



# West Colonial Drive Study

Community Outreach Meeting  
April 14, 2025

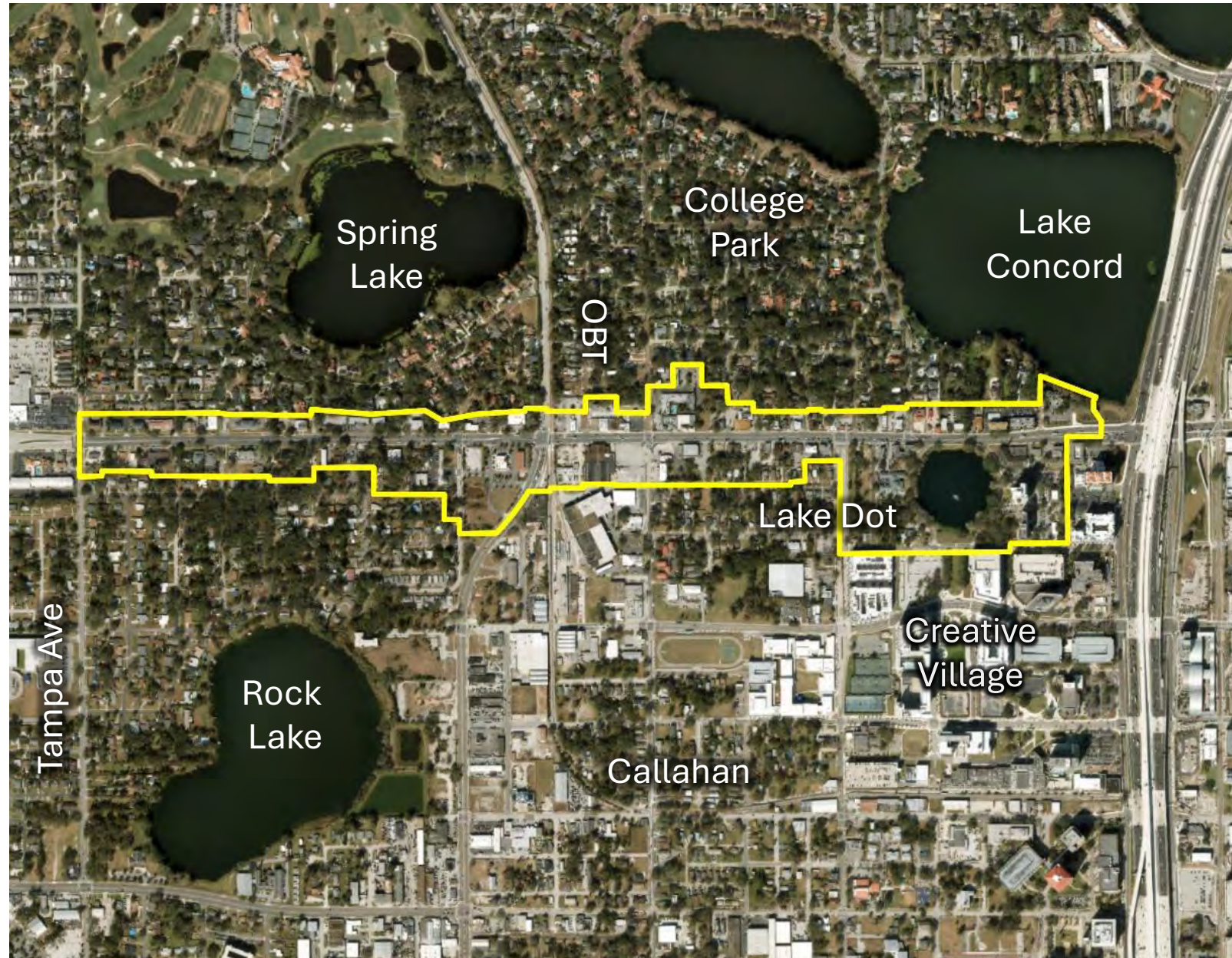


CITY OF  
**ORLANDO**

Prepared by: **Kimley»Horn**



1. Introduction
2. Existing Conditions
3. Prior Planning
4. Neighborhood Compatibility
5. Feedback
6. Opportunities
7. Potential Regulatory Changes
8. Discussion





## Why now?

- Completion of I-4 Ultimate and Creative Village may increase demand in this area

## Project Goals:

- Promote economic vitality
- Maintain/improve the visual attractiveness of the corridor
- Ensure compatibility between new development and adjacent neighborhoods

## Project Tools:

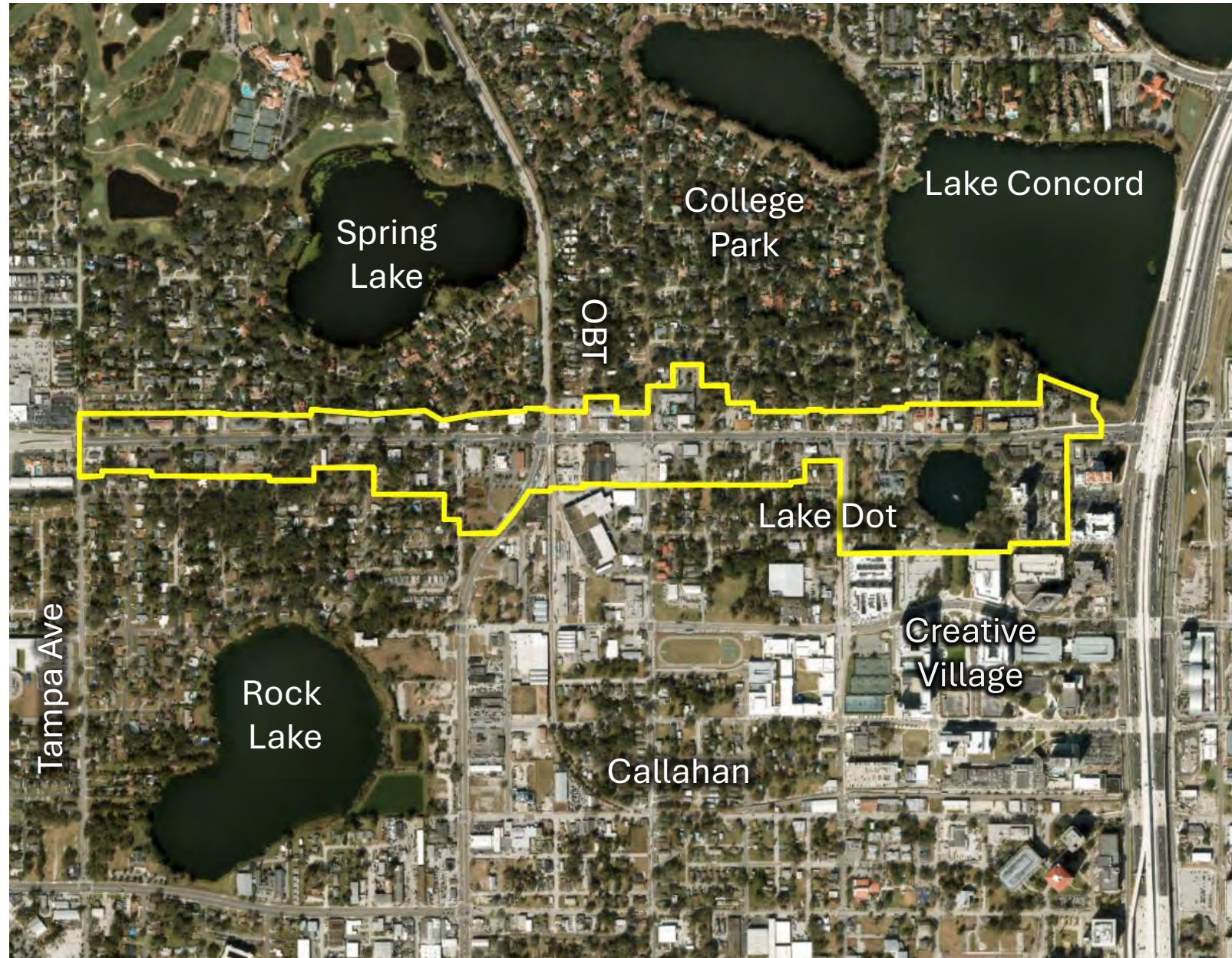
- Primarily through zoning regulations



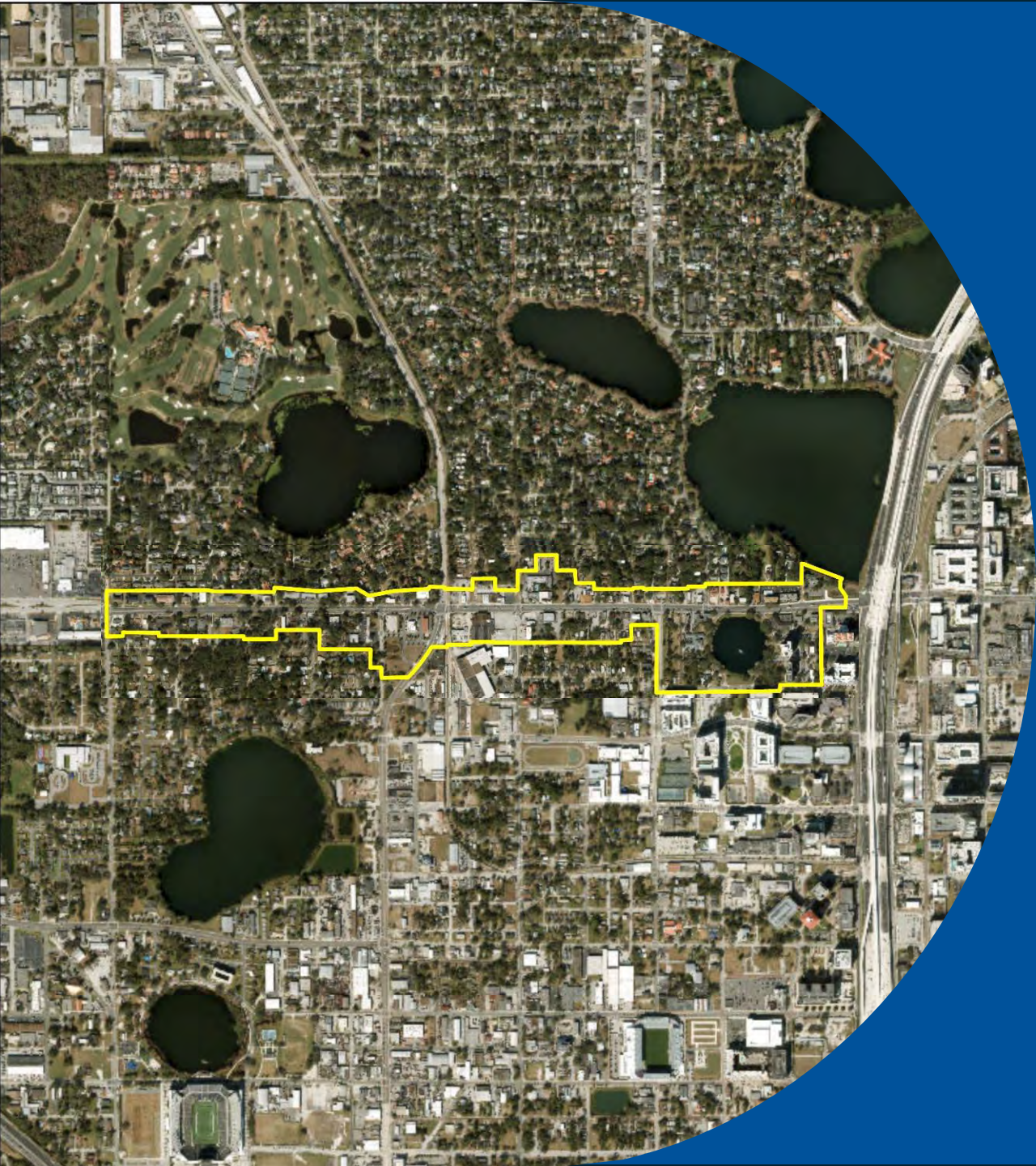


## Meeting Goals:

- Introduce the study to community members
- Increase awareness of daily life and challenges
- Listen to the community's desires for the future of the corridor
- Address questions, concerns, and feedback about the study

