surrounding the Goldwyn and Columbia activity centers (see~~

~~Figure UD-20), and to implement the general concepts in the Town Center Plan, Phase One Study Area (1995), the following shall be considered appropriate components to any future development and redevelopment:~~

~~Land Use~~

~~a. Small scale neighborhood commercial businesses;~~

~~b. Public community facilities such as primary health care facility, branch post office or branch library; Residential development compatible with adjacent residential areas;~~

~~c. Religious and related facilities.~~

~~Streetscape~~

~~a. Streetscape amenities along Goldwyn Avenue, Orange Center Boulevard, Carter Street, Piedmont Street, and Monte Carlo Trail.~~

~~b. Intersection improvements at Goldwyn Avenue/Orange Center Boulevard., and Goldwyn Avenue/Columbia Street, Goldwyn Avenue/Carter Street/Basie Place.~~

~~Appearance Review~~

~~Establish an Appearance Review Overlay District at property owner's initiation.~~

~~Economic Development~~

~~Prepare an economic development action plan. This policy shall continue throughout the planning period.~~

~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 2.1.2 The City shall improve the visual image and pedestrian circulation of International Drive, a major tourist destination, through an Urban Design Plan which addresses signs, landscaping, streetscape design and land use regulations (see Figure UD-21).~~

~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 2.1.3 An Urban Design Plan shall establish land uses and design standards to maintain the vitality of the Lake Underhill and Gaston Foster Commercial Center (see Figure UD-22).~~

~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 2.1.4 An Urban Design Plan for the Michigan Street and Orange Avenue Activity Center shall tie together the pedestrian oriented and vehicular oriented shopping centers (see Figure UD-13).~~

~~Policy 2.1.5 An Urban Design Plan shall be prepared to improve the image and identity of Colonial Town Center (see Figure UD-23). The plan shall address the following elements:~~

~~a. A two-lane Fairgreen Street that accommodates a transit circulator;~~

~~b. A transit circulator that has a loop and a feeder route;~~

~~c. A parking system for public parking; Pedestrian program including safer crosswalks at intersections and driveways, connections from sidewalks to buildings, and connections to adjacent neighborhoods;~~

~~d. Internal and external bicycle trail system connecting adjacent neighborhoods and city wide trails;~~

~~e. An image that gives the business district a focus and creates distinct visual and functional segments along Colonial Drive; and~~

~~f. Festival Park developed and programmed into a primary park site for Colonialtown Center.~~

~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 2.1.6 Reserved.~~

~~*(Amended April 21, 1997, Effective June 18, 1997, Doc. No. 30213; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

Objective PD.3.1 Throughout the planning period, the City shall improve the urban form outside the Traditional City by building upon the character of the Traditional City, while allowing for the addition of complementary new development through the application of urban design elements and design criteria that support an exceptional sense of place.

Policy PD.3.1.1 Base design standards and land development regulations on area context, with distinct characteristics considered for different areas, i.e. designated Main Streets, commercial areas, transitional areas, transit-oriented corridors, etc.

Policy PD.3.1.2 In considering new design standards, incorporate the following elements:

a. Context-sensitive building design, considering mass, scale and form of buildings.
b. Quality of architecture with special emphasis on authentic architectural style, lasting design, building façade composition and articulation, ground level pedestrian experience, window transparency, and quality building materials.
c. Climate-oriented design and alternative energy generation (i.e. solar, EV charging).
d. Flexibility to support design accommodations for various uses over time.
e. Street design focused on multi-modal connectivity and interconnectivity with surrounding development.
f. Preserving and expanding the tree canopy.
g. Amenitizing open space and stormwater ponds.

Objective ~~2.2~~ PD.3.2 ~~By January 1, 2024, the~~ Throughout the planning period, the City ~~shall~~ will amend ~~the~~ and maintain Land Development Regulations to include design

standards for ~~auto-oriented~~ Activity Centers and Mixed-Use Corridors outside the Traditional City ~~(see the Future Land Use Map Series)~~. These standards shall apply to the substantial enlargement or the substantial improvement of a building or site.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~2.2.1~~PD.3.2.1 Recognizing that ~~the auto-oriented~~ Activity Centers and Mixed-Use Corridors outside the Traditional City may not be ~~are not~~ a concentrated urban form, the City's Land Development Regulations shall address:

a. Building orientation towards the street.
b. ~~a.~~ Landscaping and buffering;
c. ~~b.~~ Consolidated signs for more than one use per site;
d. ~~c.~~ Consolidated site access and parking;
e. Pedestrian access.
f. ~~d.~~ Parking requirements which meet average daily parking demands;
g. ~~e.~~ Location standards for service and loading areas;
h. ~~f.~~ Location and screening of dumpsters.
i. Mechanical equipment location and screening.

~~**Objective 2.3** By January 1, 2024, design standards shall be developed as part of the Orange Blossom Trail Community Redevelopment Agency's urban design plan (see Figure UD- 24).~~

~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~**Objective 2.3.1** The City shall coordinate with the Orange Blossom Trail Community Redevelopment Agency in developing the design standards for the Orange Blossom Trail urban design plan.~~

~~**GOAL 3: COMMUNITY DESIGN**~~

~~To incorporate into new development the positive design elements of the Traditional City.~~

Objective ~~3.1~~ PD.3.3 ~~By January 1, 2024, the~~ Throughout the planning period, the City shall adopt and maintain incentives to promote the positive design elements of the Traditional City when development is proposed in any of the Activity Center future land use designations.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~3.1~~PD.3.3.1 The incentives shall promote the following positive design elements of the Traditional City ~~in Activity Centers shown in the Land Use Map Series~~:

a. ~~Shopping districts~~ Commercial areas with buildings that form a street wall, are oriented to the right-of-way, have zero to five feet front yard setbacks and have ground floor uses;
b. Elements which create a sense of arrival or departure;
c. Groupings of buildings that have a cohesive mass and scale;
d. Groupings of buildings that have a variety of architectural styles in Metropolitan, Urban and Community Activity Centers. Groupings of buildings which have a unifying architectural theme in Neighborhood Activity Centers;
e. A pedestrian network throughout the Activity Center and pedestrian connections to the right-of-way;
f. Parking standards which reflect the average daily parking demand.

~~Policy 3.1.2 The incentives shall be developed so that they do not become disincentives for Post World War II (suburban style) development.~~

~~**Objective 3.2** Reserved.~~
~~*(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 3.2.1 Reserved.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 3.2.2 Reserved.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 3.2.3 Reserved.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 3.2.4 Reserved.~~
~~*(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~**GOAL 4: TRADITIONAL CITY COMMERCIAL**~~

~~To protect and to enhance the positive design elements of the Traditional City Commercial Strips.~~

~~**Objective 4.1** By January 1, 2024, the City shall apply performance standards to Mixed Use Corridors in the Traditional City. These standards shall be designed to retain the design elements of the Traditional City and improve the appearance of the following existing corridors: Mills Ave.; Colonial Dr.; Robinson St.; Michigan Street and South Orange Ave. (see Figures UD-25-29).~~

~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 4.1.1 Performance standards shall be developed which include:~~

~~a. buildings oriented to the street;~~
~~b. front yard building setbacks;~~
~~c. wall mounted, projecting and awning signs;~~
~~d. street wall which minimizes curb cuts and mid-block gaps;~~
~~e. consolidate curb cuts; shared parking in the rear of the building, preferably entering from side streets;~~
~~f. pedestrian connections to the public sidewalk;~~
~~g. prohibit the expansion of commercial land use into residential areas and provide landscape buffer to screen the commercial use from the residential use;~~
~~h. parking standards which reflect the Traditional City development patterns.~~

~~**GOAL 5: RESIDENTIAL TRANSITION**~~

~~To retain the positive design elements of the Traditional City in residential areas which are in transition from low density to medium density.~~

~~**Objective 5.1** Throughout the planning period, the City shall prepare educational materials which promote the positive Traditional City design elements.~~
~~*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*~~

PRESERVATION & DESIGN GOAL PD-4 – AGE-FRIENDLY DESIGN

To promote an Age-Friendly Orlando where people of all ages can safely, easily, and comfortably access the natural and built environment, including parks, greenspaces, trails, and sidewalks, as well as public buildings.

Objective PD.4.1 Throughout the planning period, encourage the application of Universal Design principles to create an accessible and equitable built environment.

Policy PD.4.1.1 Develop Universal Design principles/best practices that can be provided to developers, builders, homeowners, and business owners as part of the planning and permitting process.

Objective PD.4.2 Throughout the planning period, implement strategies to improve accessibility so that older adults can age in place.

Policy PD.4.2.1 Guide developers, builders, planners, and residents regarding best practices for age-friendly housing and technical assistance for completing age- and ability-appropriate housing including Universal Design and the accessibility concepts described in AARP's Livable Communities HomeFit Guide.

Policy PD.4.2.2 Identify mechanisms to encourage and incentivize developers and builders to use Universal Design principles in newly proposed housing projects.

Policy PD.4.2.3 Encourage both mixed-use development and residential mixed-income development throughout Orlando.

PRESERVATION & DESIGN GOAL PD-5 – SUSTAINABILITY & RESILIENCY IN DESIGN

To promote high-quality sustainable and resilient building design elements that complement the public realm.

Objective PD.5.1 Throughout the planning period, the City will include in its Land Development Code design-specific approaches to address sustainability and resiliency in the City's built environment.

Policy PD.5.1.1 Promote adaptive building design (including first-floor adaptability), through form-based approaches, including first-floor ceiling heights, maximum building heights, and flex use, which provide for physical modifications of building or easy change of use, to preserve utilization or adaptive reuse.

Policy PD.5.1.2 Promote approaches to design that lead to the reduction of heat islands, including but not limited to the incorporation of alternative construction, cool roofs, and increases in tree canopies.

Policy PD.5.1.3 Encourage the incorporation of resilient design elements that address climate change.

Policy PD.5.1.4 Design standards should focus on the City's local ecology, reinforcing the City's identity and relationship with its water bodies and other natural features, and consider these features as an evaluation criterion in urban design plans and the development review process.

~~**Objective 7.3**~~Policy PD.5.1.5 The City shall promote the undergrounding of overhead utilities along public street ~~right-of-ways~~ rights-of-way by working with the Orlando Utilities Commission to establish an annual priority list of undergrounding or relocation projects.

Objective ~~6.10~~ PD.5.2 ~~By 2024, the~~ Throughout the planning period, City shall establish and maintain sustainable urban design practices that emphasize conservation of natural resources, focus on environmental consciousness, and promote healthy lifestyles within the City.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~6.10.1~~ PD.5.2.1 ~~Throughout the planning period, the~~ The City shall maintain lighting standards for all commercial and industrial developments within the City through regulations within the Land Development Code.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~6.10.2~~ PD.5.2.2 ~~Throughout the planning period, the~~ The City shall identify strategies to encourage conformance with green building standards to conserve energy and water and create a healthier physical environment. Such strategies shall be incorporated into the GMP or the LDC, as appropriate.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~6.10.3~~ PD.5.2.3 ~~Throughout the planning period, the~~ The City shall consider adopting a policy that requires environmental certification for all new buildings owned by the City and obtain and maintain the Better Buildings Challenge goal of 20% of reduction in energy intensity by renovating existing buildings owned by the City.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~6.10.4~~ PD.5.2.4 ~~By 2024, the~~ The City shall consider adopting a policy that requires environmental certification for all new public and private buildings to be constructed and for renovations to existing buildings within the City. *(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*

~~Policy 6.10.4 By 2024, the City shall consider adopting a policy that requires environmental certification for all new public and private buildings to be constructed and for renovations to existing buildings within the City.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

PRESERVATION & DESIGN GOAL PD-6 – PLACEMAKING

To create public places and spaces that showcase Orlando as a desirable place to live, visit, and do business.

~~GOAL 6:~~ Nature in the City

Objective PD.6.1 Throughout the planning period, the City will include standards in the Land Development Code that support the integration of the ~~To integrate the man-made~~ man-made environment with the natural environment.

~~**Objective 6.1** The City shall adopt and maintain Xeriscape[1] principles in the Land Development Code throughout the planning period.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

Policy PD.6.1.1 The City's ~~Xeriscape~~ landscape principles shall promote the economic and efficient use of water, the protection of indigenous Central Florida vegetation, the reflection of the Central Florida native landscape, the use of appropriate aquatic and wetland vegetation and the use of freeze and drought-resistant plant species.

Policy PD.6.1.2 Native Central Florida vegetation shall be incorporated into all public and private development to create an environmentally sound and aesthetically pleasing urban landscape.

~~**Objective 6.2** All public lake edges shall be planted with appropriate species of aquatic and wetland vegetation by 2024.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Policy ~~6.2.1~~PD.6.1.3 Plantings along public lake edges shall ~~reflect~~ utilize Central Florida aquatic and wetland vegetation and shall be sensitive to public access and views.

~~**Objective 6.3** Throughout the planning period, the City shall continue its visual assessment of lake edges to determine if treatment is necessary to enhance views and physical accessibility where the public is permitted.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 6.3.1 The City shall ensure that lakes are an amenity visually accessible to the public.~~

~~**Objective 6.4**~~Policy PD.6.1.4 ~~Throughout the planning period, Land Development Regulations requiring new~~ New developments shall be required to incorporate naturally occurring lakes as visual site amenities.~~so that the lakes are visually accessible spaces shall be maintained.~~
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

~~Policy 6.4.1 The City shall ensure that lakes are an amenity visually accessible to the public.~~

~~**Objective 6.5**~~Policy PD.6.1.5 ~~By January 1, 2024, Land Development Regulations shall include incentives to promote~~ Incentives promoting the use of stormwater retention/detention areas as visual amenities, and ~~encourage~~ encouraging alternative stormwater management systems, such as green roofs, water gardens and rainwater collection systems to reduce the impact of stormwater retention in developments shall be included.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 6.5.1 The City shall encourage the use of stormwater retention/detention areas as visual site amenities.~~

~~Objective 6.6~~Policy PD.6.1.6 ~~Throughout the planning period, the~~ The City shall maintain standards in the Land Development ~~Regulations to~~ Code that protect existing canopy trees during construction.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

~~Policy 6.6.1 The City shall protect canopy trees impacted by infill and new development.~~

~~Objective 6.7~~Policy PD.6.1.7 ~~Throughout the planning period, the~~ The City shall develop and maintain an ongoing street tree inventory program in order to determine where to plant new trees and where to replace existing damaged or diseased trees.~~, using the Green Works Orlando Tree Tracking Program, to identify and record the location, species, health, and maintenance requirements of all street trees in the right-of-way. The inventory shall also identify areas of the City which lack street tree canopy. The survey shall be maintained on an annual basis.~~
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~Policy 6.7.1 A street tree inventory shall be developed and maintained in order to determine where to plant new street trees, and where to replace existing street trees that must be removed due to damage or disease.~~

~~Objective 6.8~~Policy PD.6.1.8 Throughout the planning period, the City shall continue its efforts to expand its urban tree canopy to 40 percent of the total land area.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)

~~Policy 6.8.1 The street tree canopy shall be maintained and expanded by planting street trees in designated areas, and requiring street trees for newly constructed streets.~~
~~(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)~~

~~Policy 6.8.2 The City shall maintain and enhance landscaping requirements in the Land Development Code to promote preservation of existing tree canopy, and planting trees that will provide new tree canopy.~~
~~(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)~~

Policy ~~6.8.3~~ PD.6.1.9 The City shall continue its campaign to increase tree canopy by supporting ~~Green Up Orlando and other~~ City programs that plant trees and improve landscaping.

(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)

Objective 6.9 Throughout the planning period, the City shall maintain planting programs such as One Person One Tree to enhance the character of residential neighborhoods as viewed from thoroughfares.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 6.9.1 Residential neighborhoods shall have a vegetative buffer from visual, noise and air pollution which results from traffic on adjacent thoroughfares.

GOAL 7: CIVIC ARCHITECTURE

To promote the "City Beautiful" by inspiring civic pride and to attract private investment through the design and construction of high quality civic architecture.

Objective 7.1 Throughout the planning period, the Land Development Code, shall include design standards to require the vegetative screening of above ground utilities (excluding overhead power lines).
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy 7.1.1 Public structures and above ground utilities shall be designed and built so that they are visually attractive.

Policy 7.1.2 The City shall ensure protection of existing trees during construction or repair of nearby utilities.

Policy 7.1.3 Public structures and above ground utilities shall be designed and built so that they do not interfere with street tree plantings.

Objective 7.2 Throughout the planning period, the City shall continue to review the appearance of Public Benefit Uses in conjunction with Conditional Use review.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy 7.2.1 The City shall ensure that civic architecture is of a high quality design.

Policy 7.3.1 The City's scenic quality shall be enhanced by undergrounding the overhead utilities along roadways where cost feasible.

GOAL 8: SCENIC IDENTITY

To emphasize Skyline Vistas, Civic Gateways, Enhanced Landscape Corridors, and View Corridors so that they convey a positive impression of Orlando's visual identity to residents and visitors.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Skyline Vistas and Panoramic Views of Downtown

Objective ~~8.1~~PD.6.2 Throughout the planning period, the City shall maintain policies in the GMP and standards in the Land Development Code that limit visual obstruction within designated Skyline Vistas and other areas that provide panoramic views of Downtown Orlando to the greatest extent possible (see Figure ~~UD-30~~ PD-4).

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.1.1~~ PD.6.2.1 ~~In order to~~ To emphasize the importance of Downtown Orlando, designated Skyline Vistas shall be protected from visual obstructions such as structures that unnecessarily block the view of Downtown. Such structures may include communications towers, billboards, overhead utilities, highway overpasses, bridge structures, or other similar objects.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.1.2~~ PD.6.2.2 The City shall protect the various street-level panoramic views of Downtown such as those from Lake Eola, Lake Lucerne, Lake Ivanhoe, Lake Highland, Park Lake, Lake Adair, Lake Concord, and Lake Underhill. This shall be accomplished in part by limiting inappropriate visual obstructions, and by reviewing the architectural elevations of buildings to ensure that such items as sheer walls, mechanical equipment, unscreened parking garages and other potentially unsightly components are appropriately treated or shielded from view, and where possible, to enhance the architecture of the building to provide greater visual complexity and interest.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Civic Gateways

Objective ~~8.2~~ PD.6.3 Throughout the planning period, the City shall implement a Central Florida flora-based, water-based, or other appropriate urban design theme for locations that function as Civic Gateways into the City of Orlando or other special areas or districts such as Downtown (including the Downtown Arts District), Main Street Districts, Historic Districts, the Cultural Corridor, and neighborhoods (see Figure ~~UD-31~~PD-5).

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.2.1~~ PD.6.3.1 ~~Throughout the planning period, the~~ The City shall protect certain Civic Gateways as depicted on Figure ~~UD-31~~PD-5 by incorporating a landscape and urban design theme that celebrates Central Florida's flora, contains real or implied water features, or utilizes other appropriate urban design elements such as banners or monumental signage, as part of the gateway. Techniques for creating a theme may include banners or signs with a related graphic, a landscaping element, or a ~~free-standing~~ free-standing artwork.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.2.2~~ PD.6.3.2 The City shall create and enhance Civic Gateways to the maximum extent possible within existing and future funding constraints. The City shall also work proactively to partner with the business and corporate community as well as neighborhood associations to create and enhance Civic Gateways on private property where appropriate.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.2.3~~ PD.6.3.3 Orlando shall utilize to the maximum extent possible the natural beauties associated with its lakes and lakeshore parks in establishing and maintaining Civic Gateways. In addition, public art should be used to accentuate such gateways where appropriate.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Enhanced Landscape Corridors

Objective ~~8.3~~ PD.6.4 Throughout the planning period, the City of Orlando shall develop, implement, and maintain a landscape or hardscape theme for each designated Enhanced Landscape Corridor as depicted on Figure ~~UD-31~~PD-5.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.3.1~~ PD.6.4.1 Within existing and future funding constraints, the City shall implement a landscape or hardscape design theme using Central Florida vegetation along designated Enhanced Landscape Corridors. Appropriate vegetation shall be planted on both sides of the roadway and in the median. Street trees shall be spaced in accordance with species type and other qualitative and quantitative standards as described in the Land Development Code.

(*Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)*

Policy ~~8.3.2~~ PD.6.4.2 Because streets are a highly visible component of the public realm, the City shall encourage major public utility lines within designated Enhanced Landscape Corridors to be located underground where practicable.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

View Corridors and View Corridor Areas

Objective ~~8.3~~ PD.6.5 Throughout the planning period, and in order to ensure that Orlando's scenic identity is protected, the City of Orlando shall prohibit new billboard signs and regulate existing nonconforming and replacement billboard signs as provided in the Land Development Code. ~~Specific signage, intended to enliven the pedestrian realm, may be allowed in the Downtown View Corridor Areas, consistent with the requirements of the Downtown Special Sign District.~~ In addition, the City shall regulate adult entertainment businesses as provided in the Land Development Code.

(*Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)*

Policy ~~8.4.1~~ PD.6.5.1 While new or replacement billboards along the designated View Corridors and View Corridor Areas shown on Figure ~~UD-32~~PD-6 are generally prohibited, the City may consider billboard replacement programs in these areas so long as the result would be a reduction in the overall number of existing billboard structures or planned structures allowed by an agreement with the City along the specified corridor.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201; Amended August 6, 2018, Effective September 20, 2018, Doc #1808061201)

Policy ~~8.4.2~~ PD.6.5.2 The City may consider billboard replacement programs in other specific areas of the City ~~in order~~ to reduce the overall number of billboard structures within the City and to enhance the quality of life for Orlando's citizens and visitors.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

~~Policy 8.4.3 Certain high rise, projection, interactive storefront, kinetic and digital signs, and similar signage, as well as monument, television and special event signs may be allowed in the Downtown View Corridor Area. Digital kiosk signs may also allowed in this area within the public sidewalk and may display off-site messages as well as static sign copy.~~

~~(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)~~

~~Policy 8.4.4 Appearance review of digital, kinetic, and similar signage, as allowed in the Downtown Sign District, shall take into consideration any potential adverse impacts, such as unattractive obstructions, which detract from the overall appearance and function of the Downtown View Corridor Area.~~

~~(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)~~

Policy ~~8.4.5~~ PD.6.5.3 To the maximum extent possible, the City shall plan for View Corridors and View Corridor Areas to overlap with Enhanced Landscape Corridors in order to create an overall aesthetic for this portion of the public realm.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy ~~8.4.5~~ PD.6.5.4 Adult entertainment facilities shall be prohibited within 500 feet of the right-of-way of road segments designated as View Corridors and within 500 feet of the right-of-way of road segments located within a View Corridor Area (see Figure ~~UD-32~~PD-6).

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Sky Bridges

Objective ~~8.5~~ PD.6.6 Throughout the planning period, the City shall protect street-level pedestrian activity and scenic identity by discouraging pedestrian sky bridges that connect buildings or structures across public or private rights of way. In particular, the City shall discourage sky bridges over streets designated for enhanced street-level amenities or pedestrian-oriented commercial uses (such as enhanced landscape corridors, view corridors, encouraged and mandatory street-level commercial use areas, and other specially planned areas). In addition, the City shall develop and maintain design standards for sky bridges.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.1~~ PD.6.6.1 Where unique circumstances exist or vulnerable populations need protection from the elements, sky bridges over private property, local non-residential streets, secondary streets, alleyways, limited access streets, and automobile-dominated thoroughfares may be allowed.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.2~~ PD.6.6.2 Where sky bridges are proposed due to safety concerns related to high traffic volumes or insufficient street-level pedestrian facilities, options to enhance the street-level pedestrian safety shall be thoroughly explored as alternatives to the sky bridge.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.3~~ PD.6.6.3 The appearance of sky bridges shall be regulated to ensure general consistency with accepted architectural and urban design concepts, including:

a. Appropriate, compatible architectural treatments to ensure attractive integration with the buildings or structures the sky bridge connects;

b. Appropriate transparency and other Crime Prevention Through Environmental Design (CPTED) principles, including pedestrian-scaled lighting at the street-level; and,

c. Minimum appropriate dimensions to accommodate pedestrians using the sky bridge and automobile traffic below the sky bridge, while minimizing the visual obtrusion created by the sky bridge.

d. Connections to the existing pedestrian network to allow the public to walk from the at-grade sidewalk to the sky bridge. Alternatively, an at-grade sidewalk may be provided. In no instance shall a private sky bridge provide the only pedestrian access to a building.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.4~~ PD.6.6.4 Signage shall be discouraged on sky bridges, except as a part of a comprehensive, City-approved neighborhood identification plan, special district branding strategy or way-finding sign system that otherwise allows signage within a right of way. Signs on sky bridges over public streets shall be considered off-site signs and regulated as specified in the Land Development Code.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.5~~ PD.6.6.5 At-grade transportation and streetscape improvements shall be provided in conjunction with all sky bridges. Recognizing that the sky bridge is within the right of way, all relevant City policies and requirements related to pedestrian facilities, transit stops, other transportation modes, and landscaping shall be met. These required improvements may extend to special treatments elsewhere along the block, or enhancements to nearby intersections.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy ~~8.5.6~~ PD.6.6.6 No part of a sky bridge, such as support columns, shall impede pedestrian movement at the street-level.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

PRESERVATION & DESIGN GOAL PD-7 – 3D MODELING

~~**GOAL 9: 3D MODELING**~~

The City shall explore options for digital 3-dimensional modeling to portray development within the City of Orlando, including, but not limited to, buildings, streets, streetscape, utilities, infrastructure, and topography.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective ~~9.1~~ PD.7.1 Throughout the planning period, the City shall seek opportunities and create partnerships with colleges and universities, and private entities that specialize in 3D modeling research of cities to develop a working model of areas within the City of Orlando.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~9.1.1~~ PD.7.1.1 A task force of City departments and community stakeholders shall be developed to monitor the plan for the 3D model.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy ~~9.1.2~~ PD.7.1.2 Funding opportunities, such as grants, in-kind and monetary contributions, public-private partnerships and sponsorship programs shall be considered and encouraged for maintaining the 3D model.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

~~**Objective 9.2** Reserved.~~

~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)* Policy 9.2.1 Reserved.~~

~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 9.2.2 Reserved.~~

~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

Maps & Figures: **Preservation & Design**

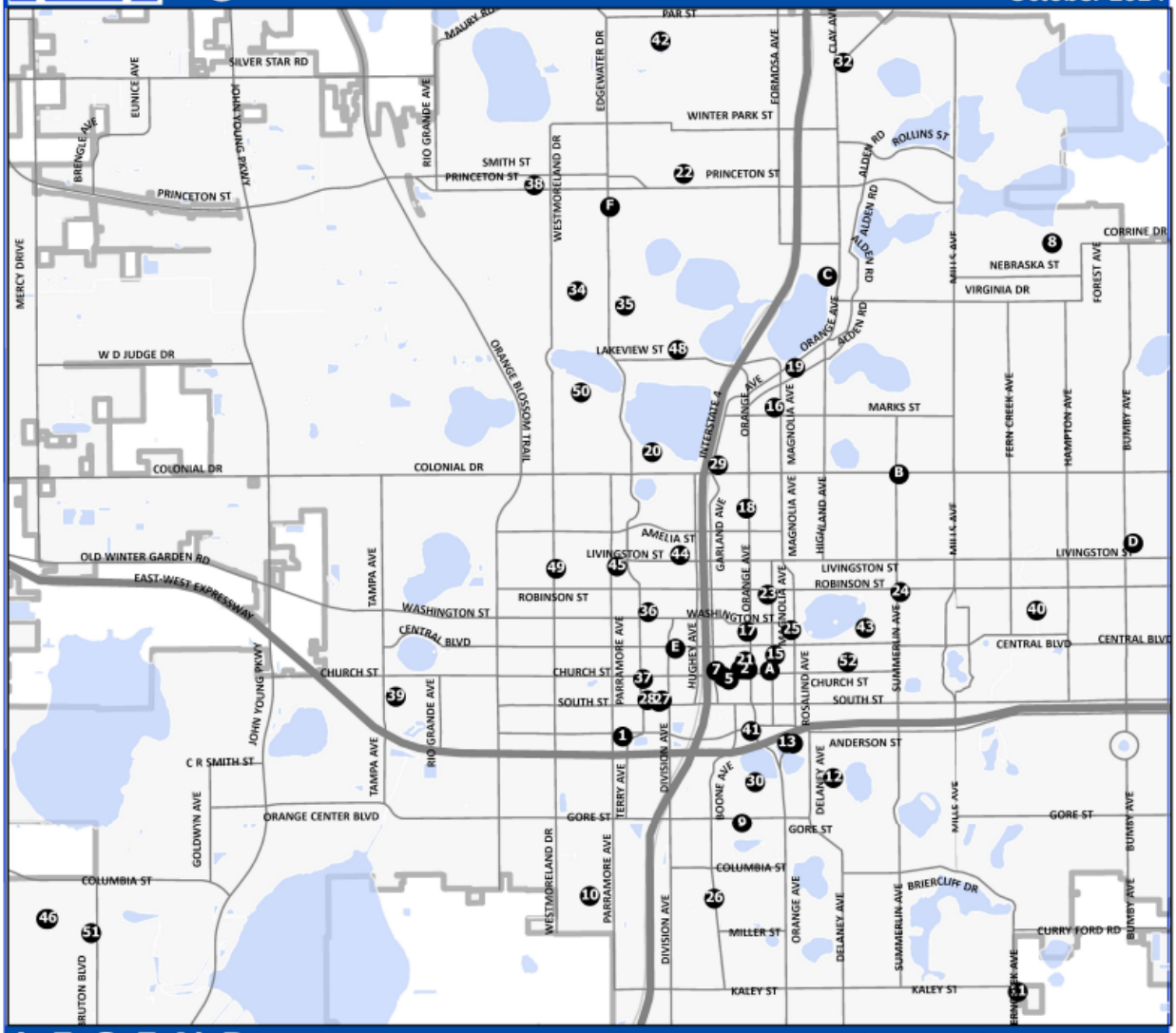
Maps & Figures that support this Element include:

PD-1: Local Historic Landmarks Map
PD-2: Historic Districts Map
PD-3: Traditional City and TND Neighborhoods Map
PD-4: Skyline Vistas Map
PD-5: Civic Gateways & Enhanced Landscape Corridors Map
PD-6: View Corridors & View Corridor Areas Map
PD-7: Existing Urban Design and Special Plans Map

Figures PD-1 through PD-7 are adopted parts of the Growth Management Plan (Orlando's comprehensive plan) and any amendments to those figures will be adopted by ordinance. The remaining figures are provided for reference and are not regulatory in nature.

Preservation and Design
Figure PD-1 Local Historic Landmarks

October 2024



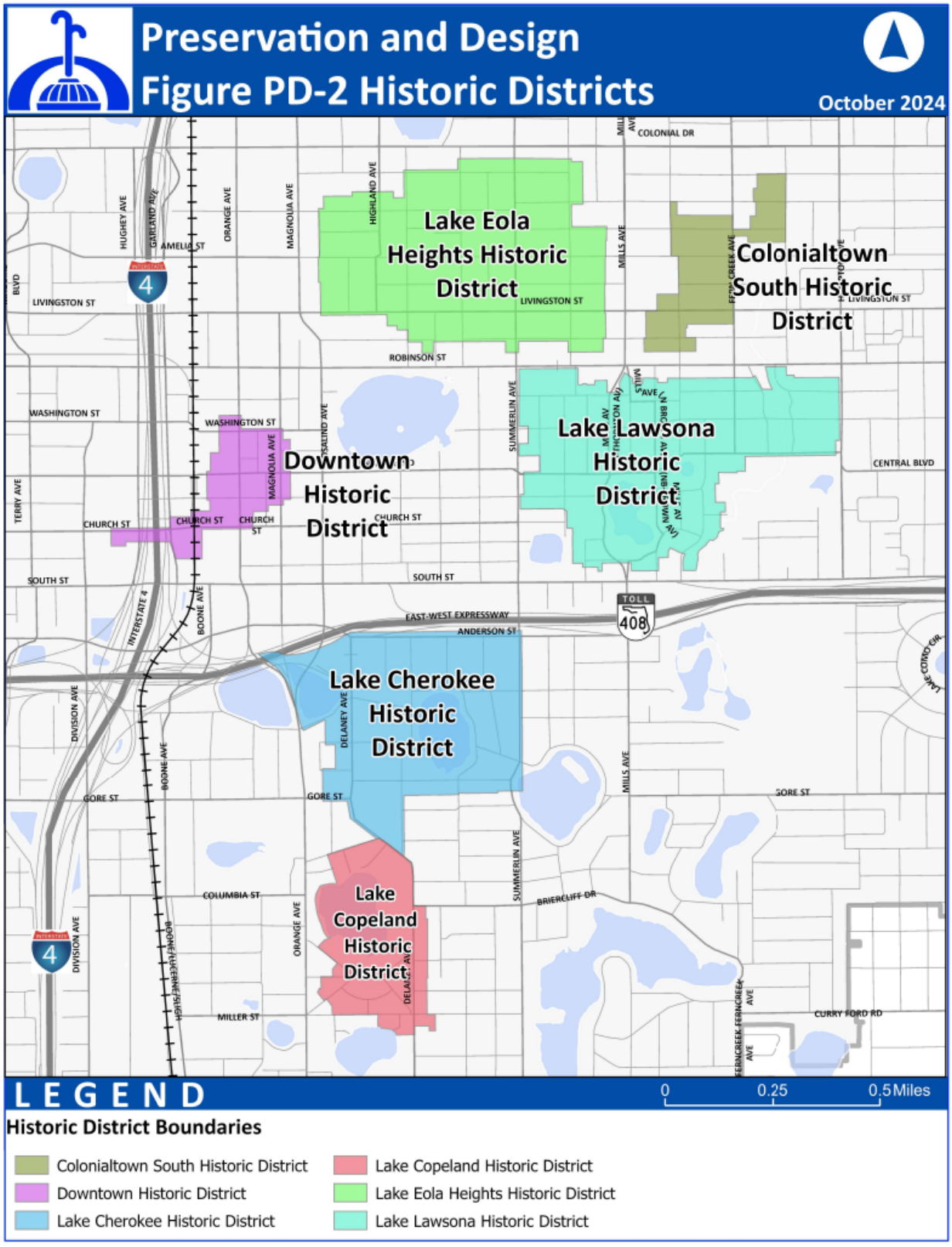
LEGEND

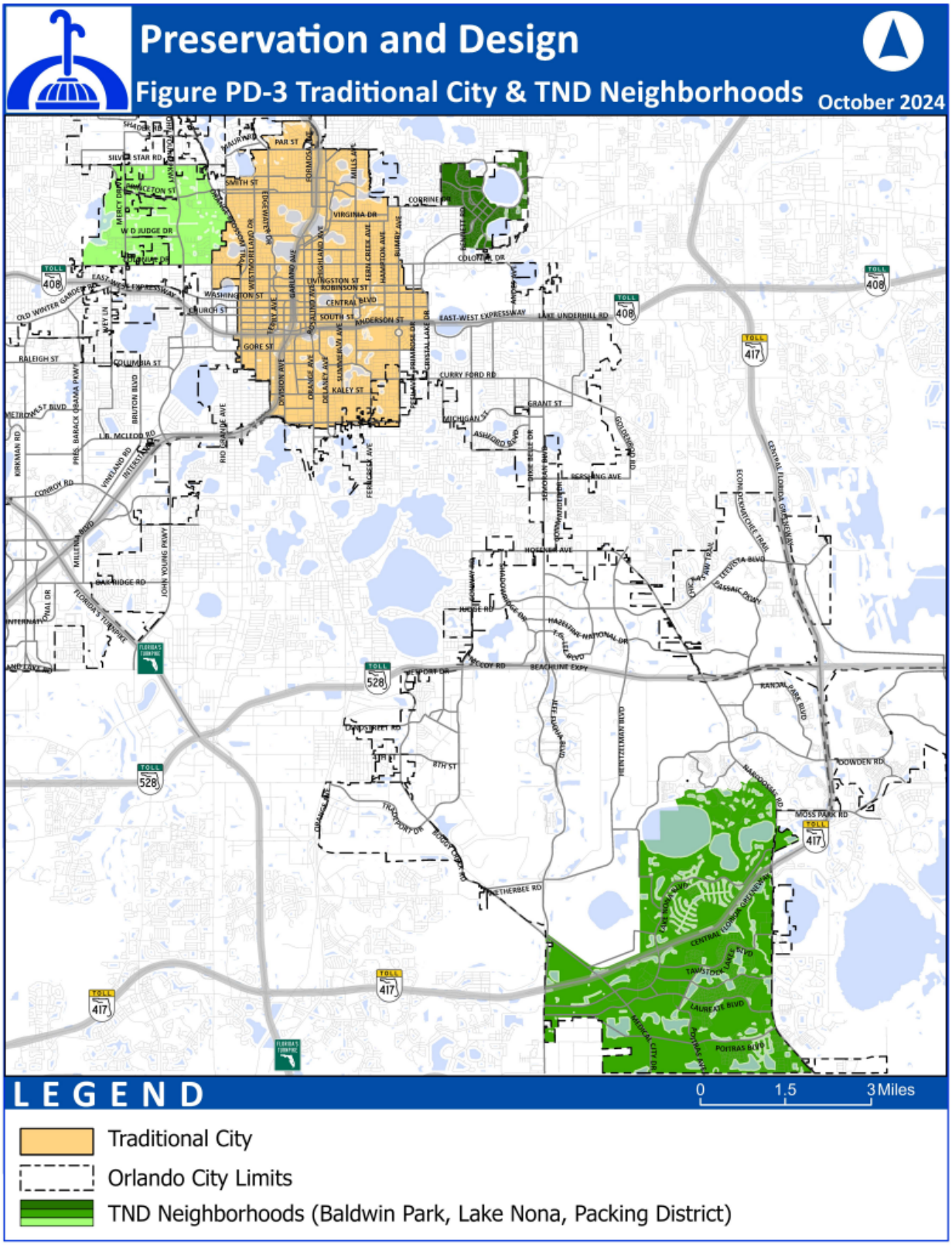
Local Historic Buildings

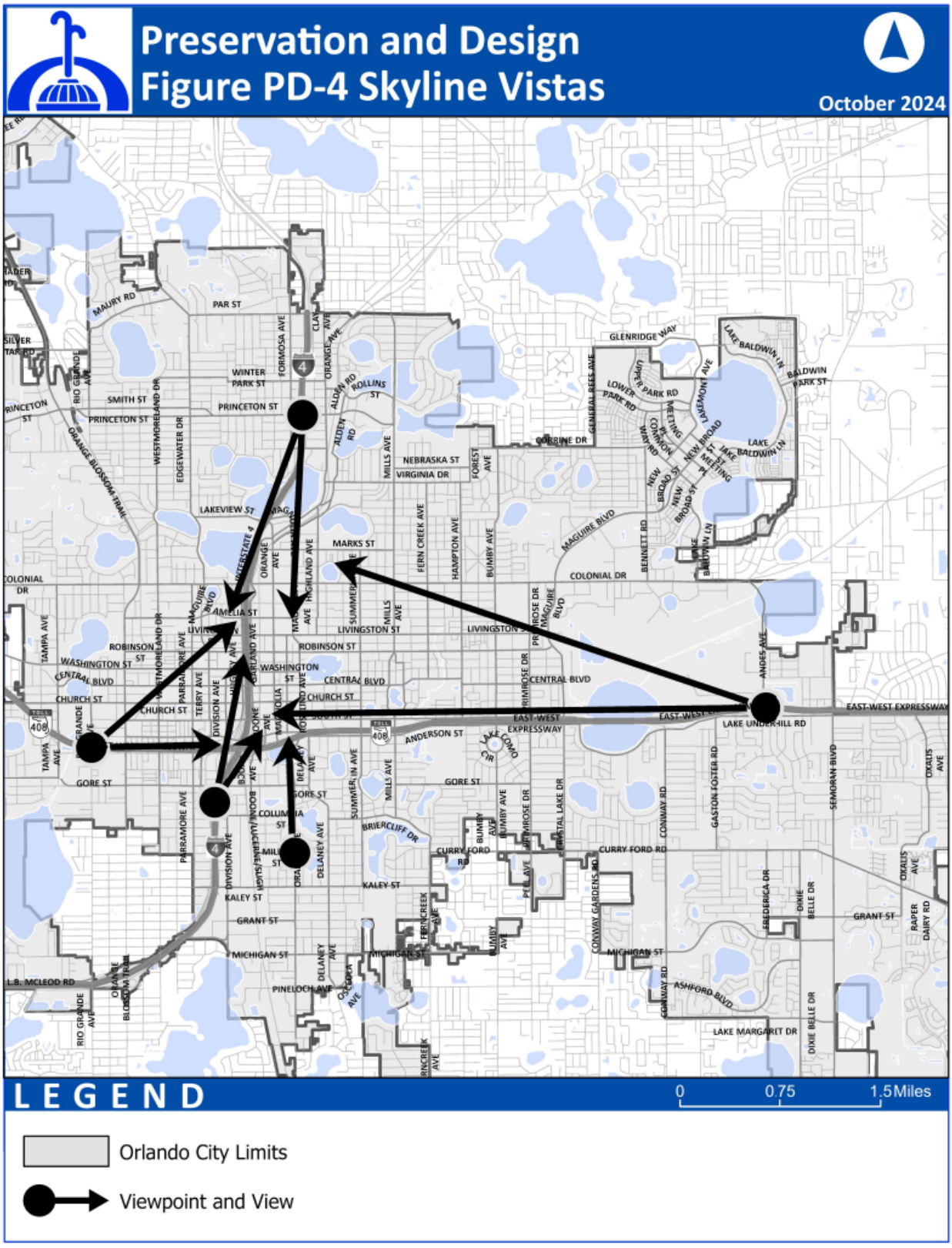
1	Massey-Croons House	19	Former Orlando Utilities Commission Building	37	Ebenezer Methodist Church
2	Kress Building	20	Huttig House (Demoed 2006)	38	S Howard Atlas House
3	Hunt-Brannon Building	21	Tinker Building	39	Tinker Field (Demolished 2015)
4	Nicholson-Colyer Building	22	Princeton School	40	Dickson Azalea Park & Washington Street Bridge
5	Old Orlando Railroad Depot	23	U.S. Post Office & Court House	41	Old Orlando Utilities Commission Administration Building
6	Bumby Hardware Building	24	Orlando High School	42	H. Carl Dann House
7	Sherrers Department Store	25	First Church of Christ Scientist/St. George Orthodox Church	43	Eola House/Marsh House
8	Harry P. Leu House/Mizell Cemetery	26	Atlantic Coast Line Station	44	Bob Carr Theatre
9	William Davis House	27	Wolfe-Built Hotel	45	The Davis Armory
10	Grand Avenue School	28	Victorian House & Cottage	46	Pappy Kennedy House
11	Kaley Street Elementary School	29	Judge John M. Cheney House	47	Pappy Kennedy House
12	W.R. O'Neal/Poyntz House	30	J.J. Bridges House	48	Doerr House
13	Hendry/Walker House	31	First National Bank	49	Black Bottom House of Prayer
14	Pckg Peckham/Dr. Phillips House	32	Orwin Manor Gates	50	Whitfield/Gluckman/Hagedorn House
15	Rogers-Kiene Building	33	Dr. Wells House	51	Mary Jane Johnson House
16	Marks Street School	34	Jack Kerouac House	52	Baptist Terrace Apartments
17	Beacham Theatre	35	Exotin House		
18	Firestone Tire & Rubber Company Building	36	Mt. Zion Missionary Baptist Institutional Church		