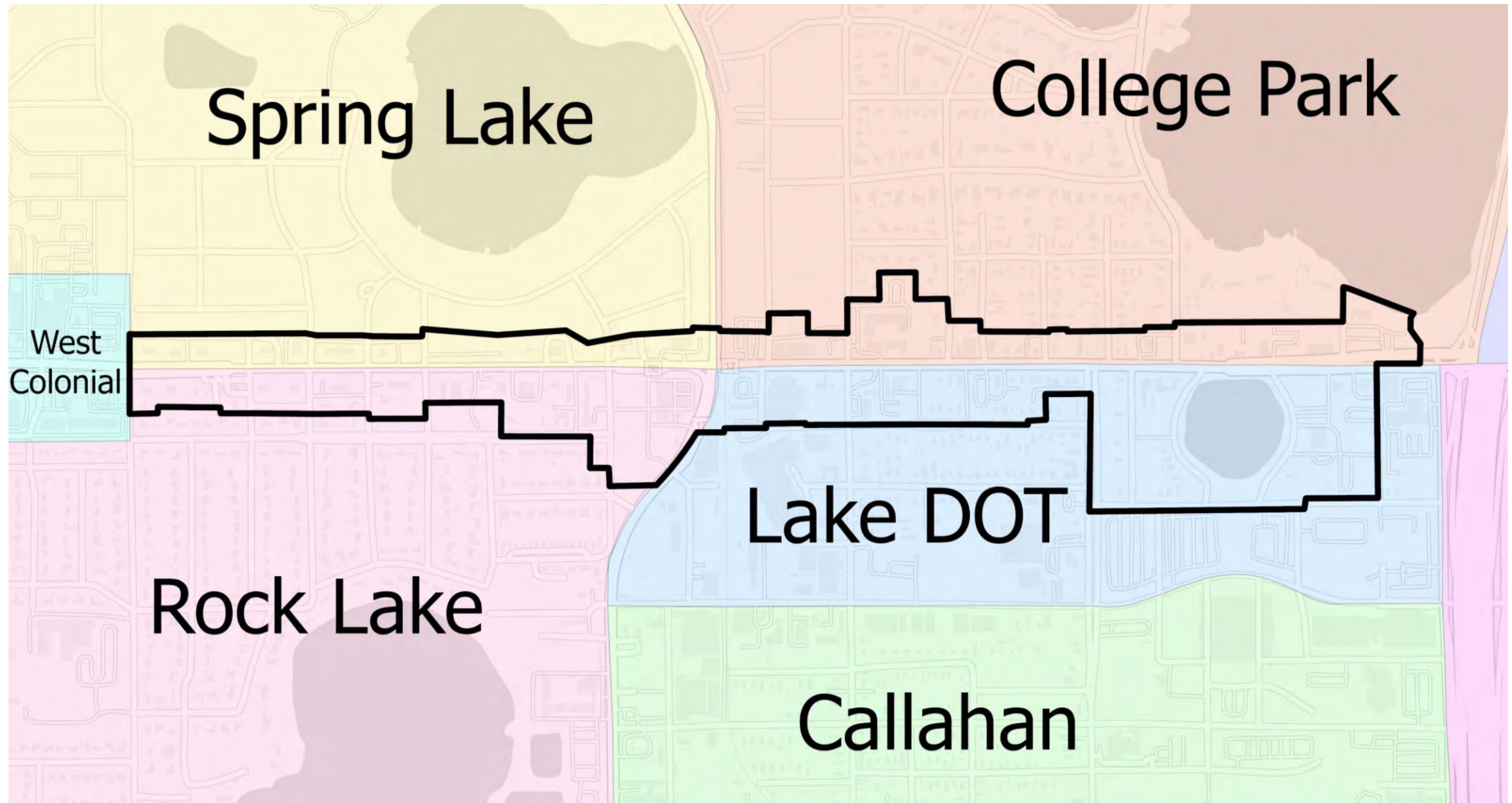






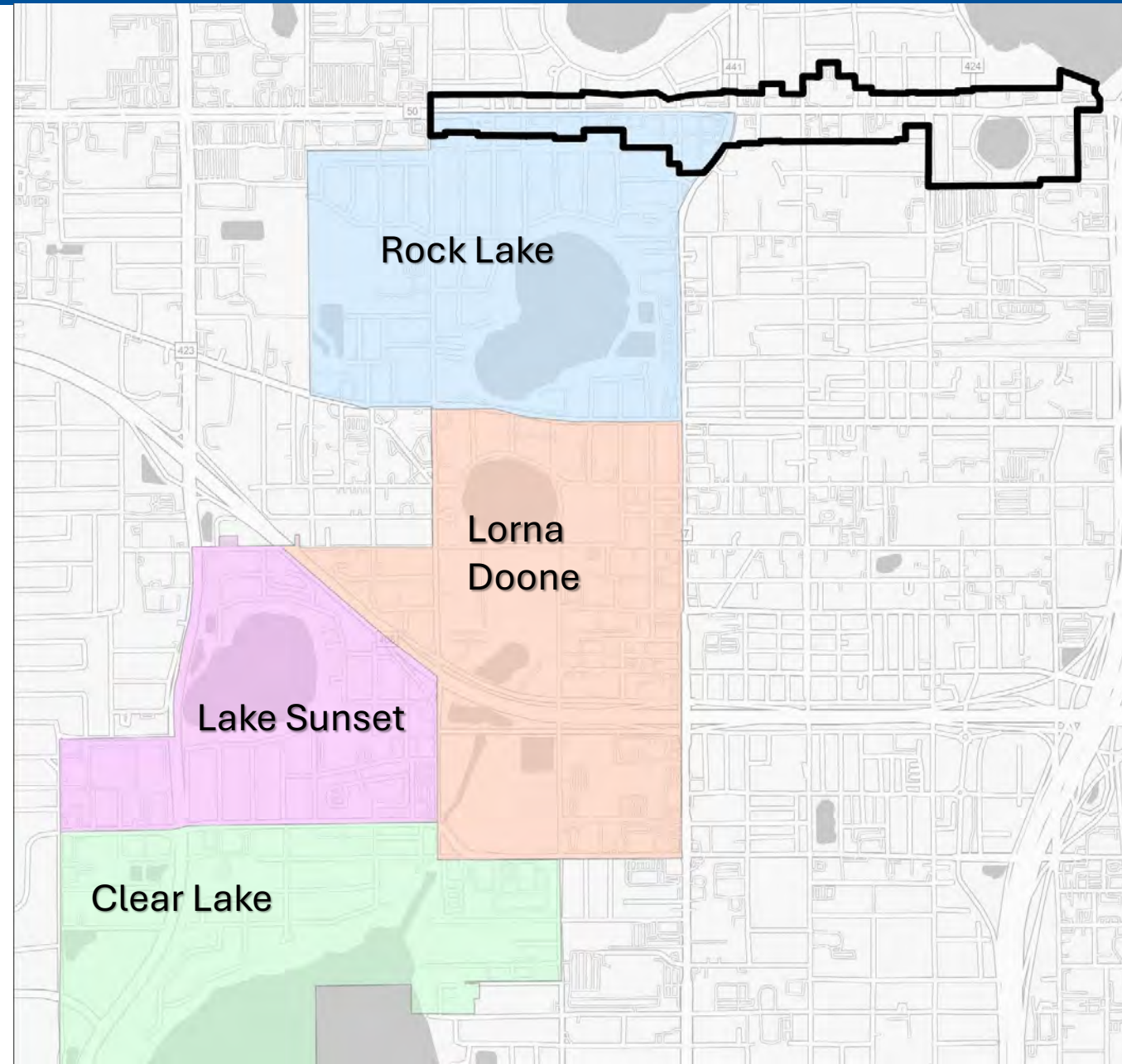
# Existing Conditions







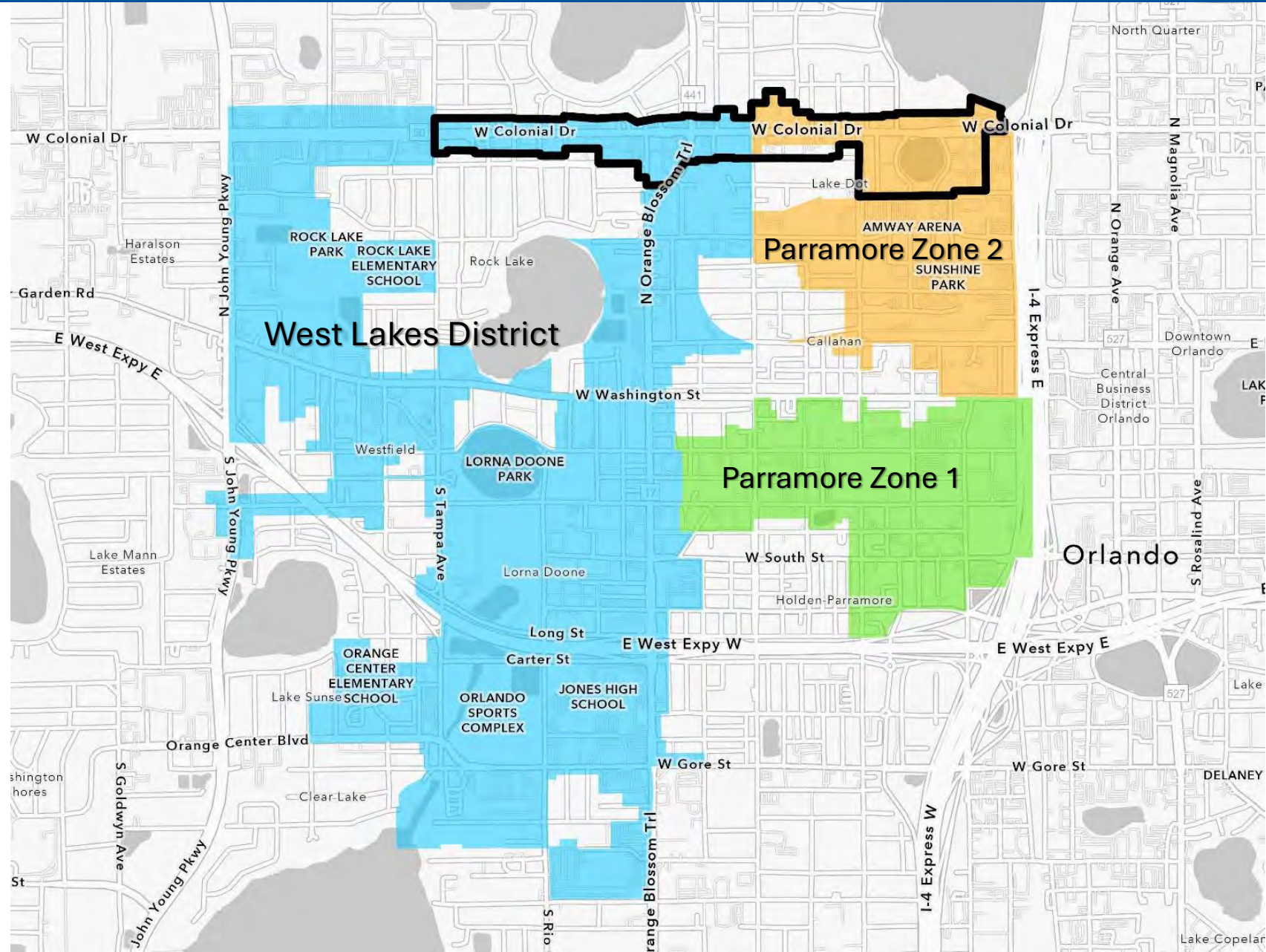
## West Lakes Partnership





## Main Street Districts

- West Lakes District established 2021
- Parramore District established 2022





## Corridor Features

- Strengths:
  - High visibility
  - Central location in a growing city / region
  - People biking and walking
- Challenges:
  - High roadway speeds
  - FDOT control of the roadway
  - Vacancy Lots / Buildings





## Challenges

- Vacant lots
- Vacant storefronts / high retail turnover
- Some building facades in poor condition
- Minimal residential / evening uses







## Unsheltered Homelessness

### Action Plan on Unsheltered Homelessness:

- 2027 goal to reduce the presence of unsheltered persons by 50%
- Ensure no child spends the night on the streets of Orlando
- Provide pro-active, public space management
  - Divert people living outdoors to coordinated housing and services day and night

### Resident and Business Resources:

- Call 911 if you do not feel safe
- OR
- Call the OPD non-emergency phone number 321.235.5300
  - OPD's Community Response Team provides a new line of first responders – behavioral health experts
  - Trespass Warning Form





## Transportation

- Presence of people biking and walking
- Up to half a mile between crosswalks
- Inconsistent presence / quality of biking and walking facilities
- High traffic speeds





## Corridor West

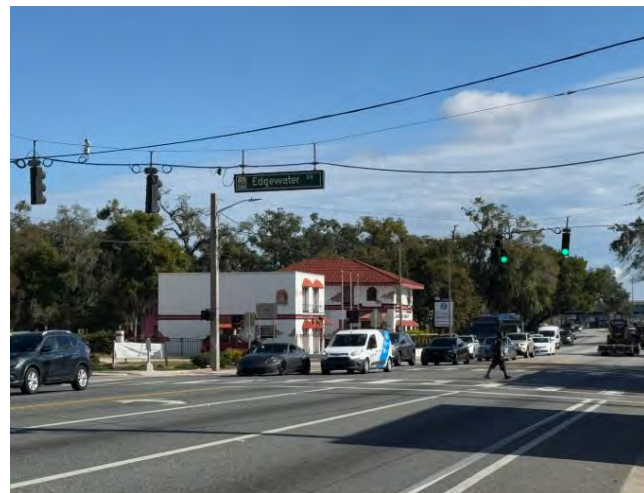
- Strengths:
  - Mature tree canopy
  - Stable occupancy rates
  - Larger parcels
- Weaknesses/Threats:
  - Large setbacks from the road
  - Potential loss of trees to redevelopment
  - Lack of businesses open in the evenings





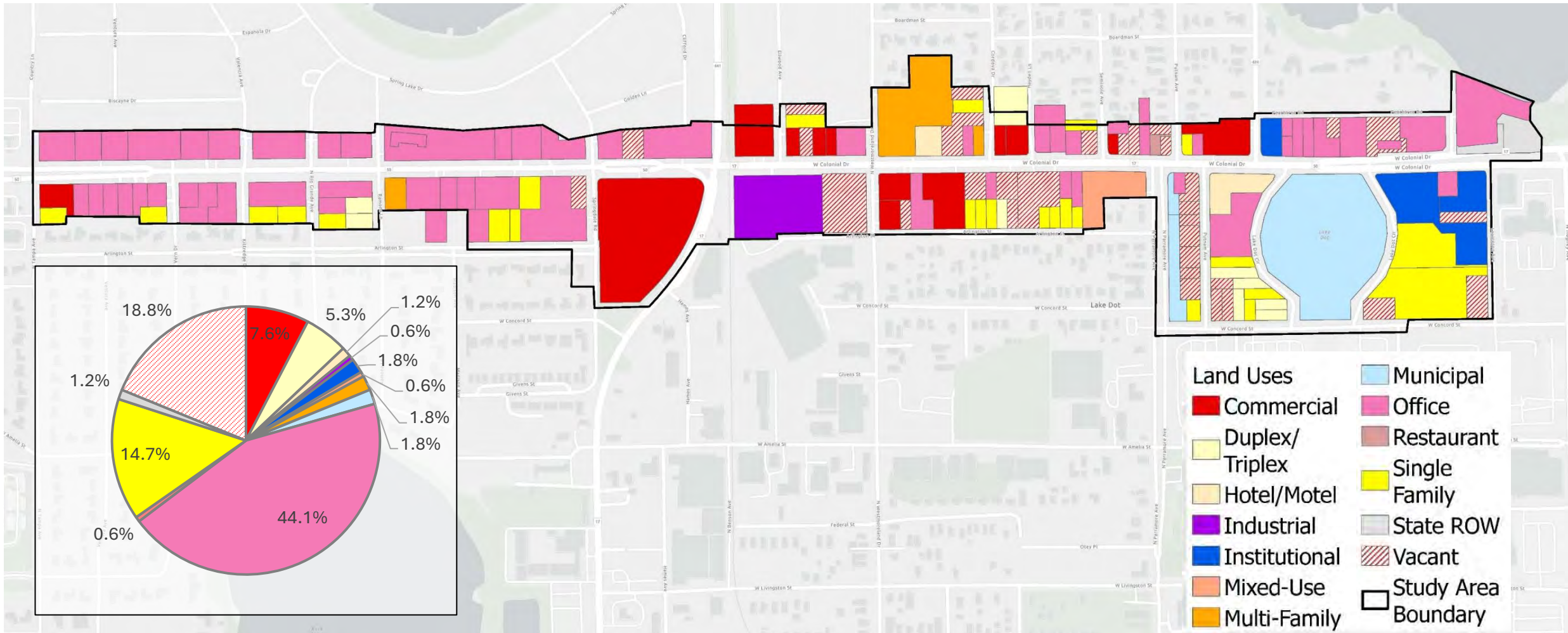
## Corridor East

- Strengths/Assets:
  - High visibility
  - Springdale Green, Lake Dot
  - Buildings adjacent to sidewalk
  - Close to downtown
- Challenges:
  - Visible vacancy
  - Business turnover
  - Narrow sidewalks
  - Lack of street trees
  - Poor residential street connections

