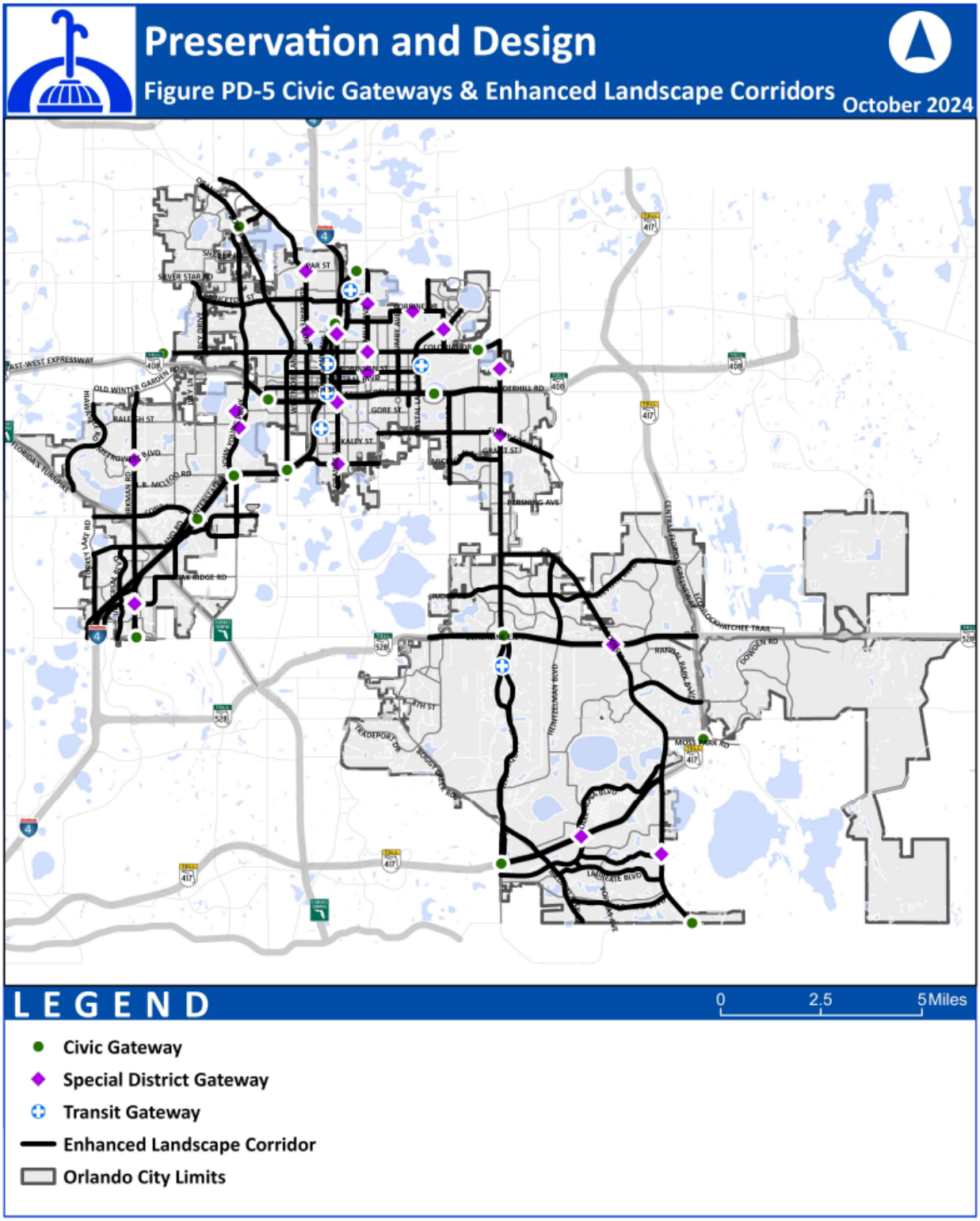
Local Historic Signs

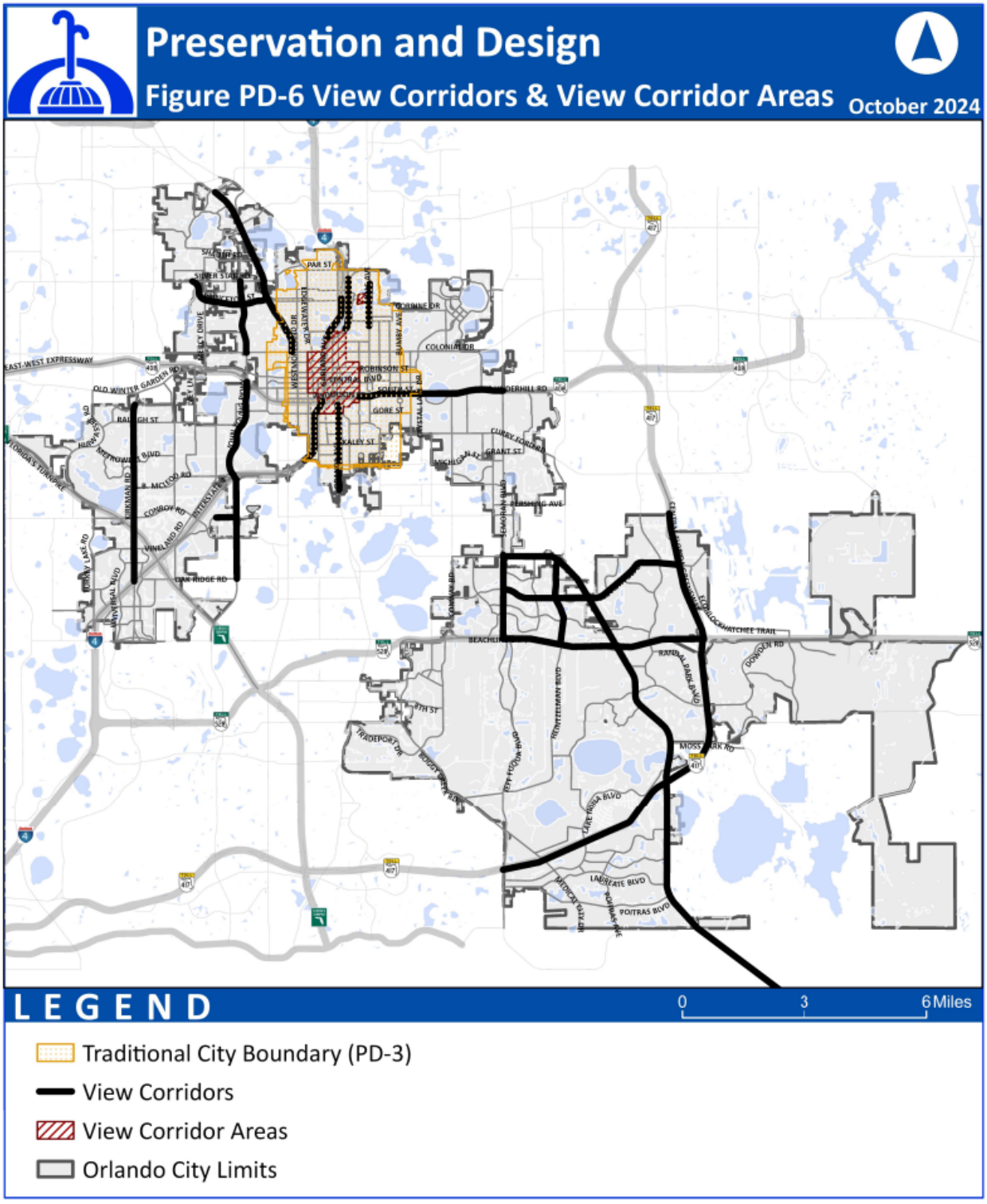
A	S.E. Waters Grocery/Coca Cola Sign (Demoed 2004)
B	Porter Paints Sign (Removed 2019)
C	Fairchild Chapel Sign (Demoed in 2018)
D	Plaza Theatre Sign
E	Orlando Union Rescue Mission Sign (Removed 2017)
F	Publix Pole Sign


Preservation and Design
Figure PD-2 Historic Districts
October 2024
Lake Eola Heights Historic District
Colonialtown South Historic District
Downtown Historic District
Lake Lawsona Historic District
Lake Cherokee Historic District
Lake Copeland Historic District
COLONIAL DR
LIVINGSTON ST
ROBINSON ST
WASHINGTON ST
CHURCH ST
SOUTH ST
EAST-WEST EXPRESSWAY
ANDERSON ST
GORE ST
COLUMBIA ST
MILLER ST
CENTRAL BLVD
CURRY FORD RD
BRIERCLIFF DR
TOLL 408
INTERSTATE 4
HUGHEY AVE
GARLAND AVE
ORANGE AVE
MAGNOLIA AVE
HIGHLAND AVE
MILLS AVE
SUMMERLIN AVE
ROSALIND AVE
TERRY AVE
BOONE AVE
DIVISION AVE
DELANEY AVE
DELAUNEY AVE
FERNCREEK AVE
LEGEND
0 0.25 0.5 Miles
Historic District Boundaries
Colonialtown South Historic District
Downtown Historic District
Lake Cherokee Historic District
Lake Copeland Historic District
Lake Eola Heights Historic District
Lake Lawsona Historic District


Preservation and Design
Figure PD-3 Traditional City & TND Neighborhoods
October 2024
LEGEND
0
1.5
3 Miles
Traditional City
Orlando City Limits
TND Neighborhoods (Baldwin Park, Lake Nona, Packing District)


Preservation and Design
Figure PD-4 Skyline Vistas
October 2024
LEGEND
0
0.75
1.5 Miles
Orlando City Limits
Viewpoint and View

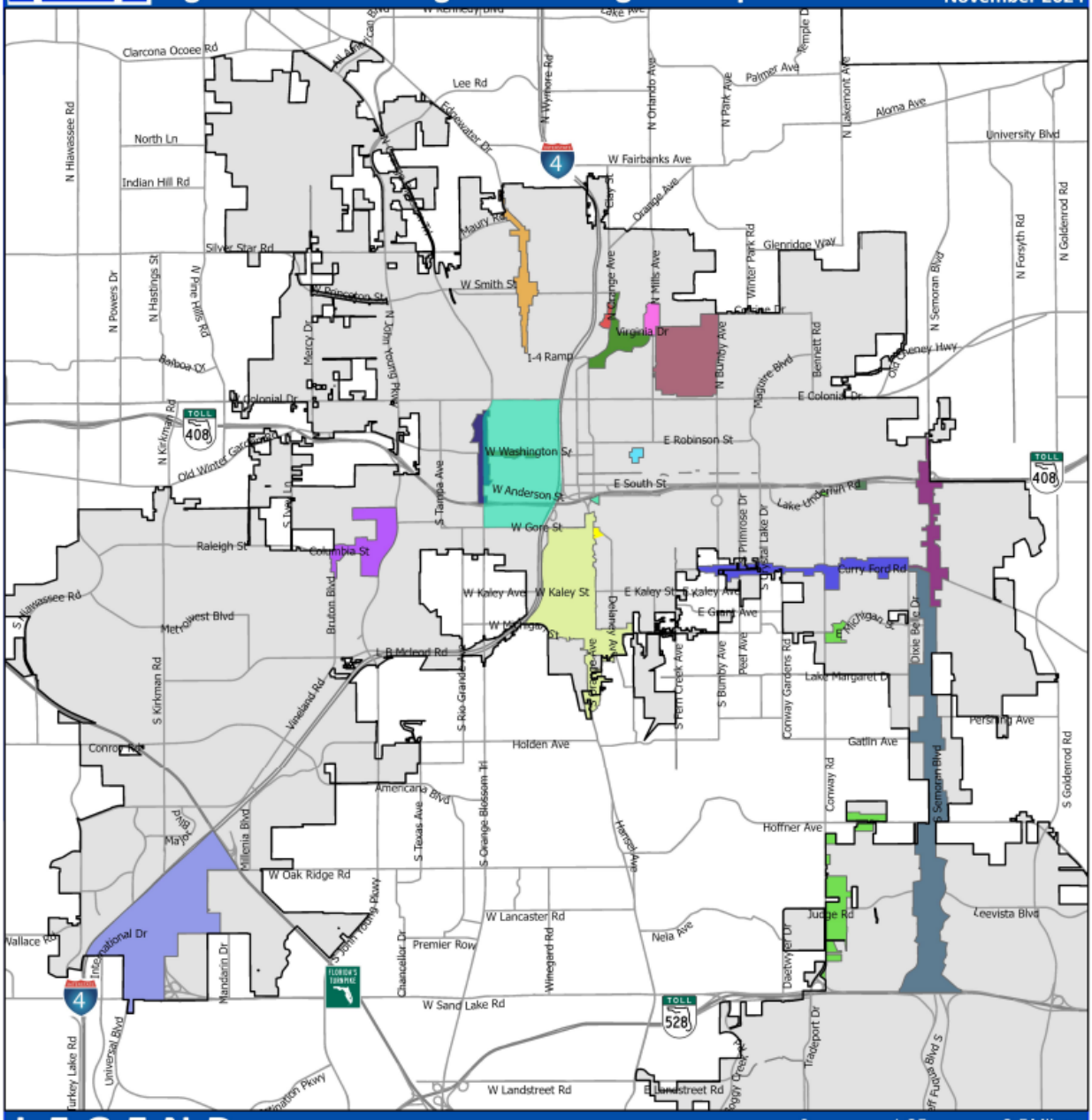

Preservation and Design
Figure PD-5 Civic Gateways & Enhanced Landscape Corridors
October 2024
LEGEND
0
2.5
5 Miles
Civic Gateway
Special District Gateway
Transit Gateway
Enhanced Landscape Corridor
Orlando City Limits


Preservation and Design
Figure PD-6 View Corridors & View Corridor Areas
October 2024
LEGEND
0
3
6 Miles
Traditional City Boundary (PD-3)
View Corridors
View Corridor Areas
Orlando City Limits

Preservation and Design

Figure PD-7: Existing Urban Design and Special Plans

November 2024



Parks, Recreation & Open Space Element

OUR GUIDANCE

- Section 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys.
- Chapter 187, Florida Statutes – State Comprehensive Plan
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan
- Parks Master Plan Update 2024/2025
- Livable Orlando: An Age-Friendly Action Plan 2022-2025
- Orlando Future-Ready City Master Plan 2021
- Trust for Public Land – ParkScore Index®

Our Trends:

The Parks, Recreation and Open Space Element implements Orlando's vision for a beautiful, livable, and healthy urban environment. All citizens should have easy access to fresh air, sunlight, physical exercise, and enjoy the aesthetic benefits of open space. Parks and recreational areas are essential for mental, physical, and environmental health and are key components of our community's long term livability and sustainability.

As noted in the Trust for Public Land's special report "**The Power of Parks to Promote Health**" (2023), parks, recreational amenities, and open space:

- **Promote health** by serving as an ideal venue for physical activity, helping to reduce obesity and the risk of numerous diseases, reducing anxiety and depression, and even improving birth outcomes;
- Provide a platform to **combat social isolation and improve social connections** through both structured group activities and more informal encounters – important considerations for people of all ages, but particularly for older adults;
- **Improve urban environments** and help protect residents from the climate disruptions such as heat waves, severe flooding, and other urban health threats such as air, noise, or light pollution – increasing Orlando's tree canopy is one such important action that we intend to pursue;

- Help **ensure health equity** – after all, park equity is health equity – access to parks and green spaces offers strong health benefits for people with low incomes, those most likely to be in poor health.

Orlando's Families, Parks, and Recreation Department (FPR) maintains primary responsibility for park design and development, maintenance, and programming for people of all ages. FPR's services range from youth and adult recreational leagues, classes, and programs, to positive youth development opportunities through the Orlando Kidz Zones (OKZ) and My Brothers Keeper programs in targeted neighborhoods (Parramore, Holden Heights, Englewood, and Mercy Drive) and schools (Carver, Memorial, OCPS Academic Center for Excellence, College Park and Roberto Clemente Middle Schools, and Jones and Edgewater High Schools), to Senior Connections programming at Beardall Senior Center, L. Claudia Allen Senior Center, and other neighborhood centers throughout the City.

- The vision of Orlando Kidz Zones (OKZ) is for Orlando to be a city where a child's neighborhood or economic status does not limit their opportunities for success. The mission of OKZ is to level the playing field for children in the City's highest poverty neighborhoods and equipping them to become successful, healthy, well-educated adults – modeled after Harlem Children's Zone, OKZ aims to reduce juvenile crime, teen pregnancies, child abuse and neglect, and to reduce drop-out rates among Orlando's most vulnerable youth.
- Senior Connections is an outgrowth of the Livable Orlando Age-Friendly Initiative, and strives to provide quality recreational, educational, social programs to promote wellness and lifelong learning (including computer classes), while keeping older adults active and engaged in their community.

In determining the park and recreational needs of Orlando's residents, the City analyzes both quantitative and supplemental qualitative factors. Quantitative factors include the City's adopted city-wide acreage-based park level of service standard, while qualitative factors are examined through surveys and other community engagement techniques, and by using the Trust for Public Land's ParkScore Index®, which is a national comparison of park systems across

the 100 most populated cities in the United States. Finally, we measure Orlando's overall open space as a percentage of Orlando's overall land area. Following is an analysis of these quantitative and qualitative factors.

PARKS INVENTORY

The City's parks inventory includes regional parks (larger activity-based parks that serve a broad area including but not limited to Lake Eola Park, Lake Lorna Doone Park, Loch Haven Park, and Bill Frederick Park), community parks (large activity-based facilities which serve the entire community including but not limited to Southport Park, Trotters Park, and Lake Fairview Park), and neighborhood parks which are "close to home" park and recreation facilities for neighborhood residents, all that aspire to be connected by bike paths which essentially serve as linear parks. There are also quite a few privately-owned and maintained but publicly-accessible parks located primarily in the southeast area of Orlando – typically owned and maintained by either Community Development Districts (CDDs) or Homeowner's Associations (HOA's).

As of 2024, Orlando's park system encompassed ±3,800.43 acres of developed park land and approximately ±1,217.62 acres of undeveloped park land. A detailed inventory of parks and associated amenities is maintained and updated on an annual basis as part of the Capacity Availability Report process. Recreation Figures R-2A, R-2B, and R-2C depict the locations of Orlando's regional parks, community parks, neighborhood parks, and bike paths (linear parks) by Park Impact Fee benefit area/community park sector.

SUMMARY OF PARK ACREAGE LEVEL OF SERVICE CONDITIONS

Recreation Policy R.1.1.1 establishes a city-wide park acreage level of service (LOS) standard of 7.5 acres per 1,000 population for combined regional, community, and neighborhood park land, including bike paths that serve as linear parks as well as Orlando Wetlands Park which is a 1,650-acre regional resource-based park located in unincorporated Orange County.