## Existing Land Use Map

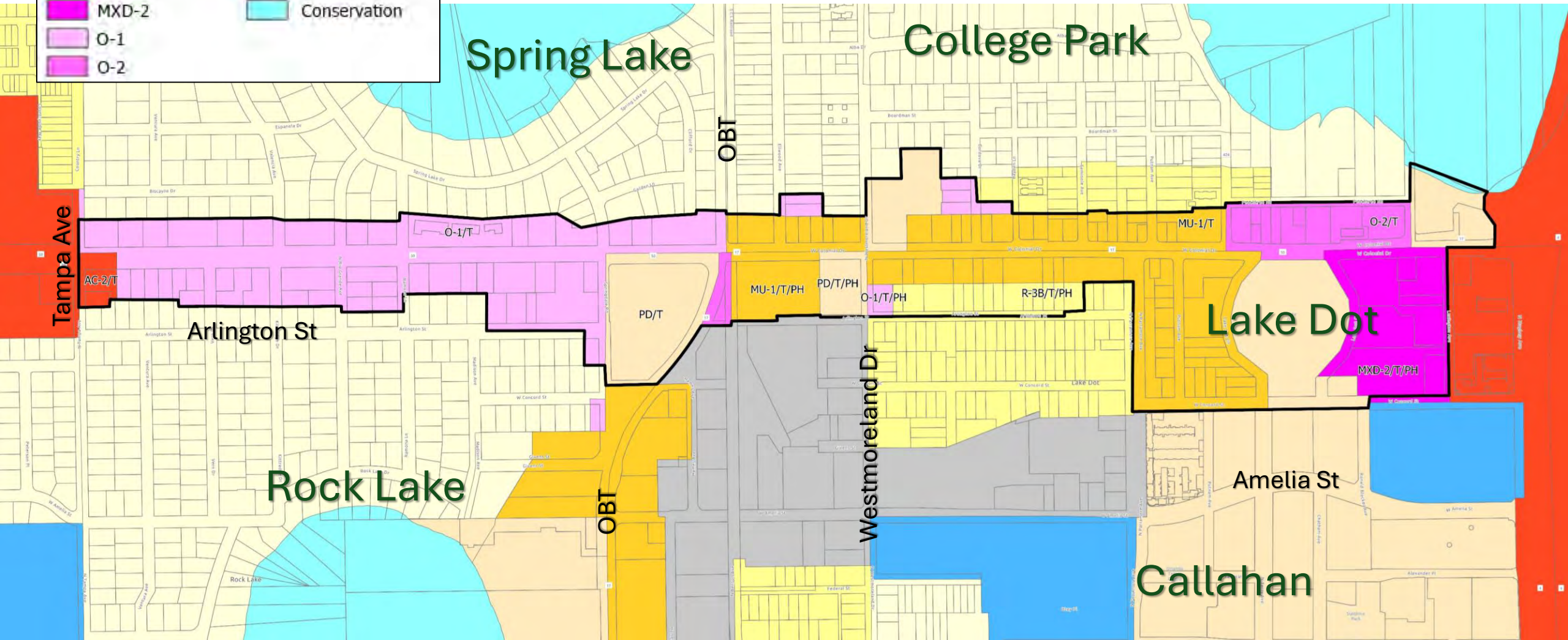






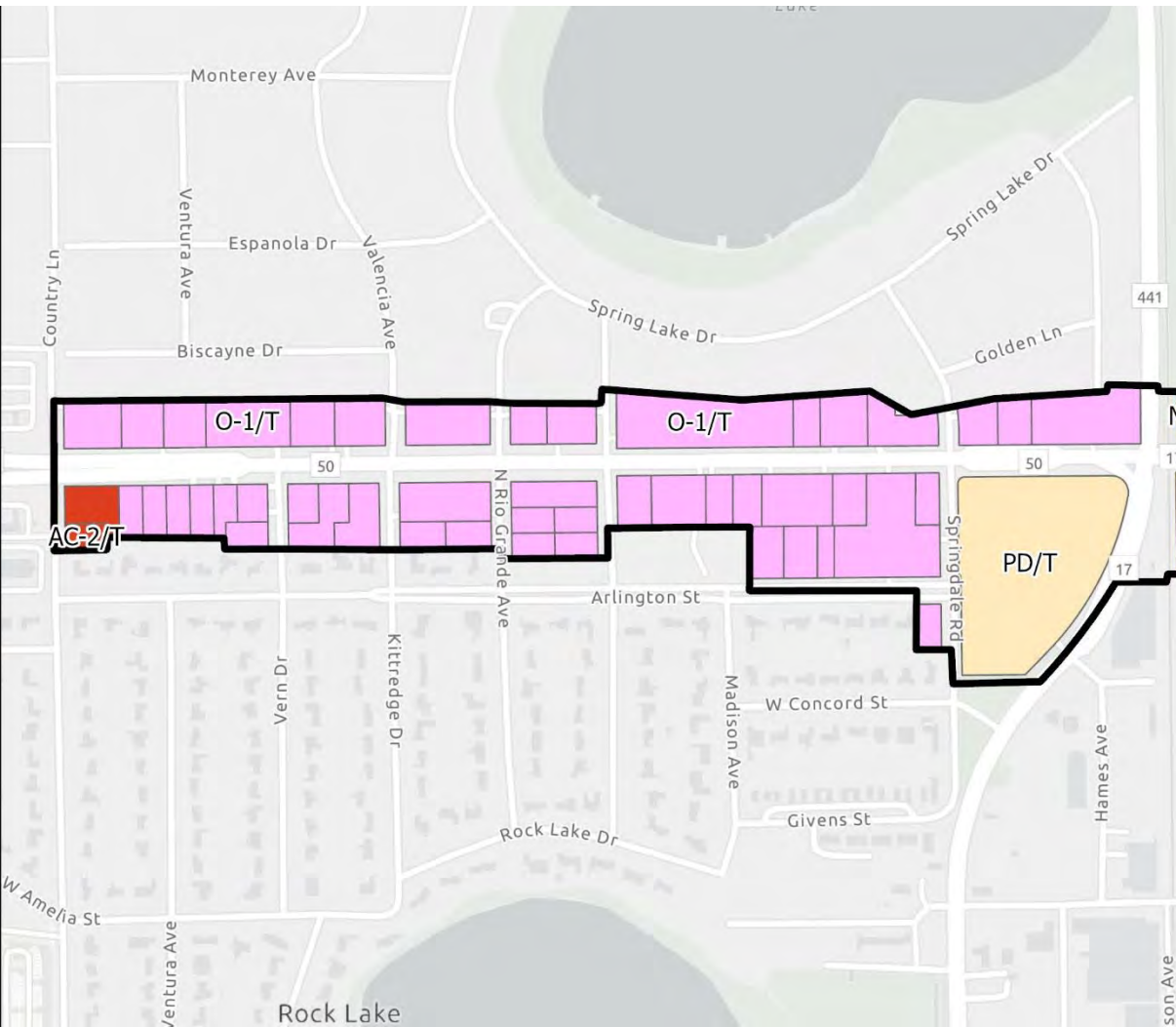
## Zoning Map

 AC-2	 PD
 AC-3	 R-1A/AA/2A
 Industrial	 R-2B/3B
 MU-1	 Public
 MXD-2	 Conservation
 O-1	
 O-2	





## Permitted Uses – West Side



### O-1 permitted uses:

- Office, medical office, medical/dental labs
- Local Public Benefit Uses
- Light Public Benefit Uses
  - Firehouses
  - Police Stations
  - Post Offices
- Single Family
- Multifamily



## Permitted Uses – East Side

### O-2:

- All O-1 Uses

### MXD – 2:

- All O-1 Uses
- Restaurants/  
Commercial  
(accessory)

### R-2B:

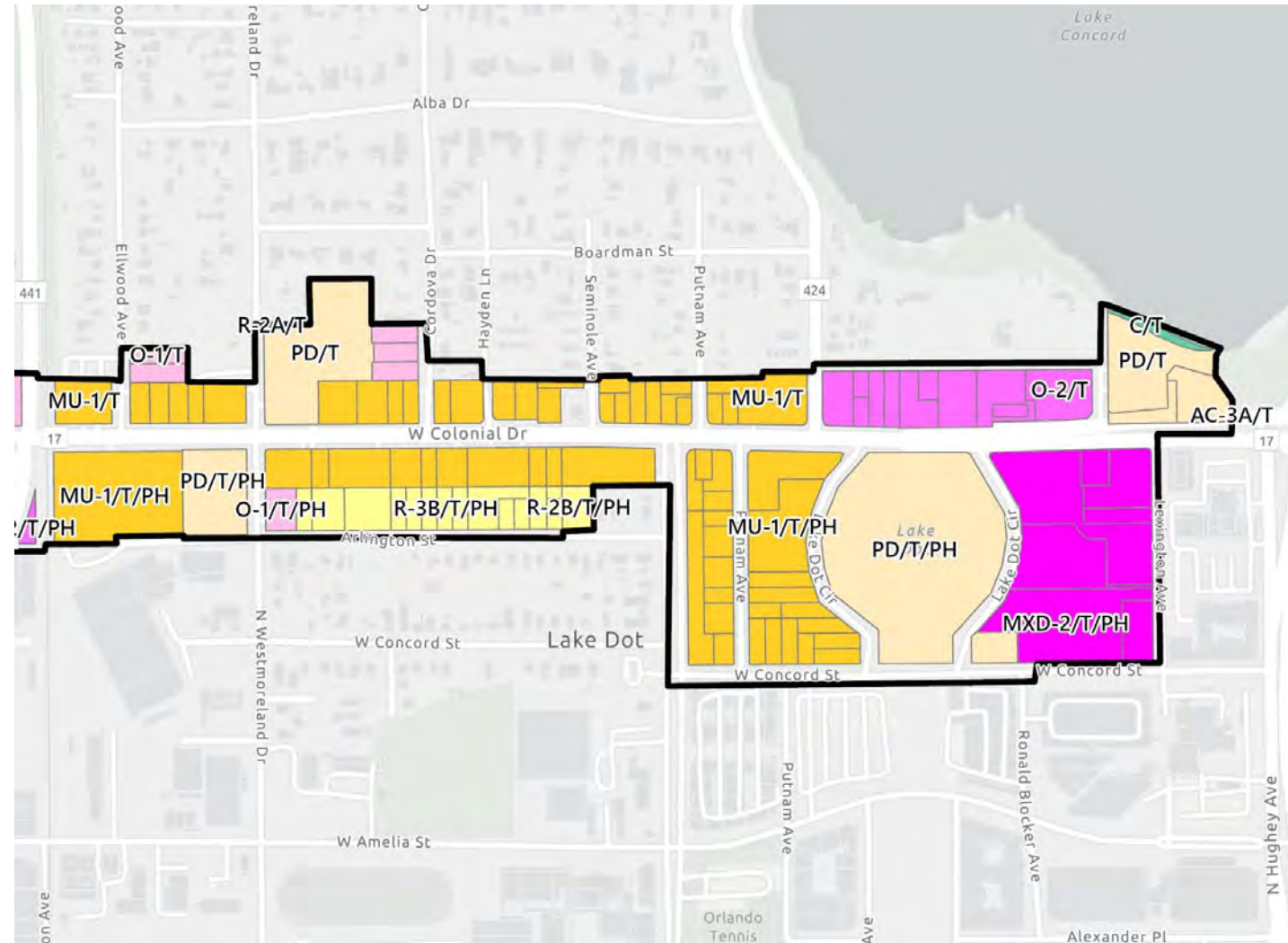
- Single family
- Multifamily  
(Conditional)

### R-3B:

- All R-2B uses
- Multifamily

### MU-1:

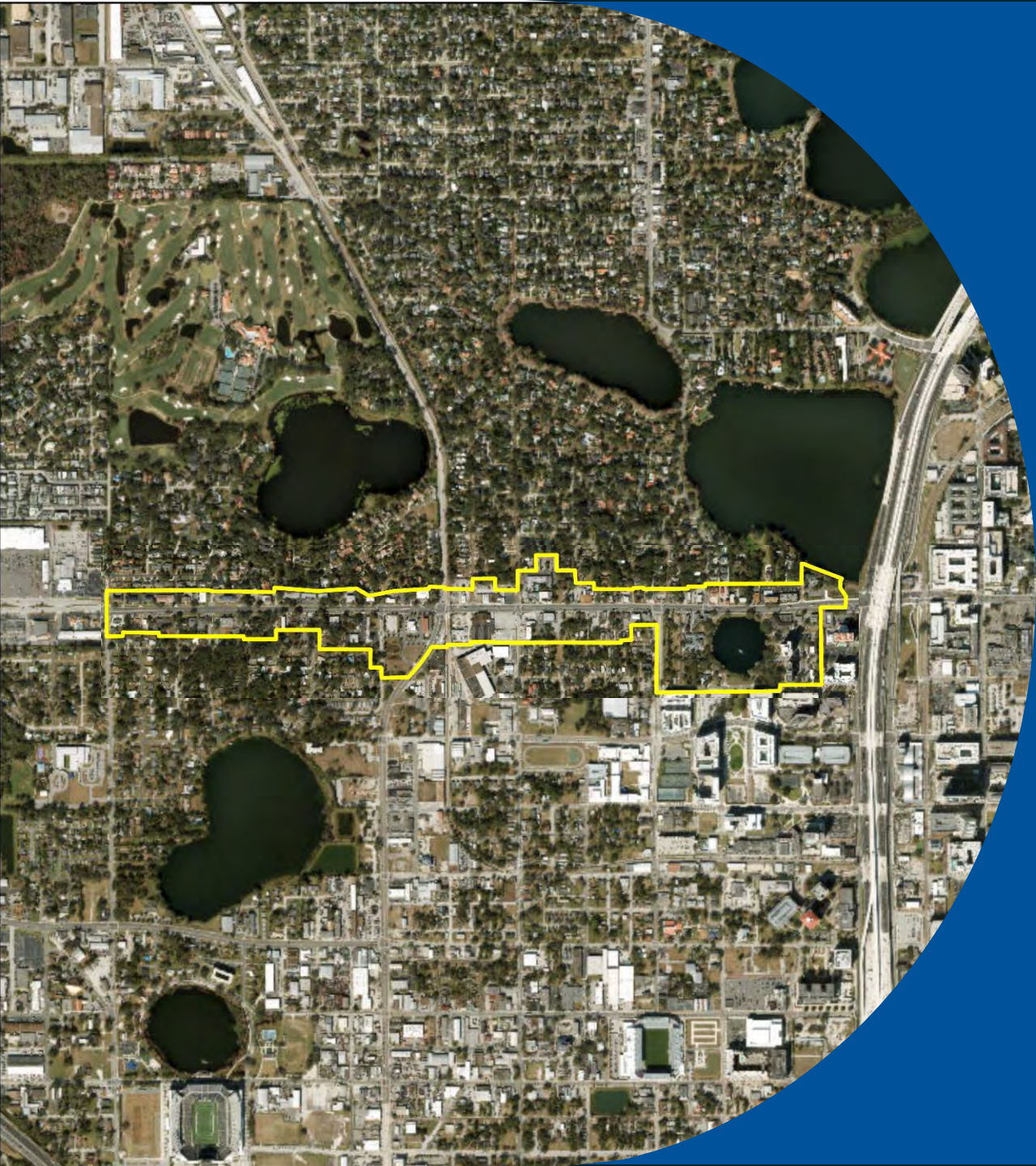
- Multifamily
- Office
- Restaurants
- Commercial
- Personal services
- Bars/ Nightclubs
- Indoor recreation
- Automotive
- Hotels/Motels







# Prior Planning





# Parramore Plan

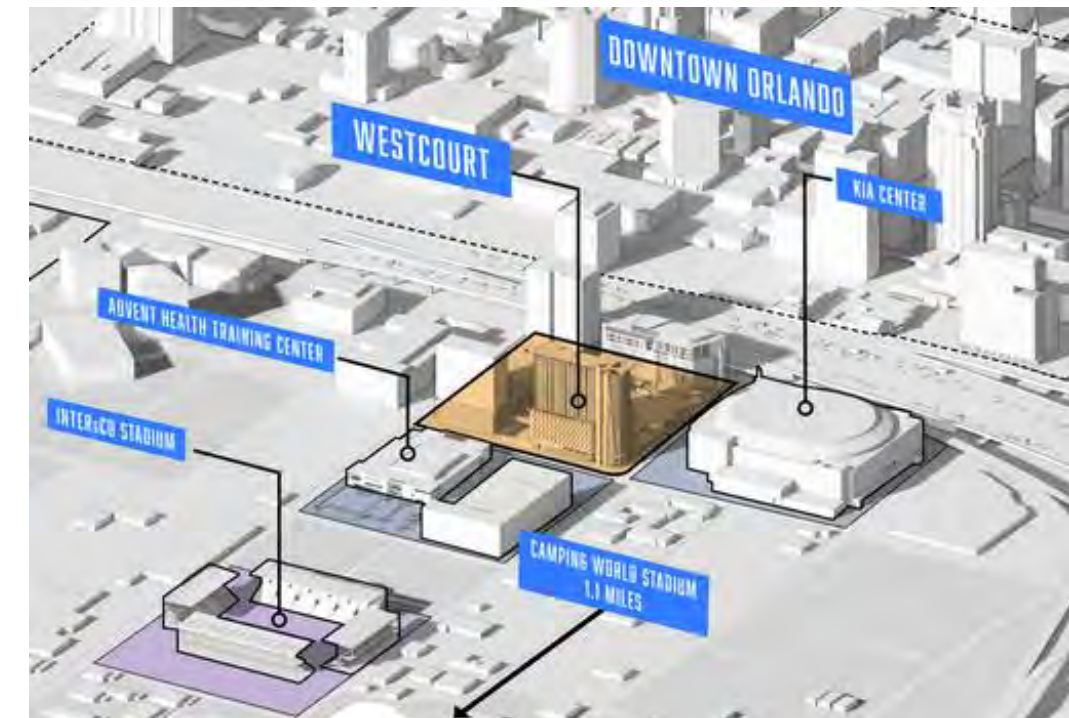
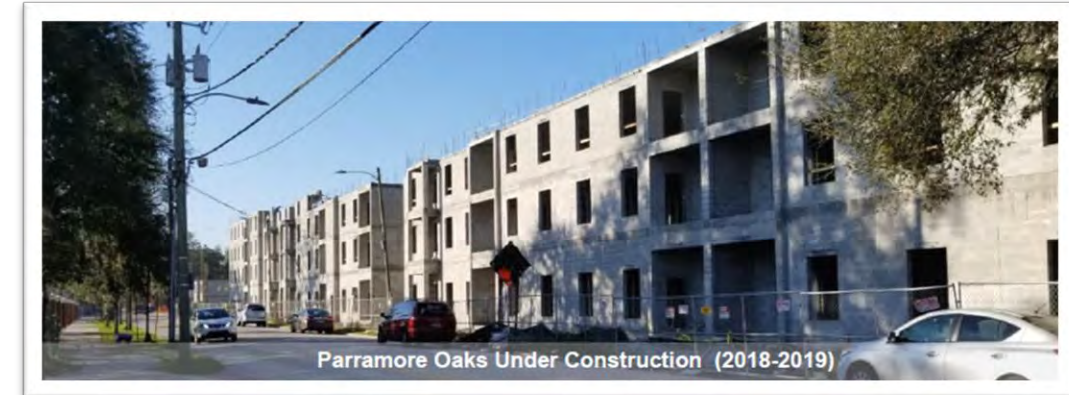
- Identifies streetscape improvements along W. Colonial as a long-term action item.
- **Parramore Heritage Overlay District**
  - Establishes setbacks to one and two-family infill lots.
  - Applies to sites on southern portion of W. Colonial from S. OBT to I-4.
  - Prohibits new or expanded social services.





# Parramore Plan Progress

- **ACE School** – New K-8 public school.
- **Parramore Oaks Affordable Housing Development** – Phase 2 of this development was completed in 2023.
- **Creative Village** – under development
  - UCF / Valencia campuses
- **Transit** – LYMMO Grapefruit Line (2016) and Lime Line (2018 – further modified in 2023)
- **Bike/Ped** – Westmoreland Bike/Pedestrian Trail 2017.
- **Westcourt Orlando** – Mixed-use entertainment district. Master plan, 2024. Currently in plat review. Expected 2027.
- **Wifi Initiative** – Council approved planning and mapping of Wi-Fi access points in January 2025.







# OBT Next Master Plan

- Reauthorized OBT Community Redevelopment Area (CRA)
- Exploring **expansion of the CRA boundary**. Required City and County approval.
- **OBT CRA Business Development Grant Program** to support existing locally owned businesses or attract new ones into the area. (started Jan. 2025)
- **Housing Development Grant Program** to support small, local contractors in creating new housing opportunities—either by rehabilitating existing properties or developing new ones.

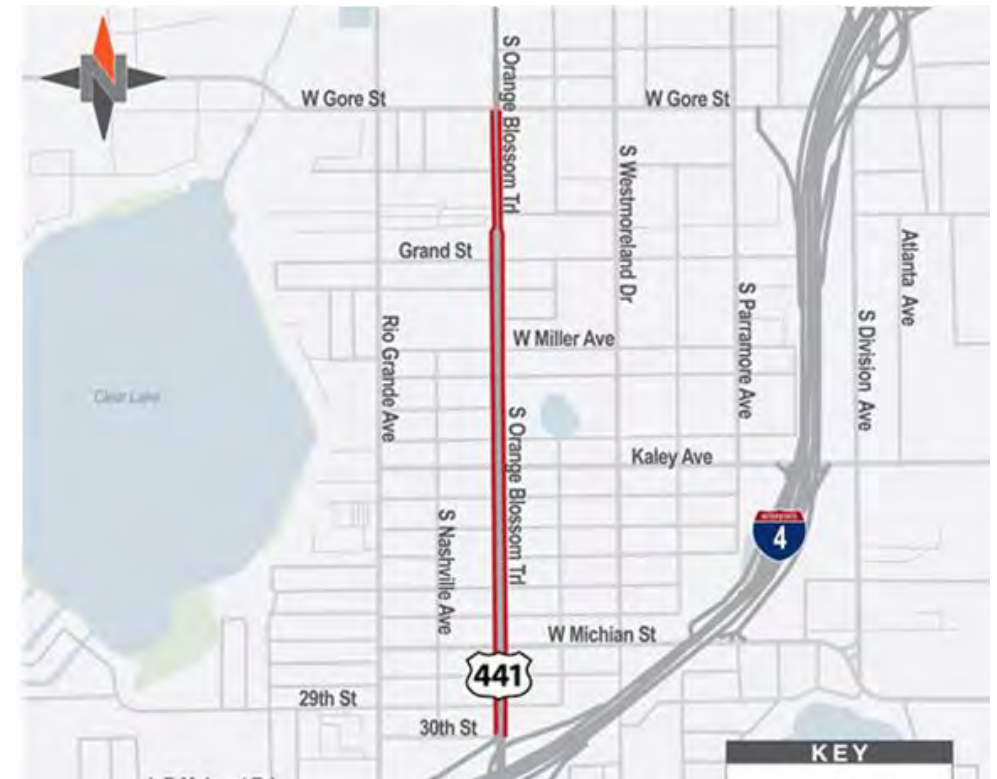






# OBT Next Master Plan

- **OBT Safe Neighborhood District** – Safety that meets monthly, brings together various agencies.
- **Redevelopment** - McNamara car dealership site to mixed-use development.
- **Infrastructure Enhancements** - improving safety and accessibility along the corridor.
- **Wood Street between Miller St and Indiana** – rebuilding connection to Woods Ave. to unlock redevelopment opportunity.
- **OBT Phase 2** - Implementing sidewalk and signalization improvements along South Orange Blossom Trail (U.S. 441) from 30th Street (by I-4) to Gore Street.





# OBT Sidewalk Study

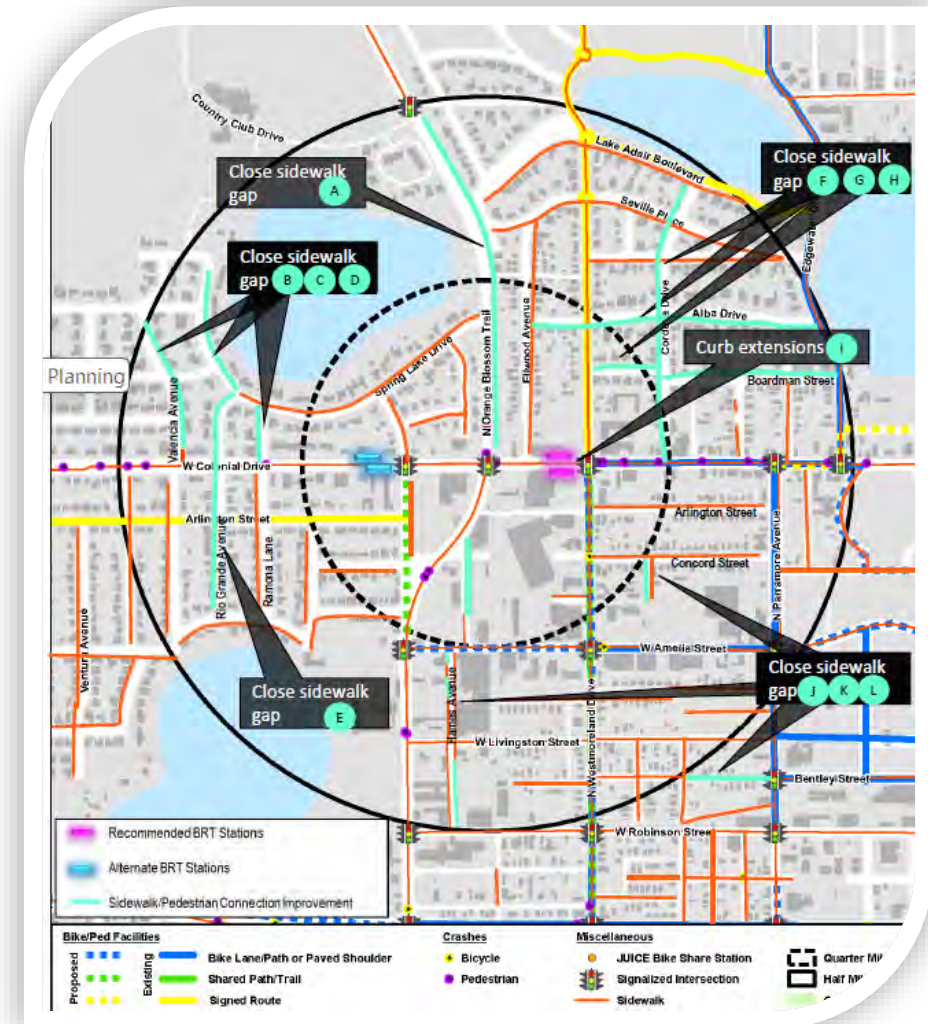
- **2021 FDOT District 5 feasibility study** – evaluating potential sidewalk along OBT between Colonial Drive and Country Club Road.
- **Strong community support** was received during public outreach.
- **Feasibility** - 8-foot-wide sidewalk with landscape buffers on west side of OBT. No right-of-way acquisition or relocation of the adjacent railroad line.
- **Funding** - City of Orlando and MetroPlan Orlando are **exploring funding opportunities**, with FDOT expected to cover the remaining costs.