In addition to the City-wide standard, LOS is measured for three Community Park Sectors which correspond to our Park Impact Fee benefit areas (North, Southwest, and Southeast), twenty-eight (28) Neighborhood Park Service Areas, and eight (8) Neighborhood Park Special Study Areas. The adopted Community Park Sector LOS standard is 1.3 acres per 1,000 population, while the Neighborhood Park Service Area LOS standard is 0.75 acres per 1,000 population.

The boundaries of individual Community Park Sectors and Neighborhood Park Service/Special Study Areas are depicted on Figure R-1 Part A – Future Park Conditions – 2050 (Map) and a summary of park LOS acreage capacity are shown on Figure R-1 Part B – Future Park Conditions 2050 Park LOS (Summary Table).

Recreation Policy R.1.1.1 provides specific criteria/thresholds for determining the timing of park acquisition and development for Community and Neighborhood parks. For planning purposes, the prototypical size for a community park is a minimum of 15 acres, while a prototypical neighborhood park may range from 2 to 5 acres. Policy R.1.1.1 states that a park project must be added to the Capital Improvement Program (CIP) and Capital Improvement Element (CIE) when an LOS deficiency reaches 50% of the prototypical size for a specific park type. When an LOS deficiency reaches 75% of the prototypical size, a park project must be scheduled for funding in the first year of the CIP/CIE, and the park project must be constructed when the LOS deficiency reaches 90% of the prototypical park size.

City-Wide Park LOS Conditions

As of January 1, 2024, Orlando's total developed park acreage was ±3,800.43 acres while our estimated resident population was ±332,302. The park acreage needed based on our adopted LOS standard of 7.5 acre/1000 population was ±2,492.27 acres, resulting in an excess capacity figure of ±1,308.17 acres. If no new parks were built (the worst-case scenario), the City-wide LOS surplus would decrease from 1,308.17 in 2024, to 750.35 acres in 2030, and 81.32 acres in 2050. However, with additional park projects programmed for completion in the CIE and CIP, and other publicly and privately funded park facilities, it is anticipated that a substantial City-wide surplus will be maintained through 2050.

Community Park Sector LOS Conditions

The LOS status for all three Community Park Sectors is excellent, with January 1, 2024 surpluses ranging from ±104.54 acres in the Southeast to ±504.66 acres in the North. Taking projected population growth into consideration, and assuming no new parks were built (again, the worst-case scenario), it is anticipated that surpluses would be maintained for all three Community Park Sectors through the year 2040. However, LOS deficiencies requiring the development of one or more community parks in the Southeast area are projected to occur by 2040 under the worst-case scenario.

However, the following capital improvement projects will both address projected Community Park LOS deficiencies and significantly enhance Community Park LOS in coming years:

- *Lake Nona PD – Poitras Community Park (Southeast Sector)*. This 14.2-acre community park is included in the adopted GMP 2024-2029 Capital Improvements Element Fund Schedule and CIP, with $14M for construction by FY2026-2027.
- *Starwood/Meridian Parks PD – Community Park (Southeast Sector)*. This 30-acre community park project is included in the adopted GMP 2024-2029 Capital Improvement Fund Schedule and CIP, with $30M for construction by FY2028-2029.
- *The Canopy (f.k.a, the Under I; North Sector).* With the completion of the I-4 Ultimate project, design and implementation of an interactive zone in Downtown Orlando between Robinson and Church Street can be built. According to the adopted GMP 2024-2029 GMP Capital Improvement Fund Schedule and CIP, financing from the Community Redevelopment Agency (CRA) includes $16M for the design and construction of this 6.30-acre park by FY2025-2026.
- *EverBe/Vista Lakes PD Community Park (Southeast Sector)*. According to the adopted GMP 2024-2029 Capital Improvement Fund Schedule and CIP, this 30-acre community park project includes $30M for design and construction by FY2027-2028.

In addition to the above-mentioned funded CIP/CIE projects, and in accordance with the Sunbridge/Camino South Annexation and Development Agreement approved by City Council on April 1, 2024, the developer is required to convey a 28-acre community park site with timing of the conveyance and subsequent construction of the park to be determined jointly between the City and developer based on the phasing of the project.

Neighborhood Park Service Area (NPSA) LOS Conditions

NPSA's 1 through 9, 11 through 13, 15 through 17, and 19 through 26 are all currently registering acreage surpluses, and it is anticipated that surpluses will be maintained in these areas through 2050. Neighborhood Park LOS conditions in the Southeast Orlando Sector Plan, EverBe/Vista Park, Storey Park, and Starwood/Meridian Parks areas will be further enhanced in future years as individual Specific Parcel Master Plans are approved and neighborhood-level park land is developed concurrent with the construction of new dwelling units. Following is a brief summary of LOS conditions for those areas which may experience deficiencies:

- NPSA 10 has a small existing deficiency of 0.16 acres, and with future population growth will experience small deficiencies in future years (1.11 acres in 2030, growing to 1.66 acres in 2050). However, those deficiencies would not trigger the need for a new neighborhood park based on the criteria specified in Recreation Policy R.1.1.1. No further action is required.
- NPSA 14 currently has a small deficiency of 0.60 acres which is projected to increase to 1.17 acres in 2030 and then remaining at approximately that level through 2050. Those deficiencies would not trigger the need for a new neighborhood park based on the criteria specified in Recreation Policy R.1.1.1. No further action is required.

- NPSA 18 has an existing 6.83-acre deficiency which is projected to increase slightly to 7.13 acres by 2030 and remain constant through 2050. On August 28, 2017, the Orlando City Council adopted an amendment to GMP Recreation Policy 1.1.15 which states that *"…recreation needs within Neighborhood Park Service Area 18 shall be met by utilization of the City-wide combined level of service standard for community and neighborhood parks…new residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards."* While not required from a policy perspective, the City has begun in recent years to fund the development of the vacant City-owned 2.89-acre parcel at the southeast corner of Turnbull Drive and Commander Drive into a new neighborhood park using Park Impact Fee monies in upcoming years. Such a project would help alleviate the LOS deficiency to a significant extent.
- NPSA 27 has an existing surplus of 2.93 acres. However, based on future population growth associated with the Packing District PD, a projected deficiency of 1.27 acres is anticipated by 2030 which could grow to approximately 2.86 acres by 2040 if no new neighborhood-level park land was developed. The Packing District PD specifies that, for each 600-unit phase, one acre of neighborhood-level park land must be developed. Such facilities are required to be accessible via the pedestrian/bike network and may include open lawns, plazas, playgrounds, pocket parks, dog runs, linear trail parks and gardens. The PD also states that these future neighborhood park spaces may be owned by the master developer or individual property owners, but shall be for the use of the public. Staff will continue to monitor LOS in this area to ensure standards are achieved as each Packing District PD Specific Parcel Master Plan is reviewed and as development occurs. No further action is required at this time.
- NPSA 28 has been established for the Sunbridge/Camino South annexation area (annexed in Spring 2024). While there is currently no residential population and therefore no current neighborhood-level park acreage demand, it is anticipated that population growth in this area will generate the need for approximately 1.6 acres of neighborhood-level park land by 2030, 7.03 acres by 2035, and 20.59 acres by 2050. Neighborhood Park LOS in this area will be addressed in future years as individual Specific Parcel Master Plans are approved and neighborhood-level park land is developed concurrent with the construction of new dwelling units consistent with Recreation Policy R.1.1.1.
- Several policies under Recreation Objective R.1.1 state that deficiencies in Neighborhood Park Special Study Areas A through H will be addressed through the City-wide LOS standard, and that because of special conditions, no funds will be expended in these areas for new neighborhood park land.

In 2016, Orlando adopted a Parks Impact Fee which provides a dedicated funding source for the acquisition and development of new parks and the renovation of existing parks and amenities throughout the City.

The Park Impact Fee generated approximately $18.88M from inception through 2023, and funds have been and will continue to be used on projects that increase the capacity of the City park system as identified in the FPR's Parks Master Plan and subsequent updates.

On September 9, 2024, the Orlando City Council approved an ordinance amending the Parks Impact Fee to: reflect adjusted study rate results while applying a 41% policy discount; implement a tiered rate structure based on the square footage of a single family unit instead of a one-rate-fits-all approach; adjust the affordable housing exemption or reduction to meet the City's certification program based on "area median income" consistent with other impact fee programs; introduce new Park Impact Fee rates for townhomes, senior housing, mobile homes, and hotel/motel land uses; and identify new and adjusted existing applicable Park Impact Fee code definitions. The Park Impact Fee changes were designed to encourage affordable housing construction throughout the City, continue to provide a payment plan option to commercial development projects to assist in meeting their impact fee obligations, and generate revenue collections needed to fund park capacity projects. As the City's population grows, corresponding investments must be made in the City's CIE/CIP in order to maintain the City's LOS standards for public park facilities, and this most recent update to the Parks Impact Fee will help ensure that happens.

FPR is also implementing $50M of recreation projects with funding from a bond issued in 2019. Recently completed projects under the bond issue include conversion of the former Grand Avenue School into Orlando's largest neighborhood center which is located within a completely renovated neighborhood park featuring intergenerational amenities, the Grove Park in the Packing District which includes the new Orlando Tennis Center, Rosemont Neighborhood Center gymnasium, and a major renovation of Lake Lorna Doone Park. All told, the 2024-2029 CIE/CIP Fund Schedule includes a total of $209.48M in capital projects for new parks, park

improvements, and park renovations, which are funded by a combination of park impact fees, bonds or loans, the Downtown CRA, and/or Capital Improvement Fund.

Open Space Inventory

There are two types of land that have been cataloged as open space by the City of Orlando – park land and Conservation use areas (wetlands, lakes, and other resource protection areas).

As of January 1, 2024, Orlando had a total of ±5,018.05 acres of park land (including undeveloped park land) and ±12,377 acres of Conservation use areas for a total of +17,395.05 acres. However, several large annexations in the Southeast area approved through September 30, 2024 added approximately ±3,319 acres of Conservation use areas, bringing the open space inventory up to ±20,714 acres. Vacant land, such as disturbed urban land intended for development has been excluded from the open space inventory.

Summary of City-Wide Open Space Level of Service Conditions

Recreation Policy R.1.1.2 specifies a level of service standard for open space of 20% of the City's total land area. The 20% figure was chosen because it allows for some fluctuation to occur over time. It should also be noted that the open space standard is to be used as a general guideline, rather than as a concurrency requirement.

As of January 2024, the City of Orlando was ±119.19 square miles in size (or ±76,282 acres) and using the total open space figure of ±17,395.05 acres, had an actual level of service for open space of 22.8%, with the inclusion of all park land, wetlands, lakes, and other resource protection areas.

With the large annexations that occurred through September 30, 2024 including Sunbridge, ICP, Camino South, and Stanton, the City grew to ±137.6 square miles in size (or ±88,063 acres). Of the additional ±11,781 acres, approximately ±3,319 acres have been identified as Conservation use. Including the new Conservation use areas which brought the open space total up to ±20,714 acres, it was estimated that Orlando had an actual level of service for open space of 23.5% (as of September 30, 2024).

Summary of Trust for Public Land ParkScore® Index for Orlando

Each year, the City of Orlando provides data to the Trust for Public Land (TPL) for their annual ParkScore Index, which is a national comparison of park systems across the 100 most populated cities in the United States (please see ParkScore Home: Trust for Public Land (tpl.org)). The

index analyzes parks systems based on five categories which TPL considers important for an excellent municipal park system including: access, investment, amenities, acreage, and equity.

In 2024, Orlando's park system was assessed by TPL across five key categories. Orlando ranked 64th out of 100 cities, receiving a total score of 47.6 out of 100, with points assigned based on a comparative analysis against the other 99 cities for each measure. The following is a summary of the findings for each category:

- **Acreage**: This category measures the availability of large 'destination' parks, including natural areas that provide health and environmental benefits. Orlando's acreage score reflects a below-average percentage of the City's land dedicated to parks and smaller median park sizes.
- **Access**: The access score looks at how many residents live within a walkable distance to parks. Orlando performs about average, with 70% of its population living within a half-mile of a park, which is slightly below the median for the most populous U.S. cities but higher than the overall urban average.
- **Investment**: This category assesses the financial resources dedicated to parks and recreation. Orlando scores well, with $169 per capita spent annually on publicly accessible parks, reflecting a strong investment in maintaining and improving the park system.
- **Amenities**: The amenities score evaluates the availability of park features for diverse user groups. Orlando provides a mix of amenities, scoring well for senior and recreation centers and restrooms, but scoring lower for other facilities like dog parks, playgrounds, and splashpads.
- **Equity**: The equity score examines how fairly parks and green spaces are distributed across neighborhoods, particularly by race and income. Orlando's equity score reveals some disparities, with residents in predominantly non-white and lower-income neighborhoods having less access to park space compared to their counterparts in wealthier, predominantly white areas.

The summary analysis was prepared by referencing TPL tabular and GIS data provided by the City of Orlando, along with additional data from sources such as the U.S. Census. Interactive versions of TPL's proprietary access and equity maps, which are updated annually, are available on TPL's ParkServe® mapping platform which can be found here: ParkServe® | Trust for Public Land (tpl.org).

TPL's ParkScore Index is an invaluable tool for local governments, providing leaders and advocates with much-needed relevant and timely data to inform local park improvement efforts. Orlando intends to utilize both our adopted acreage-based LOS standards and this

data-driven supplemental information in the development of our park planning strategies going forward.

Goals, Objectives, and Policies: Parks, Recreation & Open Space

The following goals, objectives and policies have been developed for the use of local policy makers to help guide and direct the decision-making process pertaining to Orlando's park, recreation, and open space system. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the City will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan. The goals, objectives, and policies are the legally adopted portions of the Growth Management Plan and are used to evaluate development proposals and City investments.

Proposed text additions are underline and proposed deletions are ~~strikethrough~~.

PARKS, RECREATION & OPEN SPACE GOAL R-1

To provide for the parks, recreation, and open space needs of all of the City's current and future citizens, and to develop and maintain public parks and open spaces that are aesthetically appealing and which enhance the character and image of Orlando as the City Beautiful.

LEVEL OF SERVICE STANDARDS & GUIDELINES

Objective R.1.1 The City of Orlando shall ensure that an adequate amount of park land and open space land is available to the citizens of Orlando, throughout the planning period.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Policy R.1.1.1 Throughout the planning period, the City-wide park acreage level of service standard~~s~~ shall be 7.5 acres per 1,000 population. ~~as follows:~~

~~PARK TYPE~~	~~ACRES/POPULATION~~
~~Combined Community~~	

~~and Neighborhood Parks~~ ~~3.25 acres per 1,000 population~~

In addition to the City-wide park acreage level of service standard, the following criteria shall apply within each community and neighborhood park service area:

PARK TYPE	POPULATION SERVED	MINIMUM ACREAGE/ POPULATION FOR EACH SERVICE AREA
Community Parks	Up to 40,000	1.3/1,000
Neighborhood Parks	Up to 10,000	0.75/1,000

For planning purposes, the prototypical size for a community park shall be 15 acres, and the prototypical size for a neighborhood park shall be 5 acres.

The following thresholds shall be used to schedule the funding and construction of new community and neighborhood parks:

a. A park project shall be added to the Capital Improvement Program and Capital Improvement Element when the level of service deficiency reaches 50% of the prototypical size for that specific park type (i.e., a 7.5 acre deficiency in a community park sector or a 2.5 acre deficiency in a neighborhood park service area).

b. A park project shall be scheduled for funding in the first year of the Capital Improvement Program when the level of service deficiency reaches 75% of the prototypical size for that specific park type (i.e., an 11.25 acre deficiency in a community park sector or a 3.75 acre deficiency in a neighborhood park service area).

c. A park project shall be constructed when the level of service deficiency for a specific park type reaches 90% of the prototypical park size (i.e., a 13.5 acre deficiency in a community park sector or a 4.5 acre deficiency in a neighborhood park service area).

To enhance the City's park level of service, developers of new residential and mixed-use/residential projects greater than 50 acres in size shall provide a minimum of 3.25 acres per 1,000 population:

1) 1.3 acres per 1,000 population (unit equivalent of 0.003 acres per residential unit) for community parks or a fee-in-lieu of dedication if deemed appropriate by the City and memorialized in a Planned Development ordinance or subsequent developer's agreement. It is recognized that flexibility in the location of community-level park land is desirable to consolidate park acreage and amenities and for the efficient operation of such facilities. As such, community park land may be located on-site or off-site with fee-in-lieu-of monies being directed to

park projects in the Park Benefit Area where the residential or mixed-use/residential project is located. Community parks should be owned and maintained by the City.

2) 0.75 acres per 1,000 population (unit equivalent of 0.0017 acres per residential unit) for neighborhood parks which must be located on the development site. Such neighborhood parks facilities shall include one or more amenities that activate the park space (tot-lot, pool, ballfields, etc.). Such neighborhood parks may be either publicly or privately owned but should be generally accessible to the public with the understanding that some residential building types such as gated communities and apartment complexes typically secure such amenities. Ownership and maintenance responsibilities for neighborhood park facilities shall be described in an appropriate legal form such as a Planned Development ordinance, Master Plan, Specific Parcel Master Plan, developer's agreement, and/or plat.
3) 1.2 acres per 1,000 population (unit equivalent of 0.0027 acres per residential unit) for village greens, plazas, and/or visually and physically accessible open spaces adjacent to lakes, waterbodies, and conservation areas. Such areas should include walkways, shade trees/structures, and seating, and may be either publicly or privately owned but should be generally accessible to the public with the understanding that some residential building types such as gated communities and apartment complexes typically secure such amenities. Ownership and maintenance responsibilities for such open spaces shall be described in an appropriate legal form such as a Planned Development ordinance, Master Plan, Specific Parcel Master Plan, developer's agreement, and/or plat.

Developers may be eligible for park impact fee credits consistent with the City's adopted park impact fee ordinance.

The City of Orlando shall utilize Figure R-1 (Part A) Future Park Conditions – 2050 Map and Figure R-1 (Part B) Future Park Conditions – 2050 Park LOS Summary Table, to guide the provision of park and recreation facilities.

In addition to the adopted acreage standard~~s~~, the City has developed the following general guidelines for ~~activity based amenities~~ ballfields and activity-based amenities such as sport courts. While not used for concurrency management purposes, these guidelines ~~shall~~may be used to conscientiously guide park acquisition and development throughout the planning period.