# Lynx SR 50 BRT Station Area Analysis

- Transit-Oriented Development concepts near potential BRT station at **Westmoreland** or **OBT**.
- Bike and pedestrian improvements to provide connectivity between residential and existing and proposed transit stops.
  - Wider curb extensions and sidewalks.
  - Pedestrian connectivity requirements for new development
- Findings incorporated into the **2050 Metropolitan Transportation Plan** (Transit Vision Master Plan) by MetroPlan Orlando



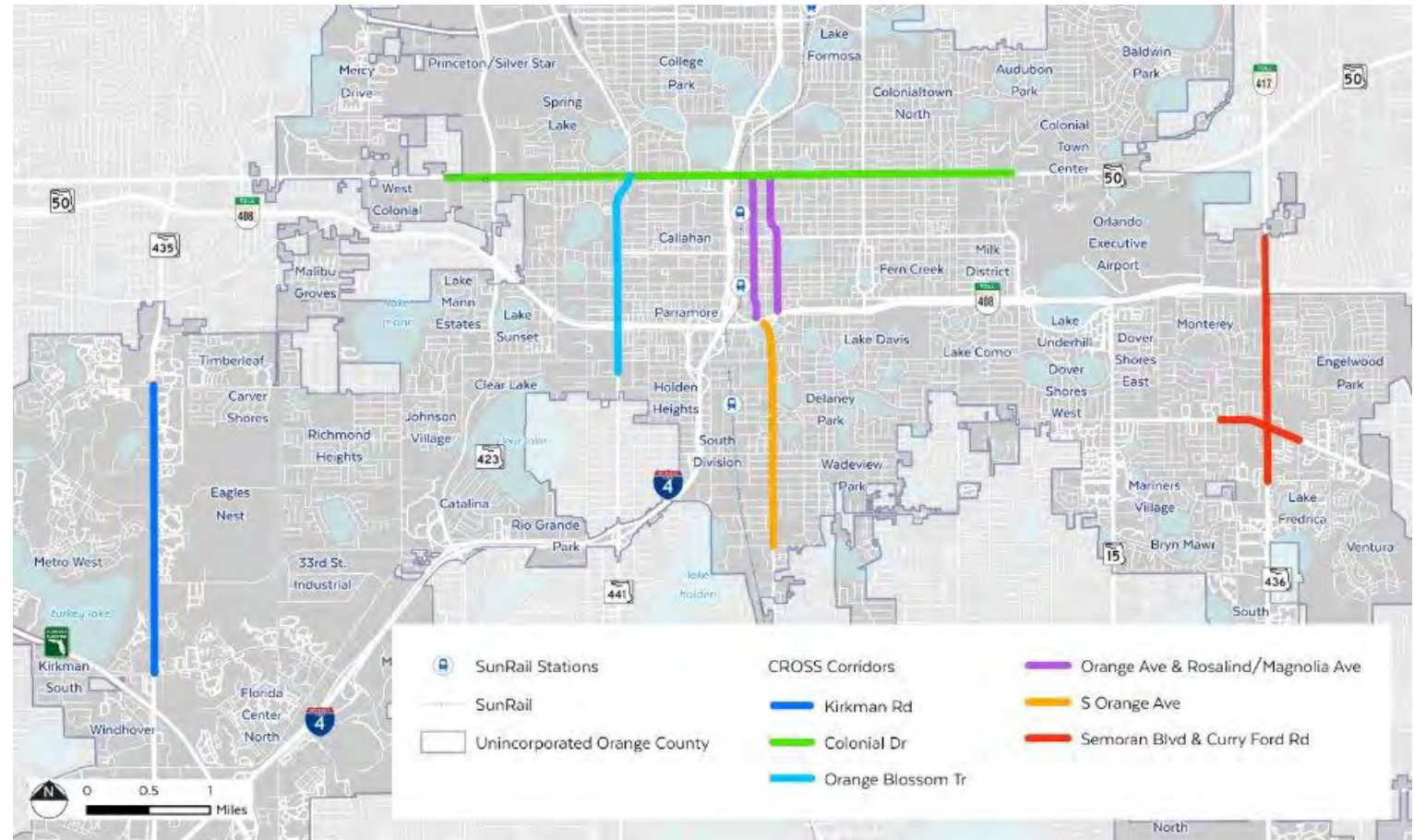




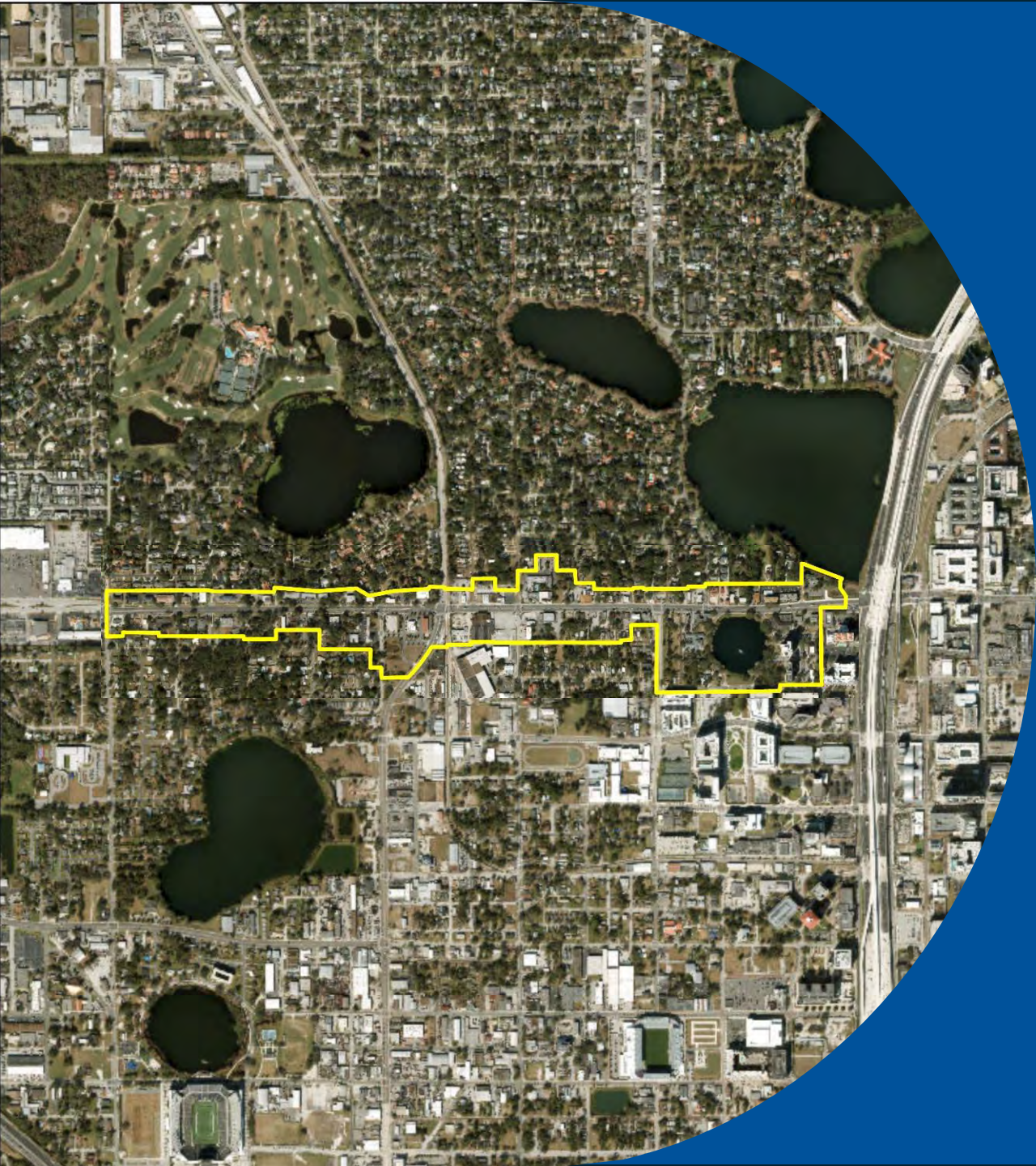
# VISION ZERO CROSS

CONNECTING RESIDENTS  
ON SAFE STREETS

- Safety study on six High Crash Corridors
  - Colonial Drive (SR 50) between Ferguson Dr and Maguire Boulevard
- USDOT Grant Funded
- Public Information Meetings late spring/summer 2025





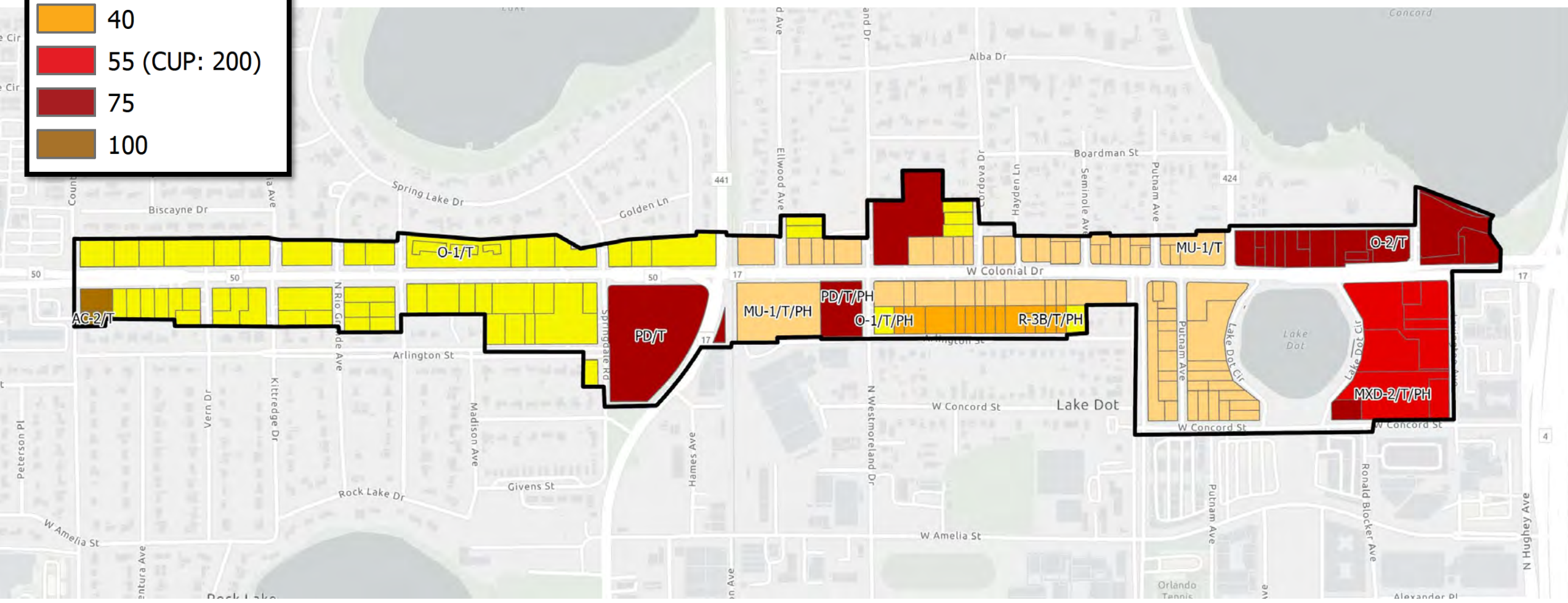
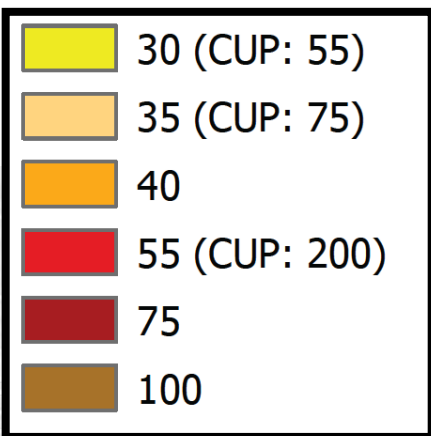


# Neighborhood Compatibility





## Allowed Height by District (in feet)

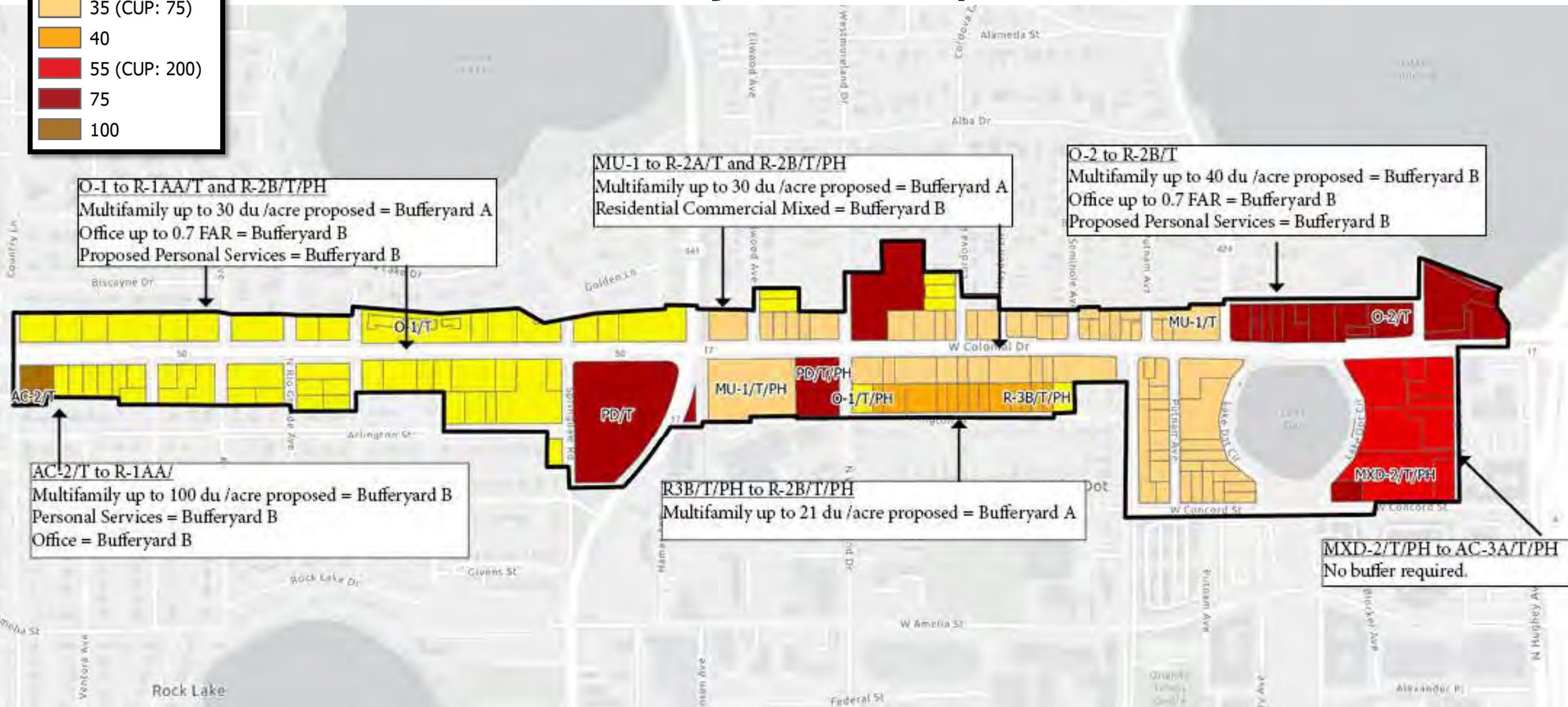






## Current Bufferyard Requirements

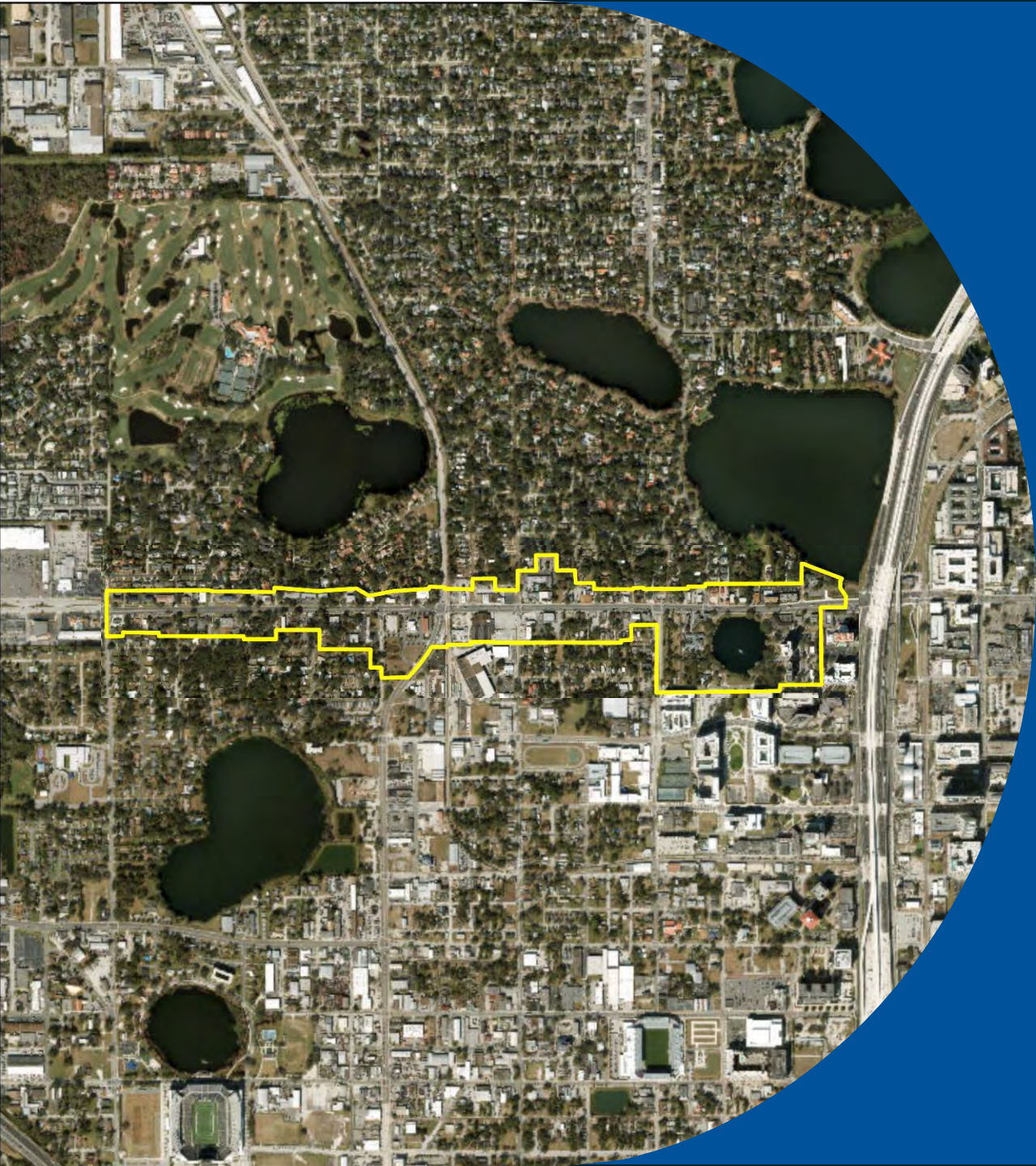
30 (CUP: 55)
35 (CUP: 75)
40
55 (CUP: 200)
75
100







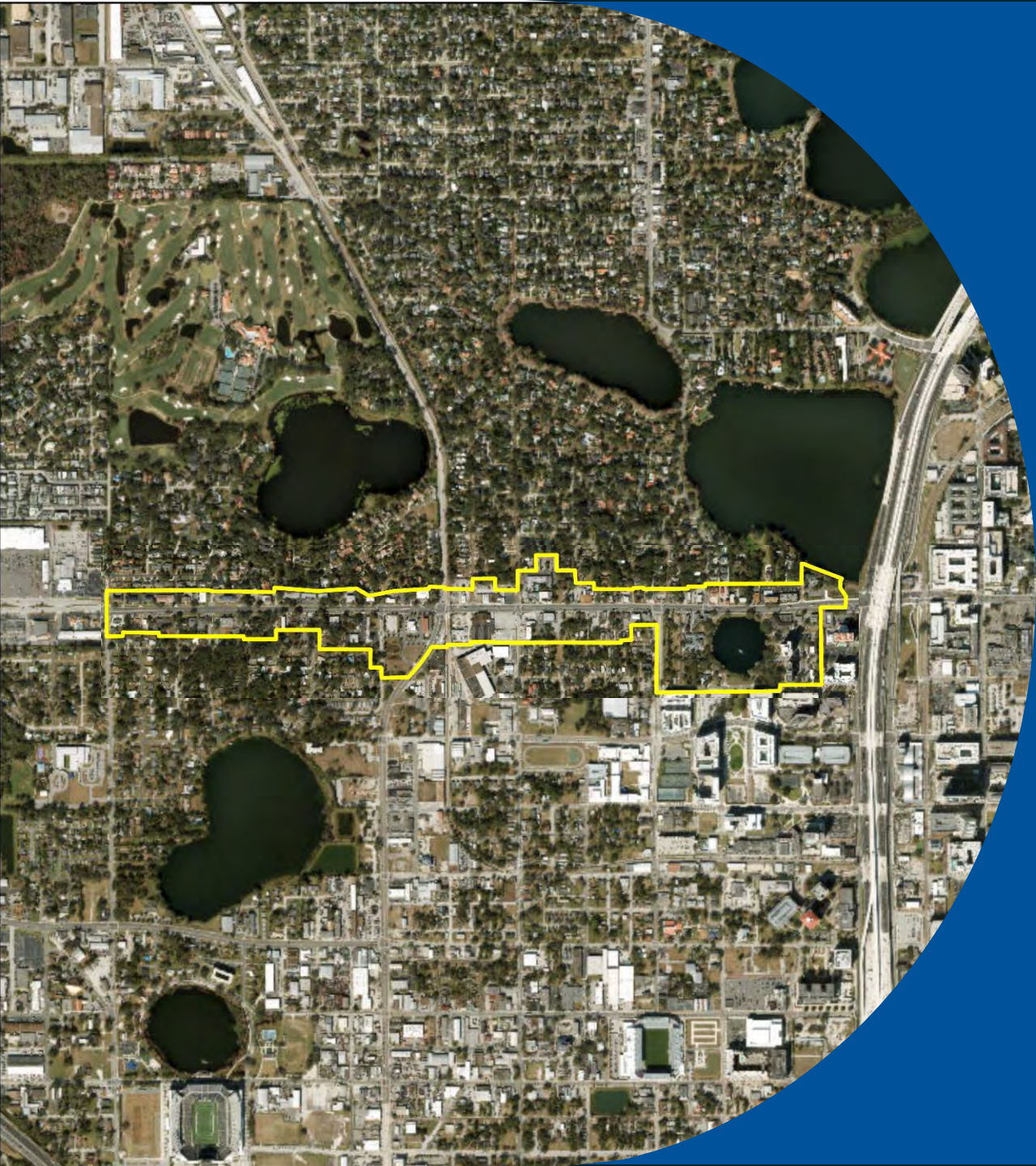
# Feedback







# Opportunities







## Potential Redevelopment Examples

- **Purpose:**
  - Illustrate proposed standards vs. existing condition
  - Develop common ground on desired outcomes
- **Site selection:**
  - Redevelopment potential analysis
  - Varied geography
  - Typical of corridor