Little League Baseball Field	1 per 10,000 population
Softball Field	1 per 5,000 population
Soccer/Multi-Purpose Field	1 per 10,000 population
~~Swimming Pool~~	~~1 per 20,000 population~~
~~Basketball Court~~	~~1 per 10,000 population~~

~~Tennis Court 1 per 10,000 population~~
Sport Courts* 1 per 10,000 population
* Includes Tennis, Basketball, Futsal, Volleyball/Sand Volleyball, and Pickleball Courts.
(Amended January 30, 2006, Effective March 2, 2006, Doc. No. 060130908)

Policy R.1.1.2 An important aspect of building and maintaining a sustainable and healthy community ~~and healthy~~ is the amount and types of open space which can be enjoyed by City residents. In keeping with the concepts of sustainability, the citywide level of service standard for open space shall be 20% of the total land area of the City of Orlando. Open space is defined as any land or water surface that affords unobstructed physical movement and is relatively free of man-made structural mass. In the Wekiva Overlay District, residential parcels of at least 5 acres in size shall provide open space comprising at least 20% of the gross development area, consistent with Conservation Element Policy C.1.7.8.
(Amended January 25, 1999, Effective February 25, 1999, Doc. No. 31838; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201; Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy R.1.1.3 If no developable land is available for parks in a neighborhood park service area exhibiting measurable unmet demand, suitable alternate sites in adjacent service areas shall be identified and developed as appropriate. Such sites may be used to satisfy the minimum acreage requirements for that service area for the purpose of concurrency.
(Amended January 25, 1999, Effective February 25, 1999, Doc. No. 31838)

Policy R.1.1.4 ~~Reserved.~~
In addition to the quantitative standards and guidelines specified in Policies R.1.1.1 and R.1.1.2, the City should coordinate with the Trust for Public Land (TPL) on an annual basis to analyze both park access and equity through the ParkScore Index. This supplemental qualitative analysis allows Orlando to better understand the percentage of the population located within a 10-minute walk of a park, to identify potential gaps in parks and recreation service, and to develop and prioritize potential park projects.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy R.1.1.5 Orange County facilities such as the Orange County History Center and Marks Street Senior Center, which are located wholly within the corporate limits of the City of Orlando, may be counted in the City's adopted park acreage level of service analysis. In analyzing the provision of park and recreation services, the City of Orlando may also acknowledge facilities located adjacent to the City and in nearby Orange County, Osceola County, or in other municipalities. Similarly, the City may also acknowledge Orange County Public School (OCPS) facilities located within or in close proximity to the corporate limits of the

City of Orlando in analyzing the adequate provision of park and recreation facilities. While such facilities may or may not be included in the City's park acreage level of service analysis, the City may consider the amenities provided in relation to those parks and facilities in determining the necessity for new park development or park expansions within the City of Orlando.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

~~Policy 1.1.6 Reserved.~~
~~(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)~~

Policy R.1.1.~~7~~6 Throughout the planning period, recreation needs in Neighborhood Park Special Study Area A shall be met through utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area, no district level of service standard shall be applied. Because Special Study Area A (Northeast Corner of Colonial Drive/John Young Parkway) contains the gated Country Club of Orlando which includes significant private recreational amenities and because it is adjacent to Service Areas 3 and 4, which both exhibit substantial surpluses, ~~and because the current and projected neighborhood park acreage demand is small (ranging from 0.01 to 0.29 acres),~~ the City shall not be required to expend funds to purchase additional park land to serve this area. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~8~~7 Throughout the planning period, recreation needs in Neighborhood Park Special Study Area B shall be met through utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area, no district level of service standard shall be applied. Because Special Study Area B (Conroy Road/Kirkman Road) is composed of the gated Millenia Park neighborhood as well as widely dispersed multi-family development, and because each of the developments offers acceptable levels of private activity-based recreational amenities, the City of Orlando shall not be required to develop a neighborhood park in this service area. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~9~~7 Throughout the planning period, recreation needs in Neighborhood Park Special Study Area C shall be met through utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area, no district level of

service standard shall be applied. Special Study Area C is situated between the City-owned Bill Frederick Park at Turkey Lake ~~Park~~ and the County-owned Lake Cane/Lake Marsha Park, which have a combined acreage of 284.2 acres. Because of the amenities available to the people in this area, the City shall not be required to expend funds to purchase or develop a neighborhood park in this service area. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~10~~9 Throughout the planning period, recreation needs in Neighborhood Park Special Study Area D shall be met through utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because Special Study Area D includes a large number of highly dispersed multi-family developments that offer private activity-based recreational amenities (including the Ventura Planned Development), and because no suitable vacant land is available in the service area, the City of Orlando shall not be required to develop a neighborhood park in this service area and no district level of service standard shall be applied. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended January 25, 1999, Effective February 25, 1999, Doc. No. 31838)

Policy R.1.1.~~11~~10 Throughout the planning period, recreation needs in Neighborhood Park Special Study Area E shall be met through utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area, no district level of service standard shall be applied. Because of the small resident population in this area, the adjacency of the Cypress Park Elementary school and its associated recreational facilities, and the 50 acre Southport Community Park is less than 1 mile from this area on the former Orlando Naval Training Center McCoy Annex site, the City shall not be required to purchase or develop a neighborhood park in this service area.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~12~~11 Because Metropolitan Parks and Special Facilities, such as Harry P. Leu Gardens, the former Bob Carr Performing Arts Center, the Dr. Phillips Center for the Performing Arts, the ~~Amway~~Kia Center, and Dubsdread Golf Course provide important recreational and cultural amenities to the citizens of Orlando, and because such facilities will continue to be desirable in the future, the City shall be prepared to commit additional funding to provide for such projects.

(Amended January 25, 1999, Effective February 25, 1999, Doc No. 31838; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

~~Policy 1.1.13 The City of Orlando shall utilize the Future Parks Conditions Map, Figure R-1, in order to guide the provision of recreation facilities throughout the planning period.~~
~~(Amended January 25, 1999, Effective February 25, 1999, Doc. No. 31838)~~

Policy R.1.1.~~14~~12 Through-out the planning period, recreation needs within Neighborhood Park Service Area 10 shall be met by utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. The City's parks level of service analysis shall include the neighborhood-level recreational amenities and open spaces developed as part of the MetroWest master planned community. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended January 25, 1999, Effective February 25, 1999, Doc. No. 31838; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~15~~13 Through-out the planning period, recreation needs within Neighborhood Park Service Area 18 shall be met by utilization of the City-wide combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of unique conditions in this area including close proximity to the Orlando International Airport as well as the preponderance of commercial and industrially zoned land in previously approved master planned developments (LeeVista and Orlando Corporate Center), the ability of the City to acquire and develop new neighborhood-level park land is significantly constrained. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~17~~14 Through-out the planning period, recreation needs in Neighborhood Park Special Service Area F shall be met through utilization of the City-wide combined level of service standard for community and neighborhood parks. The City shall pursue the development of one or several small neighborhood parks along the Shingle Creek Bike Trail, similar to Chapin Station on Orange County's West Orange Bike Trail, as resources permit. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~18~~15 Through-out the planning period, recreation needs in Neighborhood Park Special Service Area G shall be met through utilization of the combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area, no district level of service standard shall be applied. Because Special Study Area G is predominantly composed of highly dispersed multifamily development, and because these individual projects each offer acceptable levels of private activity-based recreational amenities, the City shall not be required to develop a neighborhood park in this service area. New residential projects located in this area shall include parks/recreational amenities consistent with the City's neighborhood park level of service standards.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.1.~~19~~16 Throughout the planning period, recreation needs in Neighborhood Park Service Area 27 shall be met through utilization of the combined level of service standard for ~~community and neighborhood parks~~ all park types. ~~There are currently no plans for residential development or parks in this area due to the current industrial uses. If residential development is proposed, the n~~New residential projects located in this area shall include park/recreational amenities consistent with the City's neighborhood park level of service.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Policy R.1.1.~~20~~17 Throughout the planning period, recreation needs in Neighborhood Park Special Service Area H shall be met through utilization of the combined level of service standard for ~~community and neighborhood parks~~ all park types. Because of special conditions in this area which includes industrial uses within Beltway Commerce Center, no district level of service standard shall be applied. ~~If residential development is proposed, the n~~New residential projects located in this area shall include park/recreational amenities consistent with the City's neighborhood park level of service.
(Amended August 6, 2018, Effective September 20, 2018, Doc. No. 1808061201)

Objective R.1.2 Throughout the planning period, the City of Orlando shall require, through the Land Development Code, that both private and public entities and agencies provide adequate open space.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy R.1.2.1 The City of Orlando shall provide open space standards for all development, including setbacks, parkways, bufferyards, wetland buffer areas and retention/detention area requirements.

Policy R.1.2.2 Because parks, lakes, and lakeshores give form to our neighborhoods, strengthen neighborhood cohesion, enhance recreational opportunities, provide greenspace and visual relief along with climate relief and wildlife habitat, and because they increase our residents' quality of life and opportunities for social interaction, Orlando shall continue to preserve its

valuable open space and particularly its publicly accessible lakeshores as essential components of the public realm in both established neighborhoods and in new growth areas.
(Amended July13, 2009, Effective August 13, 2009, Doc. No. 0907131103)

INVESTMENTS

Objective R.1.3 Because the City's park requirements may change in the future due to unforeseen growth or future annexations, the City of Orlando shall continue to monitor levels of service for parks and, if necessary, ~~shall~~ identify and implement alternative funding mechanisms and programs to provide for parks.
(Amended May16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy R.1.3.1 ~~Because the rehabilitation of already existing parks can often increase recreation opportunities at a fraction of the cost of new development, the City of Orlando shall actively rehabilitate, maintain, and upgrade existing park and recreation facilities within existing and future funding constraints.~~ Recognizing the significant impact that well-maintained and enhanced parks can have on the community, the City of Orlando is committed to improving and revitalizing its existing parks and recreation facilities. By rehabilitating and upgrading these spaces, the City can expand recreational opportunities for residents at a fraction of the cost of new park development. This commitment not only enhances the quality of life for our residents but also contributes to the economic vitality of surrounding neighborhoods. The City shall continue to prioritize the rehabilitation, maintenance, and improvement of its parks, ensuring that these vital public spaces are accessible, sustainable, and aligned with the City's broader goals of fostering community well-being and increasing local economic value, within the limits of available and future funding.

Policy R.1.3.2 Acquisition of new park land shall ~~be consistent with park needs as identified in the Recreation and Open Space Element~~ ensure, by warrant in writing, that the land to be dedicated and/or sold to the City as public park land is:

1. Free of construction debris or other refuse;
2. Free of any physical disturbance, including soil excavation, site grading, or removal or damage to vegetation unless the Families, Parks and Recreation Director and the City Engineer approve of such physical disturbance in writing;
3. Not a flood plain, wetland, stormwater retention/detention area, or area with drainage structures, in the post-development condition which would unreasonably interfere with public park use;

4. Free of any easements or other dedications, encumbrances, restrictions, or title defects not approved in writing by the Families, Parks and Recreation Department; and

5. Free of all hazardous substances and underground storage tanks.

The City reserves the right to refuse acceptance of any land that the City finds to not be in conformance with this Parks, Recreation and Open Space Element.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy R.1.3.3 Proposed park sites, and existing park sites scheduled to be renovated, shall be evaluated as to their existing and potential environmental quality and their impact on the City's park level of service. The City of Orlando shall consider the following as park projects are undertaken, particularly projects utilizing or attempting to obtain federal, state or local and/or private grants:

1. The project's ability to maintain or improve park levels of service;
2. The protection of Endangered and Threatened Species and Species of Special Concern, including rare or threatened vegetative communities;
3. The enhancement or restoration of natural areas and shoreline ecosystems, and the removal of nuisance and/or exotic vegetation;
4. The creation or continuation of greenway systems utilizing environmentally sensitive lands, which will also support the preservation of natural habitats and wildlife corridors;
5. The preservation of large canopy trees;
6. The preservation or improvement of groundwater quality and/or surface water quality;
7. The protection of natural resources from potential adverse impacts associated with uses or activities on adjacent lands, including a land use compatibility analysis and the provision of wetland buffers and bufferyards in the Growth Management Plan and Land Development Code.
8. The impacts to health, community sustainability as well as historic and community values.

Where applicable, the City shall ensure that the above-mentioned environmental systems are protected, preserved, and/or enhanced.

(Amended March 11, 1996, Effective May 23, 1996, Doc. No. 29210; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.3.4 The City of Orlando is dedicated to active community outreach and the concept of social responsibility. The City's parks facilities and recreational programs shall be designed to deter juvenile crime and to enhance the quality of life for all of Orlando's citizens, especially its youth. This shall be accomplished by offering a wide-range of programs, such as youth and adult sports, summer camps, ~~adult and youth basketball, youth softball/baseball programs, a youth golf program, youth tennis program, racquet programs,~~

youth employment programs, field trips, computer labs, youth development and cultural activities, after-school learning programs, and a variety of other educational and recreational programs designed for life skills and vocational enrichment. These and/or other similar outreach programs shall be incorporated into all new or proposed parks and recreation facility projects, or facilities undergoing renovation/rehabilitation, where appropriate and feasible.

(Amended March 11, 1996, Effective May 23, 1996, Doc. No. 29210; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

EQUITY

Objective R.1.4 Accessibility to all of the City's parks and recreational facilities shall be improved throughout the planning period. This shall be accomplished in three ways: (1) all new parks and recreational facilities shall meet the access standards specified in the Land Development Code; (2) existing parks and recreational facilities shall be upgraded to meet the requirements of the Land Development Code, wherever feasible; and (3) pedestrian access-ways and bikeways shall be provided in all new residential subdivisions, when required by the Land Development Code. Universal design elements, consistent with the Americans with Disabilities Act (ADA), ~~should~~shall be incorporated into new facilities and retrofits of existing facilities, where feasible.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.4.1 In order to serve the entire population equitably, the City of Orlando shall provide adequate park and recreational facility access for persons with disabilities, the elderly and the transportation and economically disadvantaged. The City shall plan and design its parks and recreational facilities to provide opportunities for all residents to participate regardless of race, color, religion, sex, national origin, age, sexual orientation or disability. Key strategies will be used for transforming parks that lack equity, addressing disparities in access, amenities, and community involvement, to create inclusive, welcoming, and vibrant public spaces for all residents.

Pedestrian access-ways shall be provided in new residential subdivisions in order to link schools, parks, senior centers, and recreational facilities with other public amenities, and generally further the open space system ideal. In addition, all new parks and recreational facilities shall be required to provide adequate parking for handicapped residents, as specified in the Land Development Code. Finally, the Families, Parks and Recreation Department shall encourage, when appropriate, non-profit organizations to create and maintain programs designed to target low income residents, elderly persons and the home bound.

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.4.2 Because increased access to existing parks can have approximately the same effect as developing new facilities at a fraction of the cost, the City of Orlando shall implement the City of Orlando Bikeways Plan. Bike and pedestrian facilities shall be integrated into the street network by using extended green-space areas and tree-lined roadways with space for bike paths. The City shall also plan for a linked system of greenways in coordination with Orange County, non-profit organizations, and the East Central Florida Regional Planning Council.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.4.3 The City shall encourage the creation of a Recreation and Greenways Trail System through the maintenance of existing recreation trails and greenways, and expansion or creation of additional recreation trails and greenways, as depicted in Figures ~~R-20A and R-20B~~R-2A, R-2B and R-2C, and Figures T-23 and T-23A in the Safe and Convenient Mobility Options Chapter/ Transportation Element of this GMP.
(Amended July13, 2009, Effective August 13, 2009, Doc. No. 0907131103)

Policy R.1.4.4 Where appropriate, the City will focus on greening underutilized or neglected public spaces by incorporating green elements such as trees, shrubs, and landscaping. These improvements will help make parks more inviting and environmentally sustainable, while also promoting positive health outcomes and improving air quality in the community.

The City will work to raise awareness of existing parks, particularly those in underserved neighborhoods, by highlighting their value through community events, social media campaigns, and outreach. This will help overcome a lack of awareness, inspire community pride, and generate support for future park enhancements and programming.

By fostering a sense of ownership and pride in local parks, the City will encourage residents to become champions for their community spaces. Celebrating the unique qualities of each park and involving the community in park development and stewardship will strengthen neighborhood identity and support the long-term sustainability of park spaces.

PUBLIC PARTNERSHIPS

Objective R.1.5 Intergovernmental coordination between the City of Orlando, Orange County, and the Orange County School Board shall be strengthened throughout the planning period, in order to more effectively provide recreational facilities. Progress will be measured by the number of new interlocal agreements developed between the City of Orlando, Orange County, and the Orange County School Board for individual schools, or the adoption of a comprehensive interlocal agreement including all schools.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy R.1.5.1 Because there is no need for duplication of services, where the Orange County School Board has facilities for recreation already established, the City of Orlando may consider agreements for joint use of these facilities where appropriate. This may either be in the form of a master agreement or individual joint use agreements. Elementary and middle school facilities may be considered equivalent to a neighborhood park while high school facilities may be considered equivalent to a community park. Inclusion in the City's park level of service calculations/analysis of such school facilities may only be used where satisfactory joint use agreements have been negotiated and executed. In instances where a joint use agreement has expired and where the City and OCPS are negotiating a new agreement or agreement extension in good faith, the City may continue to incorporate those recreational lands and uses in its level of service calculations.
(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy R.1.5.2 A functional consolidation program where parks, preferably on the community scale, are developed and operated jointly using the best available resources of each government, would effectively address deficiency concerns and enhance recreational opportunities. The City of Orlando and Orange County ~~shall~~may examine the possibility of the coordination of resources as a solution to existing and future park land deficiencies.

COMMUNITY ENGAGEMENT

Objective R.1.6 The City of Orlando shall continue to incorporate citizen input into the parks and recreation planning process by utilizing standard notification procedures for Public Benefit Uses as presented in the Land Development Code.

Policy R.1.6.1 Because there is a need for citizen input into the parks planning and development process, and because existing park and recreation facilities will periodically need to be expanded and/or redeveloped, the City of Orlando shall notify citizens who reside within 300 feet of any given park or neighborhood center of substantial changes to the individual parks' or neighborhood centers' master plan. In addition, the City of Orlando shall actively pursue citizen review and input into the park planning process by

utilizing the Families, Parks and Recreation Board and Municipal Planning Board.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)

Policy R.1.6.2 Because public park land is an asset to the community and because it is an amenity which enhances the City's quality of life and makes Orlando a more desirable community in which to reside, work and visit, the sale or exchange of public park land shall only occur after public hearings have been held before the Municipal Planning Board and the City Council. The sale or exchange of parkland shall only be permitted where it has been demonstrated that such sale or exchange is in the best interest of the public health, safety and welfare or there is a higher public purpose served by the transaction. In addition, there shall be a finding by the Families, Parks and Recreation Director that:

a. The park land has limited value as an active or passive recreation area due to a change in the demographics, land patterns, service area, and/or surrounding neighborhoods. This can be mitigated with the addition of comparable property for park purposes in the immediate vicinity.

b. The park land does not have any unique historical, archeological, geological or ecological elements and,

c. The park land does not provide any unique or otherwise significant visual feature or identity.
(Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.6.3 Because personal security is important to the citizens of Orlando, the City shall utilize Crime Prevention Through Environmental Design (CPTED) standards in the planning and development of parks and open spaces. The City shall identify and establish appropriate safety techniques for parks, such as providing adequate lighting, enforcing prescribed curfews, increasing police presence, and managing park vegetation; all in an effort to provide a more pleasant and safe park environment for the citizens of Orlando.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

MAINTENANCE, PRESERVATION, AND ENHANCEMENT

Objective R.1.7 The City of Orlando shall maintain, throughout the planning period, an inventory of the location, size, condition, and amenities available at each public park. This inventory shall be updated once every year. If a facility in the Orlando park system does not function correctly, the City shall identify ways of correcting the condition through the Capital Improvement Program.

Policy R.1.7.1 The City's parks and recreational facilities shall be renovated and/or upgraded, as part of the Capital Improvement Program, ~~in order~~ to provide improved recreational facilities.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy R.1.7.2 The Orlando Loch Haven Park is a special facility that supports educational, scientific, historic, and cultural activities as well as provides passive greenspace for public enjoyment. All future improvements to the site shall complement or expand this existing character. Future improvements and expansions shall be consistent with ~~the~~ Orlando Loch Haven Park's Charter requirements~~, support the City's art corridor as well as encourage connectivity with park entities and the surrounding communities~~.
(Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

~~Policy 1.7.3 The City of Orlando shall strategically develop the OUC Wilderness Park as a passive metropolitan park/special facility, as soon as it is economically feasible and justified on the basis of potential use.~~
~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)*~~

~~Policy 1.7.4 Reserved.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)*~~

~~Policy 1.7.5 Reserved.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 1.7.6 Reserved.~~
~~(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103*; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)*~~

Objective R.1.8 The City of Orlando ~~shall~~may throughout the planning period utilize City controlled vacant lots, as appropriate and feasible, for interim use as public open space, naturalized meadows ~~and~~ , community gardens, and other community-driven initiatives. These temporary uses will enhance access to green spaces, foster community engagement, and contribute to environmental sustainability, while also ensuring that historically underserved neighborhoods benefit from the activation of underutilized land.

Policy R.1.8.1 The City of Orlando ~~shall~~may continue to explore innovative methods for providing visual relief through the use of vacant properties.

~~Policy 1.8.2 Because the Richmond Heights neighborhood is adequately served by existing parks and because the Ravenall site was once a landfill which precludes development of structures on-site, the City shall~~may ~~consider allowing the public to utilize Ravenall in a use other than a park such as a raised bed community garden or community picnic area. Prior to utilization of the site as a garden, a Phase I environmental assessment shall be conducted to test for potential soil and groundwater contamination. Testing may be performed through the City's Brownfield program as funding and related resources permit.~~

~~(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)~~

PLANNING & IMPLEMENTATION

Objective R.1.9 The City shall continue to develop and refine ~~an~~its open space plans consistent with Downtown Orlando Project DTO and DTO 2.0 findings ~~by 2025~~ throughout the planning period. ~~This plan shall~~The City shall strive to coordinate public and private resources to meet the open space and recreational needs of the residents of Downtown Orlando.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.9.1 Open space plans ~~shall~~may include but not be limited to plazas and squares, pedestrian/bicycle systems, streetscape needs, decorative open space, community gardens and orchards, and median plantings.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.9.2 ~~The~~ Downtown open space plans ~~shall~~may consider funding mechanisms such that property owners benefiting from open space improvements pay a fair proportion of the costs.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective R.1.10 ~~By 2020~~Throughout the planning period, the City of Orlando shall update the ~~Strategic~~ Parks and Recreation Master Plan for parks and recreation facilities and programming.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.10.1 At a minimum, the ~~Strategic~~ Parks and Recreation Master Plan for parks and recreation facilities should include, but not be limited to, the following components:

a. 3, 5 and 10-year components, coordinated with the Capital Improvements Element and Program;
b. Identification and analysis of potential alternative funding sources, such as impact fees, user fees, grants, and mandatory park land dedication;

c. Review of adopted Level of Service Standards and methodology;
d. Analysis of effectiveness of existing joint use agreements and need for additional joint use agreements; and
e. Methods of integrating park needs analyses with development review.
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

~~Policy 1.10.2 Reserved.~~
~~*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

Objective R.1.11 Throughout the planning period, the City of Orlando shall promote sustainable health and wellness principles in the built environment and the management of natural resources and promote ~~Active Living By~~ Healthy Community Design.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.11.1 The City of Orlando is dedicated to employing ~~h~~Healthy ~~c~~Community Design principles detailed in the Parramore Comprehensive Neighborhood Plan, the Urban Land Institute's (ULI) Healthy Places Initiative, Health Impacts Assessments, ~~and~~ Active Living By Design, as well as Universal Design principles to improve residential health and increase physical activity through quality community design and related interventions.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

Policy R.1.11.2 Healthy Communit~~ies~~y Design principles serve to create holistic active living environments. Residents of all ages and abilities should have easy access to physical activity programs and healthy environments should be considered a high priority. Workplaces, schools, and other organizations should be encouraged to provide regular incentives which promote physical activity. Healthy community environments should provide safe, convenient, and integrated facilities such as sidewalks, greenways, community gardens, dog parks or runs, and neighborhood parks with amenities that encourage people to be active.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017; Doc. No. 1708281201)

PARKS, RECREATION & OPEN SPACE GOAL R-2

To ensure Orlando remains a 'community for a lifetime' by encouraging age-friendly parks, recreation, and open space concepts and strategies.

Objective R.2.1 Throughout the planning period, and to make Orlando a place to live better for longer, the City of Orlando shall integrate age-friendly concepts into its policy, programmatic, and organizational frameworks in relation to parks, recreation, and open space, where appropriate.

Policy R.2.1.1 The City of Orlando is dedicated to implementing the Livable Orlando: An Age-Friendly Initiative Action Plan 2022-2025 including the goals and action items related to livability, longevity, and healthy aging by: ensuring that the needs and opinions of older adults are considered in park and open space planning and design; improving the sense of place, comfort, and interconnectedness of communities by promoting culturally appropriate age-friendly amenities and events; encouraging application of Universal Design principles to create an accessible and equitable built environment; fostering the creation and maintenance of community gardens and local food production to contribute to the physical, social, cultural well-being of older adults; and reimaging senior centers and recreation centers as intergenerational focal points for the community.

PARKS, RECREATION & OPEN SPACE GOAL R-3

To ensure Orlando's livability, health, and quality of life by preserving and enhancing the City's tree canopy.

Objective R.3.1 Throughout the planning period, the City shall preserve, maintain, and enhance a healthy urban tree canopy by developing green spaces that promote pedestrian connectivity, environmental sustainability, and which create a distinct sense of place.

Policy R.3.1.1 The City is committed to reducing energy burdens and improving the quality of life for all residents, particularly in neighborhoods which experience limited tree canopy coverage. The City shall implement targeted tree planting initiatives aimed at equitably enhancing the urban tree canopy, which provides natural cooling, energy savings, and environmental benefits.

Policy R.3.1.2 The City shall promote the use of native plants and sustainable landscape practices to create habitats for local wildlife within urban green spaces.

Maps & Figures: Parks, Recreation & Open Space

Maps & Figures that support this Element include:

Figure R-1 (Part A):	Future Park Conditions – 2050 Map
Figure R-1 (Part B):	Future Park Conditions – 2050 Park LOS Summary Table
Figure R-2A:	Park Locations by Benefit Area – North
Figure R-2B:	Park Locations by Benefit Area – Southwest
Figure R-2C:	Park Locations by Benefit Area – Southeast

Figures R-1 (Part A) and R-1 (Part B) are adopted parts of the Growth Management Plan (Orlando's comprehensive plan) and any amendments to those figures will be adopted by ordinance. The remaining figures are provided for reference and are not regulatory in nature.

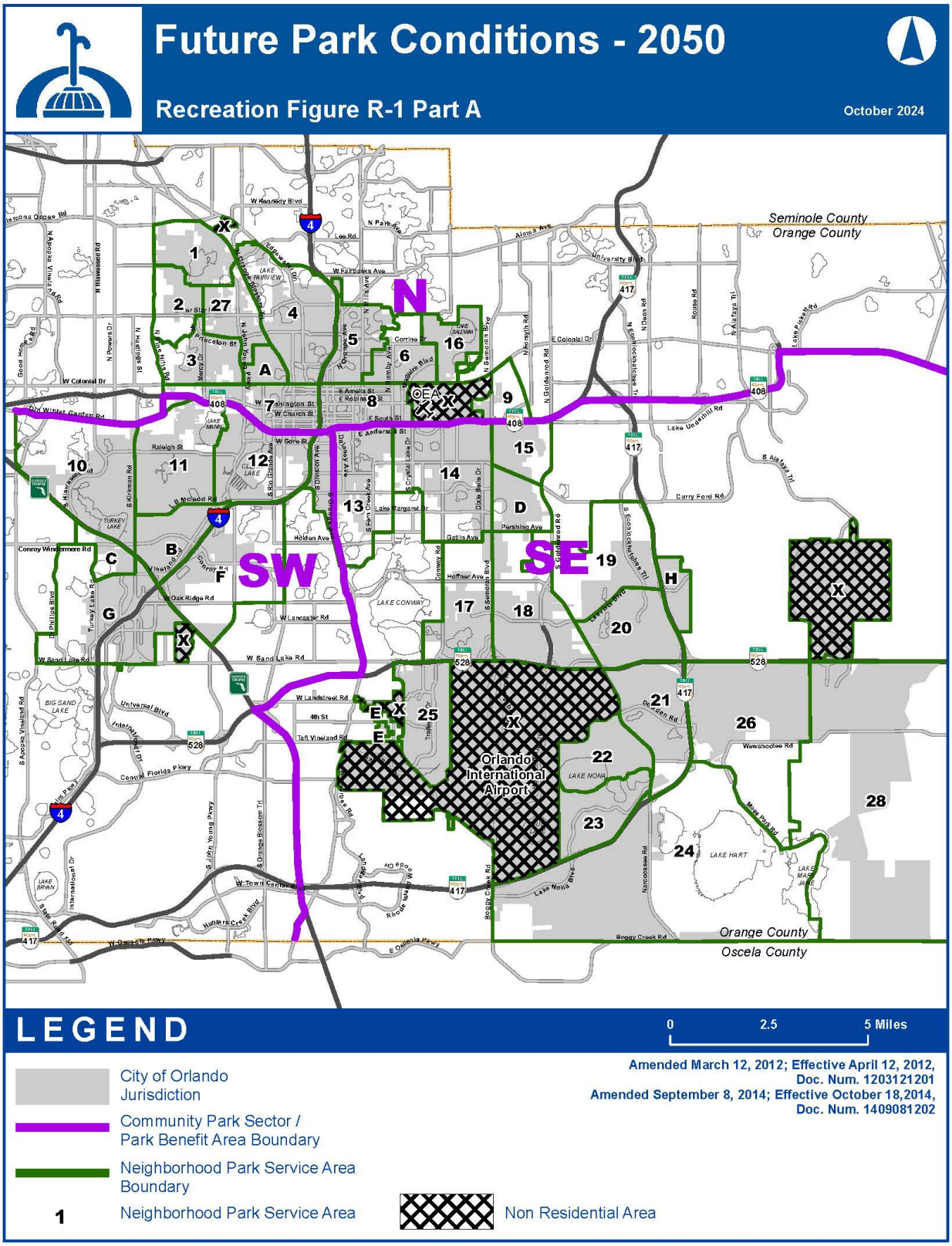

Future Park Conditions - 2050
Recreation Figure R-1 Part A
October 2024
Seminole County
Orange County
Orange County
Osceola County
SW
SE
N
Orlando International Airport
LEGEND
0
2.5
5 Miles
City of Orlando Jurisdiction
Community Park Sector / Park Benefit Area Boundary
Neighborhood Park Service Area Boundary
1
Neighborhood Park Service Area
Non Residential Area
Amended March 12, 2012; Effective April 12, 2012, Doc. Num. 1203121201
Amended September 8, 2014; Effective October 18,2014, Doc. Num. 1409081202

FIGURE R-1 (Part B)
CITY OF ORLANDO - PARK LOS SUMMARY TABLE

	EXISTING ACREAGE CAPACITY January 1, 2024 Estimate				PROJECTED ACREAGE CAPACITY Year 1	Year 2	Year 3	Year 4	Year 5	Later Years >>>				
	PARK ACRES	POPULATION	ACRES NEEDED	CAPACITY	2025	2026	2027	2028	2029	2030	2035	2040	2045	2050
City-Wide LOS (including Bike Paths/Linear Parks & Orlando Wetlands Park; 7.5 Acres/1,000 Population)	**3,800.43**	**332,302**	**2,492.27**	**1,308.17**	**1,178.00**	**1,092.47**	**1006.95**	**921.43**	**835.91**	**750.35**	**440.81**	**265.15**	**156.14**	**81.32**
Community Park LOS (1.3 Acres/1,000 Population)														
Community Park Sector - North	628.92	95,583	124.26	504.66	495.66	485.95	481.25	473.55	472.84	467.14	449.04	440.89	437.75	435.53
Community Park Sector - Southwest	308.41	97,806	127.15	181.26	178.20	176.33	174.46	172.59	170.72	168.84	167.81	167.81	157.81	167.27
Community Park Sector - Southeast	285.13	136,013	180.50	104.54	94.07	86.82	79.57	72.31	65.06	57.81	20.29	0.99	-14.76	-24.98
Community Park Acreage	**1,222.46**													
Neighborhood Park LOS (0.75 Acres/1,000 Population)														
Neighborhood Park Service Area 1	25.77	12,085	9.06	16.71	16.10	15.69	15.27	14.85	14.43	14.01	11.22	9.35	8.42	7.80
Neighborhood Park Service Area 2	8.20	3,512	2.63	5.57	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56
Neighborhood Park Service Area 3	27.72	3,183	2.39	25.33	24.06	23.76	23.46	23.17	22.87	22.57	22.57	22.57	22.57	22.57
Neighborhood Park Service Area 4	43.79	15,242	11.43	32.36	32.06	31.93	31.80	31.67	31.54	31.42	31.34	31.34	31.34	31.34
Neighborhood Park Service Area 5	21.31	12,682	9.51	11.80	11.79	11.28	10.77	10.26	9.74	9.23	7.20	7.00	6.77	6.77
Neighborhood Park Service Area 6	19.63	8,507	6.38	13.25	12.99	12.63	12.27	11.92	11.56	11.20	10.44	9.67	9.67	9.67
Neighborhood Park Service Area 7	37.76	9,095	6.82	30.94	30.93	30.53	30.13	29.73	29.32	28.92	27.24	25.40	25.97	25.55
Neighborhood Park Service Area 8	38.70	17,671	13.25	25.45	25.00	24.42	23.84	23.25	22.67	22.09	20.08	13.56	19.33	19.10
Neighborhood Park Service Area 9	28.57	854	0.64	27.93	27.93	27.93	27.93	27.93	27.93	27.93	27.93	27.93	27.93	27.93
Neighborhood Park Service Area 10	19.33	25,991	19.49	-0.16	-0.21	-0.39	-0.57	-0.75	-0.93	-1.11	-1.35	-1.35	-1.35	-1.56
Neighborhood Park Service Area 11	26.51	20,133	15.10	11.41	11.41	11.38	11.35	11.32	11.29	11.26	11.26	11.26	11.26	11.26
Neighborhood Park Service Area 12	41.18	11,633	8.72	32.46	32.57	32.50	32.44	32.38	32.31	32.25	31.83	31.83	31.83	31.83
Neighborhood Park Service Area 13	52.55	15,267	11.45	41.10	41.09	40.99	40.89	40.79	40.69	40.59	39.61	39.61	39.33	39.34
Neighborhood Park Service Area 14	24.09	32,925	24.69	-0.60	-0.60	-0.72	-0.83	-0.94	-1.06	-1.17	-1.18	-1.18	-1.18	-1.18
Neighborhood Park Service Area 15	22.30	8,174	6.13	16.17	16.07	16.07	15.97	15.87	15.77	15.67	14.90	14.59	14.59	14.59
Neighborhood Park Service Area 16	76.77	10,981	8.24	68.53	68.16	68.02	67.89	67.75	67.61	67.47	67.50	67.50	67.50	67.50
Neighborhood Park Service Area 17	35.50	3,400	2.48	33.03	32.75	32.12	31.49	30.86	30.24	29.61	29.49	29.49	29.49	29.49
Neighborhood Park Service Area 18	2.82	12,869	9.65	-6.83	-6.91	-6.95	-7.00	-7.04	-7.08	-7.13	-7.13	-7.13	-7.13	-7.13
Neighborhood Park Service Area 19	12.95	8,208	6.16	6.79	6.79	6.79	6.79	6.79	6.79	6.79	6.79	6.79	6.79	6.79
Neighborhood Park Service Area 20	13.33	2,268	1.70	11.63	9.65	9.01	8.37	7.73	7.08	6.44	4.16	2.10	1.30	1.30
Neighborhood Park Service Area 21	24.08	9,431	7.07	17.01	16.16	16.03	15.90	15.77	15.64	15.51	14.76	14.76	14.76	14.76
Neighborhood Park Service Area 22	43.18	5,047	3.79	39.39	39.39	39.39	39.38	39.37	39.36	39.35	38.97	38.91	38.87	38.86
Neighborhood Park Service Area 23	15.67	4,079	3.06	12.61	12.57	12.41	12.24	12.08	11.92	11.76	10.91	10.91	10.91	10.91
Neighborhood Park Service Area 24	87.23	14,047	11.14	76.09	74.70	73.58	72.45	71.32	70.20	69.07	63.71	60.06	59.60	58.71
Neighborhood Park Service Area 25	6.57	1,865	1.40	5.17	5.17	5.09	5.00	4.91	4.83	4.74	4.24	4.24	4.24	4.24
Neighborhood Park Service Area 26	37.31	7,250	5.44	31.87	30.55	29.85	29.15	28.45	27.76	27.06	24.54	22.38	20.37	18.79
Neighborhood Park Service Area 27	3.30	439	0.37	2.93	1.00	0.55	0.09	-0.35	-0.82	-1.27	-2.36	-2.86	-2.86	-2.86
Neighborhood Park Service Area 28	0.00	0	0.00	0.00	0.00	0.00	0.00	-0.53	-1.07	-1.60	-7.03	-12.55	-17.16	-20.59
Neighborhood Park Special Study Area A	4.91	1,084	0.81	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
Neighborhood Park Special Study Area B	7.50	14,484	10.86	-3.36	-3.36	-3.46	-3.56	-3.65	-3.75	-3.85	-3.78	-3.78	-3.78	-3.78
Neighborhood Park Special Study Area C	3.58	3,988	2.99	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Neighborhood Park Special Study Area D	12.88	11,175	8.38	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
Neighborhood Park Special Study Area E	0.47	1,022	0.77	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30	-0.30
Neighborhood Park Special Study Area F	11.84	16,823	12.62	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78	-0.78
Neighborhood Park Special Study Area G	2.12	4,754	3.57	-1.45	-3.28	-3.99	-4.70	-5.41	-6.12	-6.83	-6.83	-6.83	-6.83	-6.83
Neighborhood Park Special Study Area H	2.07	988	0.74	1.33	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29
Neighborhood Park Acreage	**841.49**													

Community Park Acreage	1,222.46
Neighborhood Park Acreage	841.49
Bike Paths/Linear Park Acreage	86.48
Orlando Wetlands Park Acreage	1,650.00
Total Park Acreage	**3,800.43**

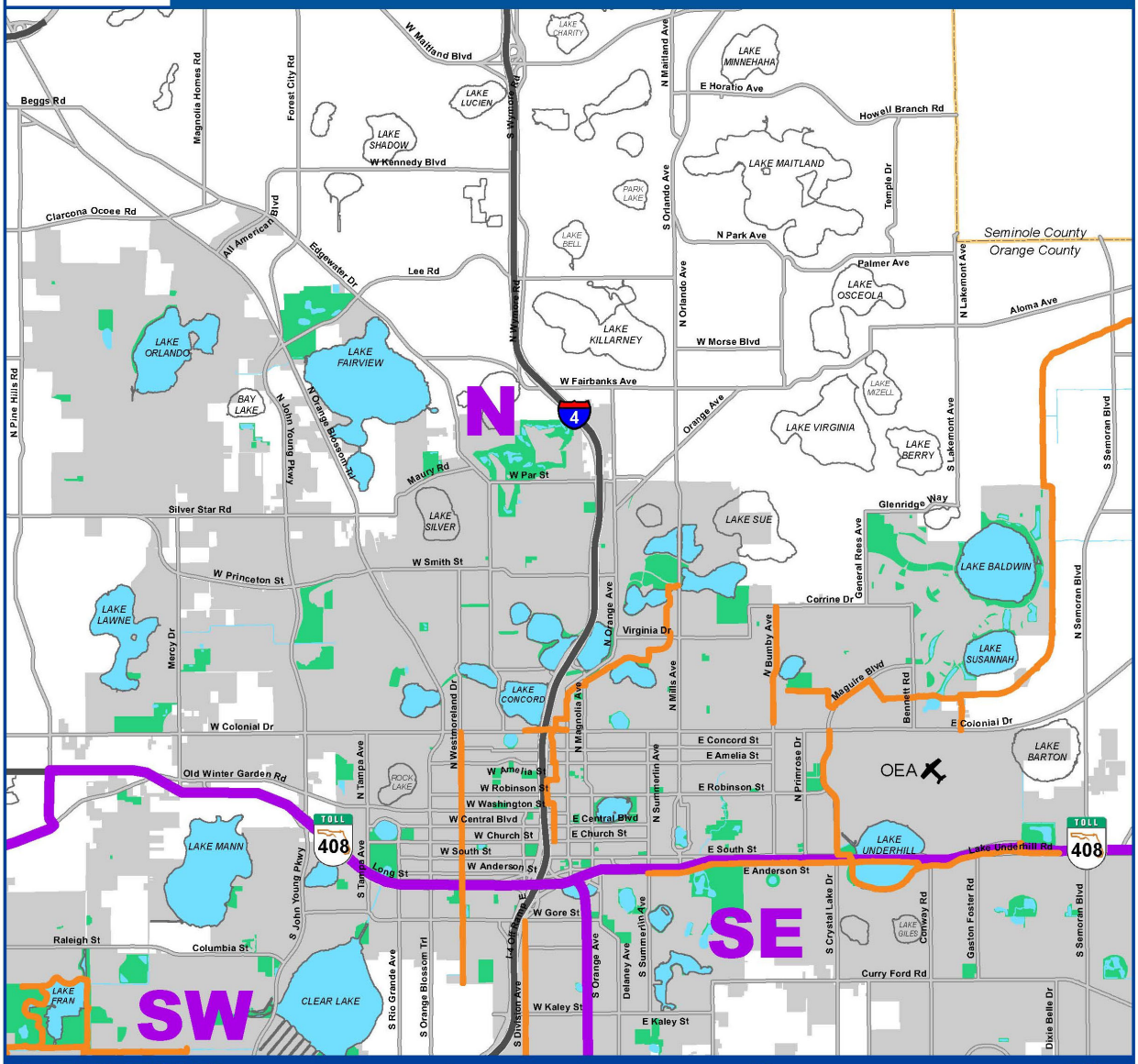
Prepared by Economic Development Dept., City Planning Division, September 24, 2024.

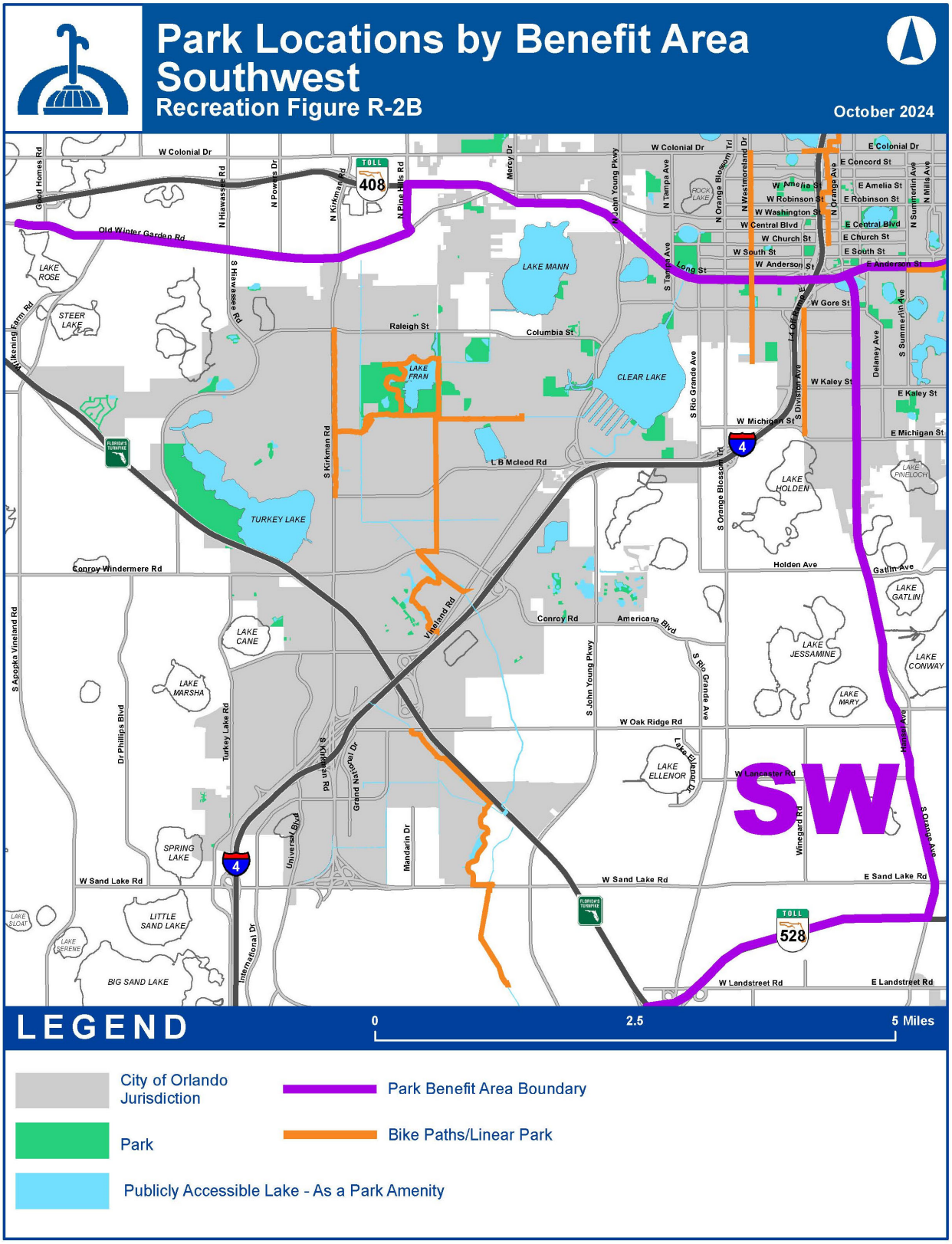
GMP Recreation Policy R.1.1.1 Park Acquisition & Development Scheduling Guidance (Does not apply to Neighborhood Park Service Areas 10, 18 & 27, or Special Study Areas A - H, per Recreation Policies 1.1.7 through 1.1.20)	
	Park project added to CIP/CIE when deficiency reaches 50% of prototype (7.5 ac. for community park & 2.5 ac. for neighborhood park)
	Park project scheduled in 1st year of CIP when deficiency reaches 75% of prototype (11.25 ac. for community park & 3.75 ac. for neighborhood park)
	Park project constructed when deficiency reaches 90% of prototype (13.5 ac. for community park and 4.5 ac. for neighborhood park)

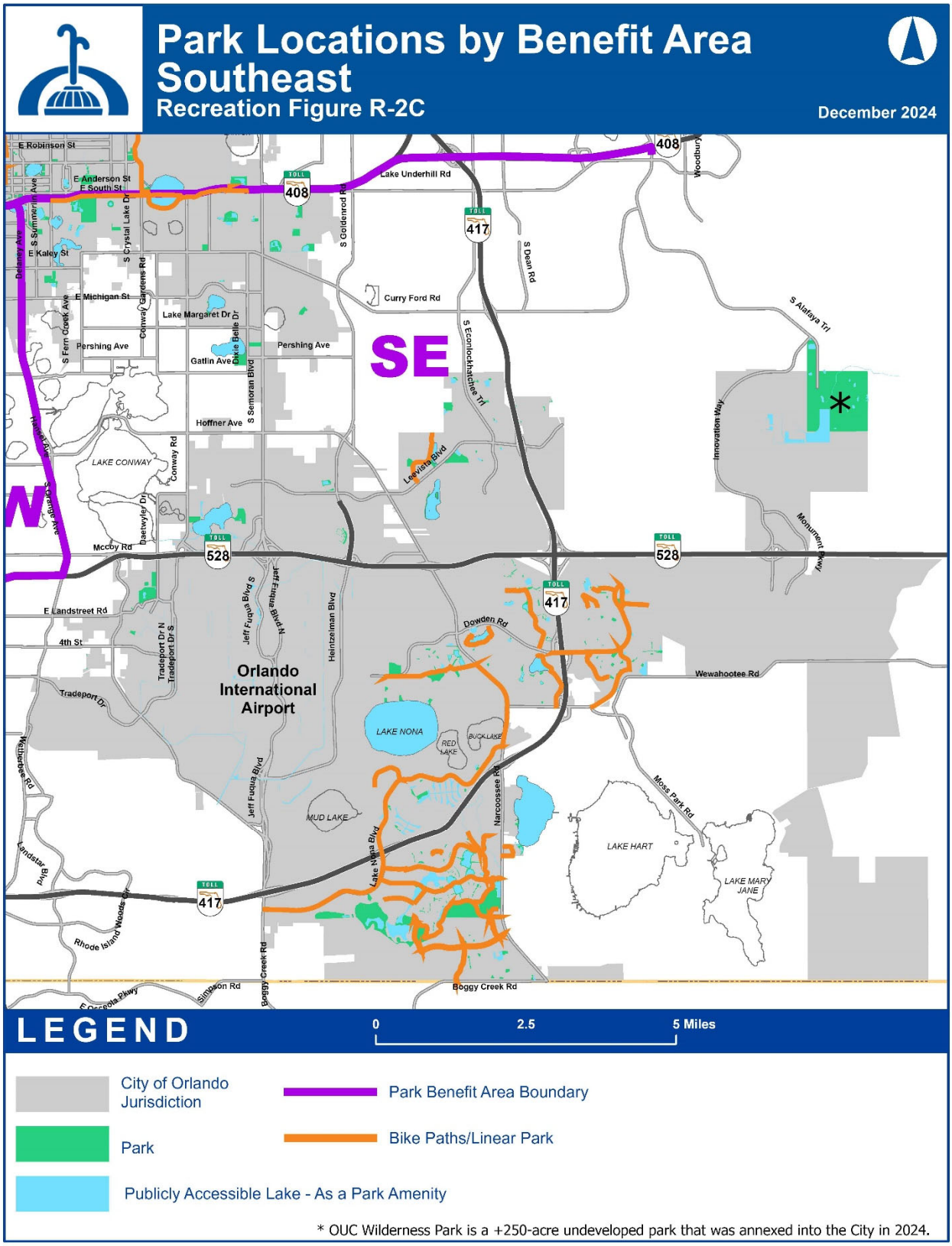
Figure R-1 (Part B) – Future Parks Conditions – 2050 Park LOS Summary Table

Park Locations by Benefit Area
North
Recreation Figure R-2A

October 2024




Park Locations by Benefit Area
Southwest
Recreation Figure R-2B
October 2024
SW
LEGEND
0
2.5
5 Miles
City of Orlando Jurisdiction
Park
Publicly Accessible Lake - As a Park Amenity
Park Benefit Area Boundary
Bike Paths/Linear Park


Park Locations by Benefit Area
Southeast
Recreation Figure R-2C
December 2024
SE
N
Orlando International Airport
LAKE CONWAY
LAKE NONA
RED LAKE
BUCK LAKE
MUD LAKE
LAKE HART
LAKE MARY JANE
Lake Underhill Rd
Curry Ford Rd
Pershing Ave
Gatlin Ave
Hoffner Ave
Lake Margaret Dr
E Landstreet Rd
4th St
Tradeport Dr
Dowden Rd
Wewahootee Rd
Moss Park Rd
Narcoossee Rd
Boggy Creek Rd
Simpson Rd
Rhode Island Woods Dr
Landstar Blvd
Meridian Pkwy
Innovation Way
Monument Pkwy
S Alafaya Trl
S Econlockhatchee Trl
S Dean Rd
S Goldenrod Rd
Woodbury
Lee Vista Blvd
Heintzelman Blvd
Jeff Fuqua Blvd
Jeff Fuqua Blvd N
Lake Nona Blvd
Conway Rd
Mccoy Rd
Tradeport Dr N
Tradeport Dr S
Daetwyler Dr
Conway Gardens Rd
S Crystal Lake Dr
S Semoran Blvd
Dixie Belle Dr
S Fern Creek Ave
Delaney Ave
S Orange Ave
E Robinson St
E Anderson St
E South St
E Kaley St
E Michigan St
S Summerlin Ave
TOLL 408
TOLL 417
TOLL 528
LEGEND
0
2.5
5 Miles
City of Orlando Jurisdiction
Park
Publicly Accessible Lake - As a Park Amenity
Park Benefit Area Boundary
Bike Paths/Linear Park
* OUC Wilderness Park is a +250-acre undeveloped park that was annexed into the City in 2024.

Cultural Arts Element

OUR GUIDANCE

- Section 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys.
- Chapter 187, Florida Statutes – State Comprehensive Plan
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan
- Livable Orlando: An Age-Friendly Action Plan 2022-2025
- Orlando Future-Ready City Master Plan 2021
- Project DTO & DTO 2.0

Our Trends:

The Cultural Arts Element implements Orlando's vision for a more beautiful, livable, dynamic, and healthy urban environment.

People through the ages have engaged in diverse forms of creative expression. Whether it is an expression of emotion, spirituality, intelligence, tradition, or diversity, these forms of expression – categorized as the cultural arts – contribute to the fabric of a rich and fulfilling life. Supporting the cultural arts can dramatically enhance a community's vitality and quality of life. Cultural opportunities which are inclusive, recognizing the beauty of diversity, serve positive human needs and are key components of any community's livability and long-term sustainability.

Cultural arts have a tremendous economic impact on communities. The arts stimulate business development, attract new businesses, generate tourism, drive redevelopment, and contribute to the economic vitality, sustainability, and resiliency of communities. Many businesses also find that supporting the arts is an important part of their community outreach. Cultural and non-profits depend heavily on grants, philanthropy, as well as donations from businesses. Companies that support the arts, sciences, and humanities consistently report that endowing cultural programs enhances their corporate image, reflects positively on the quality of their product, enriches the lives of their employees, and improves the quality of life in their hometown communities. We believe that by supporting the cultural arts, Orlando will improve its competitiveness in attracting new businesses and high-paying jobs.

The City of Orlando is dedicated to promoting community involvement and awareness in and of the arts by supporting a wide range of venues, amenities, organizations, programs, festivals, events, services, education, and creative place-making opportunities for people of all ages.

UNITED ARTS OF CENTRAL FLORIDA, INC.

In 1989, Central Florida business and community leaders united under one vision to ensure the future of our region as a place of inspiration and diversity. As Central Florida's local arts agency, United Arts raises and distributes funds for arts, science, and history organizations in our region (Orange, Seminole, Osceola, and Lake Counties).

As a 501(c)(3) nonprofit, United Arts has become the leading resource for 125+ local nonprofit arts organizations with the consistent mission to enrich communities by investing in arts, science and history. Since inception in 1989, United Arts has:

- Raised $190 million for Central Florida arts and culture;
- Managed 34 fundraising and advocacy campaigns;
- Invested in 2.7 million experiences annually to arts, science, history, and cultural organizations;
- Awarded 125 grants yearly to local artists and organizations in Central Florida; and
- Invested in 70,000 experiences in arts education programs.

The City of Orlando is a proud supporter and trustee of United Arts.

SUMMARY OF THE ARTS & ECONOMIC PROSPERITY STUDY

The Arts and Economic Prosperity Study (AEP6; published 2023) is a nationwide study which included 373 diverse communities and regions across the country and addressed the economic and social impact of the nonprofit arts and culture organizations and their audiences, including the City of Orlando. Building on its 30-year legacy, the AEP is regarded as one of the most credible testaments to the economic power of arts and culture. The AEP is led by **Americans for the Arts**. United Arts coordinates the Central Florida region's participation in this study, conducted every five to six years.

The AEP6 study examined the City of Orlando proper, and estimates that in the City:

- In terms of direct economic activity, total industry expenditures for FY2022 equaled $190.5 million (including $120.3M by organizations and $70.2M by audiences);
- The total economic impacts of spending by arts and culture organizations and their audiences, including direct, indirect, and induced impacts, equaled 3,605 jobs, $130.5M personal income paid to residents, $5.2M in local tax revenue (city and county), $5.5M in state tax revenue, and $24.2M in federal tax revenue;
- Total event-related spending by arts and culture audiences totaled $70.2M;

- And nonprofit arts and culture audiences spend an average of $42.96 per person, per event.

The AEP6 study expanded beyond previous studies which have focused on financial, economic, and tourism contributions of the nonprofit and culture industry. Surveys completed by individual attendees in the City of Orlando demonstrated an appreciation for how arts and culture impact the development and well-being of the community and its residents as shown below:

Level of Agreement with Social Impact Statements	Audiences
"This venue or facility is an important pillar for me within my community."	86.4%
"I would feel a great sense of loss if this activity or venue were no longer available."	88.0%
"This activity or venue is inspiring a sense of pride in this neighborhood or community."	88.5%
"My attendance is my way of ensuring that this activity or venue is preserved for future generations."	87.0%

The Cultural Corridor & The Downtown Arts District

The City of Orlando's efforts to enhance the cultural arts include the establishment of the Cultural Corridor and the Downtown Arts District.

The Cultural Corridor is a defined geographic area emphasizing arts, cultural and educational facilities and programs for the purpose of creating a unique region-serving destination (please see Figure CA-1). Orange Avenue, Magnolia Avenue, and Rosalind Avenue are the main spines of the Cultural Corridor, linking the cultural venues and amenities in Loch Haven Cultural Park to the numerous venues located in Downtown Orlando. The Cultural Corridor includes two of Orlando's Main Street Districts – Ivanhoe Village and City District in Downtown – allowing for collaboration regarding arts and cultural events and programming. The Dr. Phillips Center for the Performing Arts represents the southern anchor of the Cultural Corridor.

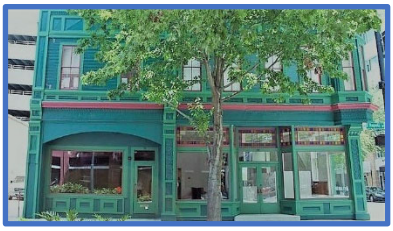
Loch Haven Cultural Park, the northern anchor of the Cultural Corridor, encompasses 45 acres and serves as the Central Florida region's premier cultural park. Nestled between three beautiful lakes, Lake Estelle on the north, Lake Rowena on the east and Lake Formosa on the south, the park is located along North Mills Avenue and Princeton Street, and is connected to older established neighborhoods to the north and south by the Orlando Urban Trail.

Loch Haven Cultural Park is home to:

- **Orlando Shakespeare Theater & Festival**
- **Orlando Science Center**
- **Orlando Family Stage** (fka Orlando Repertory Theatre)
- **Orlando Museum of Art**
- **Orlando Fire Museum**
- **Menello Museum of American Art**
- **Orlando Ballet**
- **Orlando International Fringe Theatre Festival**
- **Ivanhoe Village Main Street District**

The Downtown Arts District follows the same geographic boundaries as the City of Orlando's Community Redevelopment Area (CRA) and includes portions of the Cultural Corridor. However, the Downtown Arts District is not simply a geographic area. In 2002, the Downtown Arts District was established as a 501(c)3 nonprofit organization whose mission is to lead, stimulate, and guide the development of a vibrant, innovative arts and cultural district that enhances economic development in Downtown Orlando.

The Downtown Arts District is steeped in history, with the iconic Rogers Kiene Building, constructed in 1886, serving as its cornerstone. This historic venue is home to CityArts, a dynamic cultural institution fostering local artistic talent. Over the years, it has played a pivotal role in shaping Orlando's arts scene, providing a platform for diverse artistic expressions, from visual to performing arts. Today, the district continues to thrive as a vibrant hub of creativity and cultural enrichment, celebrating the city's artistic spirit.



The Downtown Arts District is home to:

- The **Dr. Phillips Center for the Performing Arts**, including Steinmetz Hall, the Walt Disney Theater, the Alexis & Jim Pugh Theater, and Judson's Live. The Orlando Philharmonic Orchestra, Opera Orlando, and Orlando Ballet are all resident performance organizations in this state-of-the art venue;
- **Luminary Green** in Creative Village;
- **CityArts**;
- **Sak Comedy Lab** improvisational theater;
- **Orlando Fringe Artspace** and **Orlando International Fringe Theater Festival**, the longest-running Fringe in the United States;
- **Lake Eola Park** – Central Florida's regional park which hosts numerous festivals and events throughout the year;
- **Orange County Regional History Center**;
- **Wells' Built Museum of African-American History & Culture**;
- **Orlando Public Library**;
- **Terrace Art Gallery** at Orlando City Hall;
- **Kia Center (Arena)** – home to the Orlando Magic (NBA);
- **INTER&Co Soccer Stadium** – home to Orlando City (MLS) and Orlando Pride (NWSL);
- **City District Main Street**; and
- Coming soon – **The Holocaust Museum for Hope & Humanity**, a 44,500 square foot building on a 2.5-acre site located in Downtown Orlando's North Quarter (on the site of the former Chamber of Commerce building).

ORLANDO'S PUBLIC ART PROGRAM

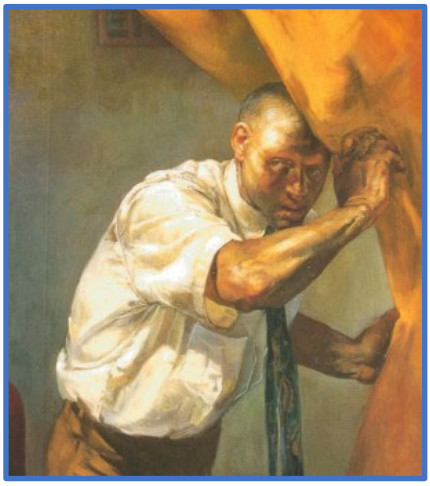
Public art is an essential element of the City's image and enhances quality of life. It can teach, entertain, and heighten the viewer's awareness of the urban environment. A successful public art program acts as a link to the past, while offering a vision for the future.

The City of Orlando's Public Art Program exists to acquire, exhibit and support visual arts and regional artists in the Central Florida

community (see City Code Chapter 2, Article XXIII, Public Art Ordinance). Currently, the collection contains more than 900 pieces including paintings, sculptures, tapestries and mixed media, which are displayed within City Hall, public buildings, and throughout the City's parks, senior centers, and neighborhood centers.

Three galleries of rotating public art are on display including:

- The Terrace Gallery, open since the dedication of City Hall in 1992, features national and international artists and collections along with renowned Florida artists. Movable free-standing walls offer versatility in a 2,000 square foot space that can accommodate unique exhibitions. The Terrace Gallery reflects the city's dedication to the arts and it provides a space where visual artists can share insight with the community.



- The Mayor's 3rd Floor Gallery is specifically dedicated to Central Florida artists. The third floor circular gallery is a beautiful space featuring ongoing exhibits throughout the year with each artist or collection on display for approximately three months. Both galleries are free and open to the public.
- The third public art gallery is the Garden House Gallery located within Harry P. Leu Gardens. Here, visitors may roam the halls of this historic landmark and find revolving exhibits displaying fine art of botanical themes as well as permanent works owned by the city.

Orlando's Public Art Program has an advisory committee known as the Public Art Advisory Board (PAAB). The PAAB was created to ensure community representation in the direction of the program. The PAAB responsibilities are to assist the Public Art Coordinator in the decision-making process of artist and project selection, recommend artwork purchases for the Public Art Permanent Collection, and to create and support the application of long-term projects and goals of the Public Art Program. The PAAB strives to disperse art works throughout the City to provide these amenities to the greatest number of people possible.

Cultural Arts Master Plan (2024-2025)

In Fall 2023, Orange County, in partnership with the City of Orlando and the Downtown CRA, released a request for proposal (RFP) to create a comprehensive Cultural Arts Master Plan focused on:

- Private and public arts assets including physical (2D & 3D), performing, visual, literary, and medical tech arts, and how they contribute to the cultural arts ecosystem in Orange County, Downtown Orlando and City Main Streets;
- Public arts assets, including performing and visual arts, and how they support creative placemaking;
- Public arts entities, particularly how they operate and support the cultural arts ecosystem;
- The Cultural Corridor as detailed in the DTOutlook and supplemented by the 2023 Downtown Action Plan (DTO2.0) as well as its current and future role in cultural arts promotion;
- Current cultural arts planning documents, code requirements, as well as associated provisions and policies and how they can be implemented and/or amended to better support cultural arts; and
- Building a local and regional framework for arts funding, through strategic partnerships, with a focus on establishing sustainable and equitable private philanthropy.

In late 2023, the Community Planning Group, a national arts planning group, was selected to prepare the plan. The study will focus on Downtown Orlando, Orlando Main Streets, unincorporated Orange County, as well as several other Orange County cities including Winter Park, Maitland, Apopka, Ocoee, and Winter Garden. It is anticipated that the Cultural Arts Master Plan process will be completed by the summer of 2025. Orlando is dedicated to working with our local government partners on this important endeavor.

Goals, Objectives, and Policies: Cultural Arts

The following goals, objectives and policies have been developed for the use of local policy makers to help guide and direct the decision-making process pertaining to Orlando's cultural arts resources. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the city will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan. The goals, objectives, and policies are the legally adopted portions of the Growth Management Plan and are used to evaluate development proposals and City investments.

Proposed text additions are underline and proposed deletions are ~~strikethrough~~.

CULTURAL ARTS GOAL CA-1

To make Orlando a place for families and individuals of all ages to live, work and enjoy by fostering a rich cultural life, accessible to all residents and visitors, and by contributing to the economic development and vitality of the community through the provision of high quality cultural opportunities.

Objective CA.1.1 The City of Orlando ~~shall~~should maintain a comprehensive inventory and analysis of the community's cultural resources and amenities~~. The inventory of cultural resources and amenities shall be updated as needed~~ throughout the planning period.

Policy CA.1.1.1 The City ~~shall~~should monitor existing and future cultural needs and requirements, and explore financially feasible methods of attaining the desired amenities.

Objective CA.1.2 Throughout the planning period, the City ~~shall~~should facilitate community access to the various cultural organizations which serve Orlando residents.

Policy CA.1.2.1 The City of Orlando ~~shall~~should continue to support ~~the~~ United Arts of Central Florida, Inc.

Policy CA.1.2.2 The City ~~shall~~should encourage individual cultural organizations to provide outreach programs which bring exhibitions and performances from

traditional stages into the community in such non-traditional venues as schools, senior centers, businesses, parks, and streets. ~~The City shall examine the possibility of providing both fee-reduced and fee-free space for programs held on City property, as coordinated through the Families, Parks & Recreation Department or other appropriate City Department.~~

~~In addition, the City advocated the development of integrated, collaborative and audience developing outreach programs. These programs should be designed to attract young people to the wide range of cultural amenities available to them, and ultimately to broaden the visibility and accessibility of the entire arts community.~~
~~(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)~~

~~Policy 1.2.3~~ ~~The City shall encourage the sponsorship of Artist Residencies, where artists work directly with students, faculty and/or the community as a special guest within a school or community for a period of time ranging from several days to a full year. These activities may be coordinated with such agencies as the Orange County School Board, Rollins College, the University of Central Florida and/or other local colleges/schools.~~

Objective CA.1.3 The City and Downtown Community Redevelopment Agency, in partnership with Orange County Government, will develop a comprehensive Cultural Arts Master Plan by 2026, and will implement the recommendations of the plan throughout the planning period, as appropriate.

Policy CA.1.3.1 The Cultural Arts Master Plan will inventory public art, venues, and potential placemaking and infrastructure sites, and will include meaningful public engagement, the creation and strengthening of cross-jurisdictional strategies, identification of ways to provide better connectivity through strategic corridors and placemaking linking Downtown to Loch Haven Cultural Park and SODO (south Downtown), surrounding Main Street Districts, as well as other cultural corridors and Orange County facilities.

Policy CA.1.3.2 The Cultural Arts Master Plan will include approaches to aid diverse and inclusive cultural arts entities to be better supported and represented in the County-City arts ecosystem.

Policy CA.1.3.3 The Cultural Arts Master Plan will focus on capitalizing talent, technology, and marketing to draw local, regional, and international visitors and build audiences.

CULTURAL ARTS GOAL CA-2

~~The City of Orlando, together with the residents of Central Florida, shall~~ To recognize the contributions made by the arts to the vitality of our community and the quality of our lives by supporting the tangible and intangible benefits that result from the strong growth, positive investment, energetic participation and activity of local arts organizations.

Objective CA.2.1 The City of Orlando ~~shall~~should, wherever possible, seek to improve cultural arts leadership, funding, management, marketing, and facilities.

Policy CA.2.1.1 The City ~~shall~~should support local arts organizations by encouraging ~~all~~ citizens to participate as board members and contributors.

Policy CA.2.1.2 The City ~~shall~~should encourage more broad-based financial support for the arts ~~by continuing the City of Orlando's work place contribution program in association with the United Arts of Central Florida, Inc., campaign, and~~ by helping to identify new philanthropic sources.

Policy CA.2.1.3 The City ~~shall~~may provide technical assistance to the various art agencies ~~in order~~ to improve management practices, wherever practicable and as requested.

Policy CA.2.1.4 The ~~City shall encourage local art organizations to utilize innovative marketing devices, such as special surveys to update consumer research, and development of shared cross-marketing databases for existing arts patrons. In addition, the~~ City ~~of Orlando~~ may assist ~~the~~ United Arts of Central Florida, Inc., in developing marketing programs which attract attention to the arts and the role they play in Central Florida. Such ~~a~~ programs may be developed in cooperation with the ~~Chamber of Commerce~~Orlando Economic Partnership, Downtown Development Board, ~~Visitors and Convention Bureau~~ Visit Orlando, Orange County Government, Central Florida Foundation, Downtown Community Redevelopment Agency, Downtown Orlando Partnership, Downtown Arts District, Inc., and/or other public or private ~~offices~~ organizations.

CULTURAL ARTS GOAL CA-3

To preserve and enhance cultural pluralism and to create an atmosphere conducive to the nurturing and growth of ethnic art forms.

Objective CA.3.1 Throughout the planning period, the City of Orlando ~~shall~~should encourage the concept of cultural pluralism by promoting and preserving the production

of art activities showcasing ethnically and culturally diverse people and groups, including intergenerational programming and events.

Policy CA.3.1.1 The City ~~shall~~should examine the possibility of developing a technical assistance program that would support productions and/or events which focus on specific ethnic or cultural groups in our community.

Policy CA.3.1.2 The City ~~shall~~should, where able and appropriate, provide monetary and/or other support for minority-based arts organizations.

Policy CA.3.1.3 Public support for the major arts institutions may, where appropriate, be coupled with funds for independent and sustained ethnic and cultural activity in local neighborhoods. Coordination between arts organizations and appropriate City agencies, including Main Street organizations, ~~shall~~may be pursued, possibly culminating in joint programming efforts.

CULTURAL ARTS GOAL CA-4

To assist local artists by providing physical space suitable for creating, displaying, and presenting visual and performing arts.

Objective CA.4.1 The City of Orlando ~~shall~~may develop and implement strategies to identify and help resolve artist space needs, throughout the planning period.

Policy CA.4.1.1 The City of Orlando may assist local artists and arts organizations in their efforts to establish cooperative associations and by providing technical assistance in understanding the City's Building Codes, Land Development Code, and realty laws and procedures.

Policy CA.4.1.2 The City ~~shall~~may consider amendments to the Land Development Code that permit and/or incentivize joint living and work quarters for artists in both new and existing structures.

Policy CA.4.1.3 The City ~~shall~~may explore innovative public/private partnership funding methods to encourage the creation or expansion of cultural facilities within the City.

Policy CA.4.1.4 The City ~~shall~~may examine the viability of an experimental subsidized artist workspace project at or near one of the following locations: Loch Haven Cultural Park, the Dr. Phillips Center for the Performing Arts, the OUC Lake Highland area, Creative Village, or any other site deemed acceptable and appropriate after substantive review.

(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy CA.4.1.5 The City of Orlando ~~shall~~should conserve and revitalize its existing cultural facilities, wherever practicable, by encouraging the rehabilitation and sensitive, adaptive reuse of historic properties with a particular focus on the Downtown Arts District and Cultural Corridor.

CULTURAL ARTS GOAL CA-5

To establish and maintain a nationally recognized Cultural Corridor and Downtown Arts District that serves the entire Central Florida region, as well as to provide a quality alternative cultural experience for Orlando's large tourist population.

Objective CA.5.1 Throughout the planning period, the City of Orlando ~~shall~~should enhance cultural entertainment opportunities and experiences by implementing the Cultural Corridor and Downtown Arts District concepts, as depicted on Figure CA-1~~, CA-2 and CA-3~~.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy CA.5.1.1 The City ~~shall~~should support ~~and promote development of~~ the Dr. ~~P.~~ Phillips ~~Orlando~~ Center for the Performing Arts ~~Center~~ as the cornerstone and southern anchor of the Cultural Corridor and Downtown Arts District.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy CA.5.1.2 The City ~~shall~~should plan, maintain, and enhance ~~the Mayor Bob Carr Performing Arts Centre and other~~ existing and future cultural and performing arts facilities within the Cultural Corridor and Downtown Arts District, as well as other venues and amenities located throughout the City.

~~Policy 5.1.3 The City shall continue to support the maintenance and preservation of the 1927 County Courthouse functioning as The Orange County Regional History Center, an important focus of public and cultural activity between the Church Street Station Complex and Lake Eola Park, and an important component of the Cultural Corridor and Downtown Arts District.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 5.1.4 The City of Orlando shall assist in the planning, development, and maintenance of physical spaces in which artistic activity can occur and be supported. Physical spaces may be located at the Mayor Bob Carr Performing Arts Centre, the Loch Haven Park, the Dr. Phillips Center for the Performing Arts, Creative Village, City neighborhood centers, and other future City facilities, particularly those located in the Cultural Corridor and Downtown Arts District.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 5.1.5 The City shall work with the Downtown Development Board, Orange County Government, University of Central Florida, local businesses and other organizations to develop incentives for rehearsal, studio and performing arts spaces, and gallery spaces, within the Cultural Corridor and Downtown Arts District.~~

~~Policy 5.1.6 The City shall continue working with United Arts of Central Florida, Inc. and the Downtown Arts District nonprofit to enhance the performing arts aspect of the Downtown Arts District. The City will work with United Arts of Central Florida, Inc. and the Downtown Arts District nonprofit towards a Downtown Arts District eventually consisting of at least six theaters of varying size, technical, and staging capabilities that foster a variety of performance formats. The performance spaces within the Dr. Phillips Center for the Performing Arts serve as full-time anchor theaters offering performances throughout the year. These performance spaces and others located within the Downtown Arts District shall vary in seating capacity.~~
~~*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*~~

~~Policy 5.1.7 The City shall encourage the placement of at least three art galleries in Downtown Arts District, and the City shall examine potential incentives to accomplish this policy.~~

~~Policy 5.1.8 Downtown theater patrons shall be encouraged to utilize Lymmo and existing parking facilities, especially existing City parking garages. Theaters within the Downtown Arts District should be located within a five-minute walk of the Lymmo route.~~

~~Policy 5.1.9 Pedestrian areas which extend between parking facilities, the Lymmo~~ transit routes~~, theaters, and the central ticket booth shall be designed using Crime Prevention Through Environmental Design Techniques, to the maximum extent practicable.~~

~~Policy 5.1.10 Within the Downtown Arts District, the City shall consider developing flexible Land Development Code standards and/or incentives which acknowledge the unique needs of artists and performers. Such standards may address parking, crowd management, noise, and signage.~~

~~Policy 5.1.11 Street signage shall be designed to easily identify the Arts District, and shall address pedestrian and vehicular directional needs within the Downtown Arts District.~~

CULTURAL ARTS GOAL CA-6

To promote the intellectual and aesthetic enrichment of the community through the acquisition and display of public art by the City of Orlando.

Objective CA.6.1 Throughout the planning period, the City of Orlando ~~shall~~should continue to set aside 1% of its Capital Improvement Fund for the acquisition and maintenance of works of art through the City Public Art Program.

Policy CA.6.1.1 The City, through its Public Art Advisory Board, ~~shall~~should select, ~~on a yearly basis,~~ a diversity of public art, including paintings, sculptures, prints, and mixed media such as photography, ceramics, fibers and crafts. Public art should be dispersed throughout Orlando to be visible and accessible to the greatest number of people.

~~Policy 6.1.2 The City's Public Art Advisory Board shall select works of art which have aesthetic and technical merit and are appropriate in context to the site.~~

~~Policy 6.1.3 The Public Art Advisory Board shall follow established procedures for selecting artists. Artists shall be selected who are original, creative and express themselves in a manner utilizing the best qualities of their medium.~~

~~Policy 6.1.4 The City's procedures for selecting artists shall include open and limited competition, by invitation, direct selection, mixed process and direct purchase.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

~~Policy 6.1.5 Public Art shall be dispersed throughout Orlando in such a manner that it is visible and accessible to the greatest number of people.~~

~~**Objective 6.2** The City shall continue to develop a collection of Florida Art throughout the planning period.~~

~~Policy 6.2.1 This collection shall reflect artists living or working in the State of Florida. Works should be chosen based on originality, approach, demonstrated technical competence, reasonable maintenance and installation costs, size of edition, and appropriateness to the site.~~

~~**Objective 6.3** The City shall continue to support its trust fund for public art and cultural facilities throughout the planning period.~~
~~*(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*~~

Policy CA.~~6.3.1~~1.2 Development located within the Downtown Activity Center future land use designation shall be required to pay a contribution to a trust fund established

by the City for public art and cultural facilities as a condition to the award of any density or intensity bonus.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

CULTURAL ARTS GOAL CA-7

To ensure Orlando remains a 'community for a lifetime' by encouraging age-friendly cultural arts concepts and strategies.

Objective CA.7.1 Throughout the planning period, the City of Orlando should integrate age-friendly concepts into its policy, programmatic, and organizational frameworks in relation to the cultural arts.

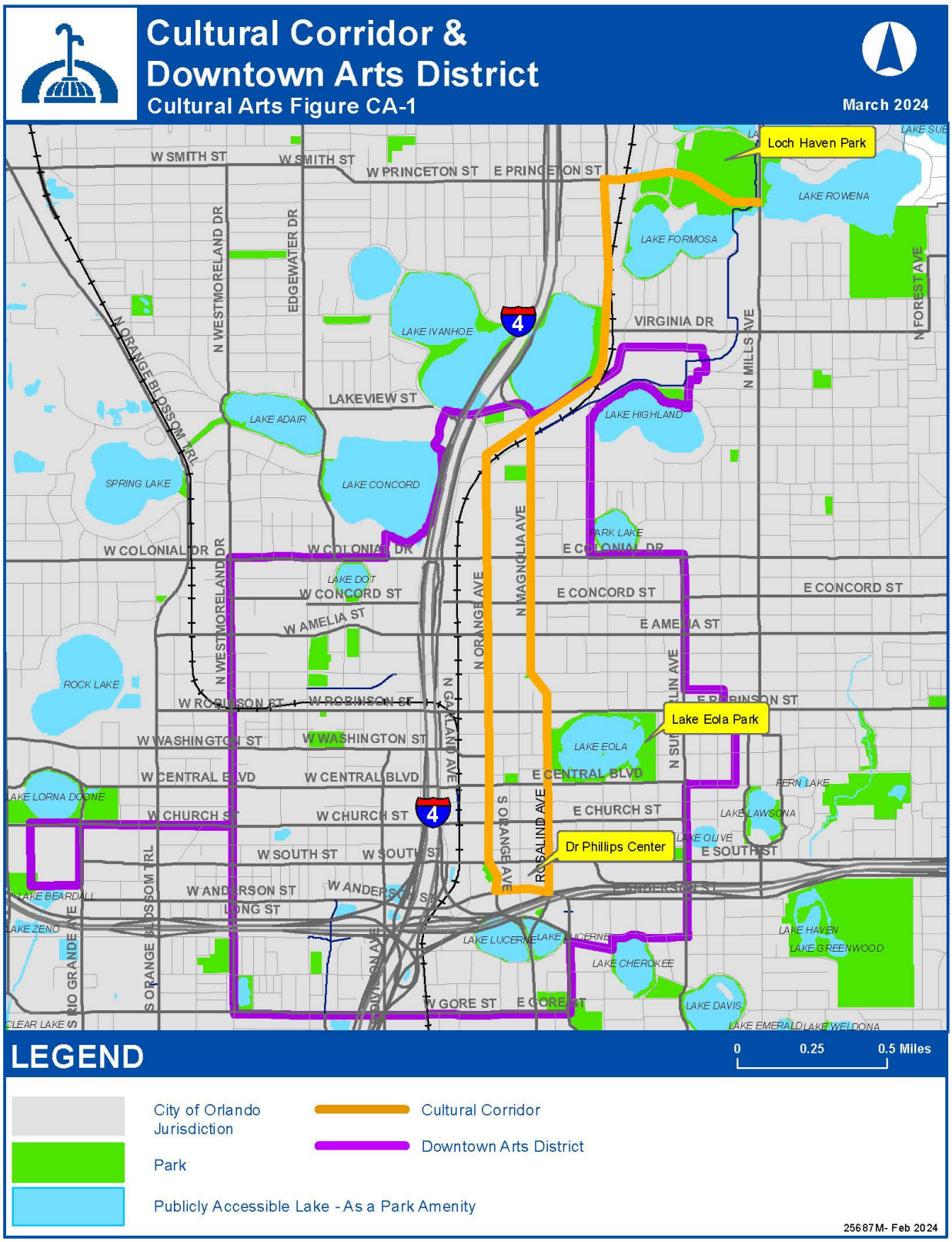
Policy CA.7.1.1 The City of Orlando is dedicating to implementing the Livable Orlando: An Age-Friendly Initiative Action Plan 2022-2025 including the goals and action items related to livability, longevity, and healthy aging by: improving the sense of place, comfort, and interconnectedness of communities by promoting culturally appropriate age-friendly amenities and events; encouraging application of Universal Design principles to create an accessible and equitable built environment; creating opportunities for intergenerational activities and events, services, and other programs; creating and promoting culturally sensitive engagement opportunities for older adults; and celebrating the lives and experiences of older adults in Orlando by exploring the creation of intergenerational exchanges and programs that include art, music, storytelling, oral histories, and written histories as ways to pass along knowledge and experience.

Maps & Figures: Cultural Arts

Maps & Figures that support this Element include:

Figure CA-1 Cultural Corridor & Downtown Arts District Map

This figure is not an adopted part of the Growth Management Plan (Orlando's comprehensive plan). It has been provided for reference and is not regulatory in nature.


Cultural Corridor &
Downtown Arts District
Cultural Arts Figure CA-1
March 2024
Loch Haven Park
Lake Eola Park
Dr Phillips Center
W SMITH ST
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LAKE FORMOSA
LAKE IVANHOE
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EDGEWATER DR
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City of Orlando Jurisdiction
Park
Publicly Accessible Lake - As a Park Amenity
Cultural Corridor
Downtown Arts District
25687M- Feb 2024

Property Rights Element

OUR GUIDANCE

- Section 163.3177, Florida Statutes – Required and optional elements of the comprehensive plan; studies and surveys.
- Chapter 187, Florida Statutes – State Comprehensive Plan.
- East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan.

Our Trends:

During the 2021 legislative session, Florida amended the Community Planning Act to require every city and county "to include in its comprehensive plan a property rights element" to ensure that private property rights are considered in local decision-making (Section 163.3177(6)(i)1, Florida Statutes).

On November 8, 2021, the Orlando City Council adopted a GMP amendment in compliance with this provision of Florida Statutes. The GMP amendment became effective on December 9, 2021.

Goals, Objectives, and Policies: **Property Rights**

The following goals, objectives and policies have been developed for the use of local policy makers to help guide and direct the decision-making process pertaining to property rights in Orlando. For purposes of understanding, goals are generalized statements of desired end states toward which objectives and policies are directed. The objectives provide the attainable ends toward which specific efforts are directed and typically include a timeframe. Policies are the specific recommended actions that the city will pursue to achieve the stated goal.

The following goals, objectives, and policies are consistent with the requirements of Chapter 163, Florida Statutes, the State Comprehensive Plan (Chapter 187, Florida Statutes), and with the goals and policies of the East Central Florida Regional Planning Council's 2060 Strategic Regional Policy Plan. The goals, objectives, and policies are the legally adopted portions of the Growth Management Plan and are used to evaluate development proposals and City investments.

Proposed text additions are <u>underline</u> and proposed deletions are ~~strikethrough~~.

PROPERTY RIGHTS GOAL P-1

To ensure that the City of Orlando respects judicially acknowledged and constitutionally protected private property rights; and to ensure that private property rights are considered in the City of Orlando's decision-making.

Objective P.1.1 The City of Orlando shall respect judicially acknowledged and constitutionally protected private property rights and shall ensure that private property rights are considered in Orlando's decision-making.

Policy P.1.1.1 The following rights shall be considered in the City of Orlando's decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

(Amended November 8, 2021, Effective December 9, 2021, Doc. No. 2111081203)

Maps & Figures: Property Rights

Maps & Figures that support this Element include:

Not applicable.