## Redevelopment Illustration #1: Food Truck Park

Existing



Rendering



- Benefits:**
- Business incubation
  - Activating the street
  - Neighborhood-serving use

- 1.03 Acres
- Future Land Use: MUC-MED
- Zoning: MU-1/T & R-2A/T
- 3,785 sf



## Redevelopment Illustration #1

Existing



Rendering





## Redevelopment Illustration #1

Existing



Rendering





## Redevelopment Illustration #1

Existing



Rendering





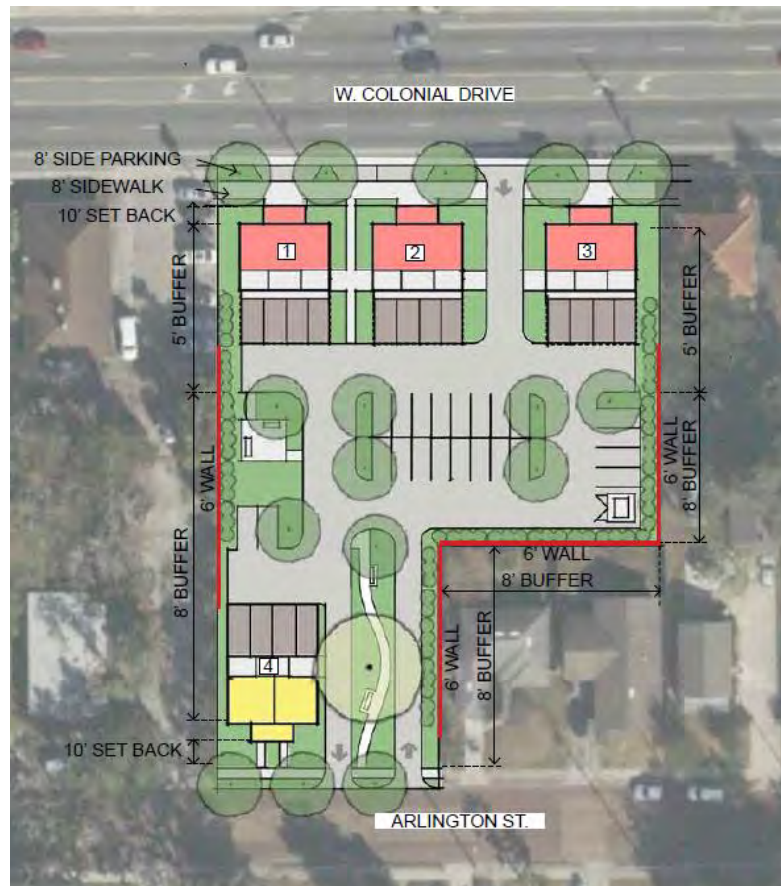
## Redevelopment Illustration #2: Office/Residential

### Existing



- FLU: MUC-MED
- 0.99 Acres
- Zoning: MU-1/T/PH
- 41 dwelling units

### Rendering



### Benefits:

- Neighborhood-serving retail/office
- Attainable housing
- Green space
- Street trees
- On-street parking
- Compatibility



## Redevelopment Illustration #2

Existing



Rendering





## Redevelopment Illustration #2

Existing



Rendering





## Redevelopment Illustration #3: Office/Townhomes

### Existing



### Rendering



### Benefits:

- Homeownership opportunities
- 24-hour uses (eyes on the street)
- Shared parking
- Tree preservation and green space

- FLU: Office-Low Intensity
- Zoning: O-1/T
- 1.78 Acres

### Proposed:

- 11,220 sf Office
- 17 Townhomes



## Redevelopment Illustration #3

**Existing**



**Rendering**





## Short-Term Strategies

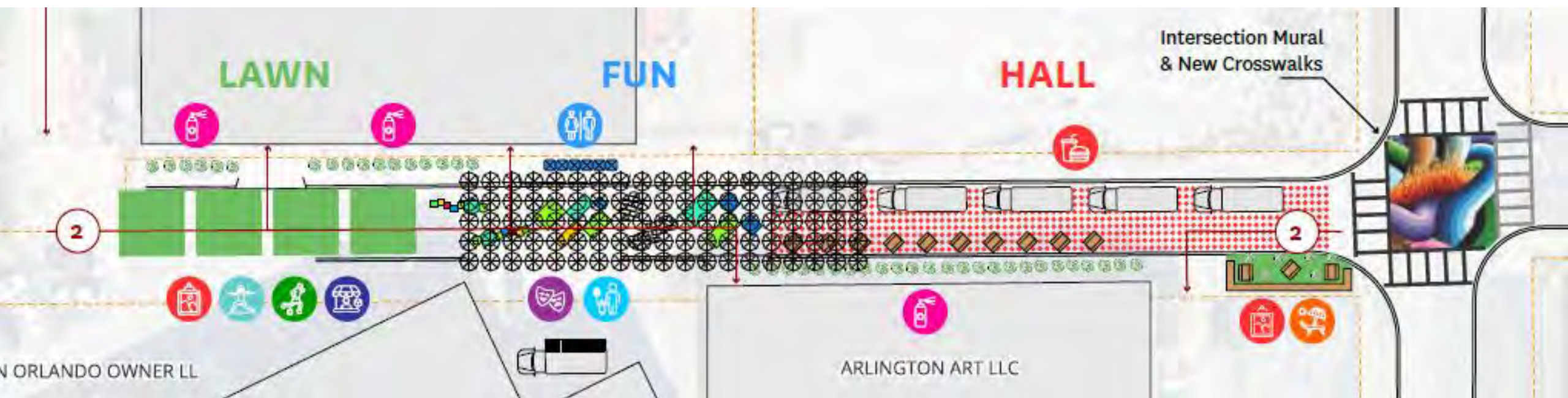
- Why?
  - Transform under-utilized areas
  - Demonstrate market demand
  - Build community
- How?
  - Activate different streets / lots / intersections for a brief period
  - Low cost, quick-build strategies:
    - Murals
    - Temporary striping and barriers to prevent traffic
    - Events





## Arlington Street Temporary Plaza (2-3 weeks)

- Provide activities for kids and adults to bring neighbors together
- Demonstrate market demand for restaurants
- Build community identity

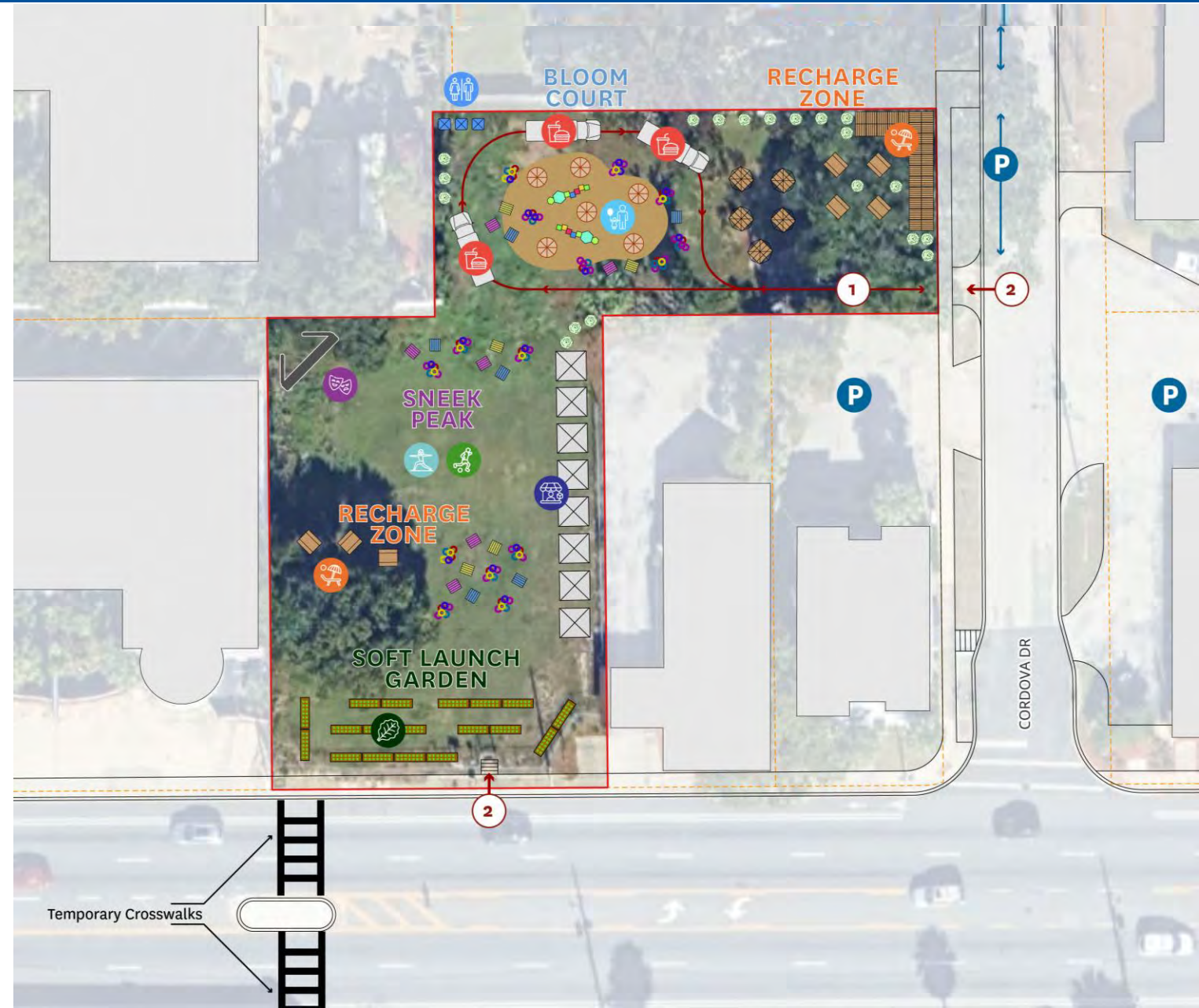




## Short-Term Example #2

### West Colonial Park (2-3 months)

- Seasonal community park
- Interim use of vacant lot
- Programmed activities for all ages
- Community garden
- Engage north side residents





# Opportunities



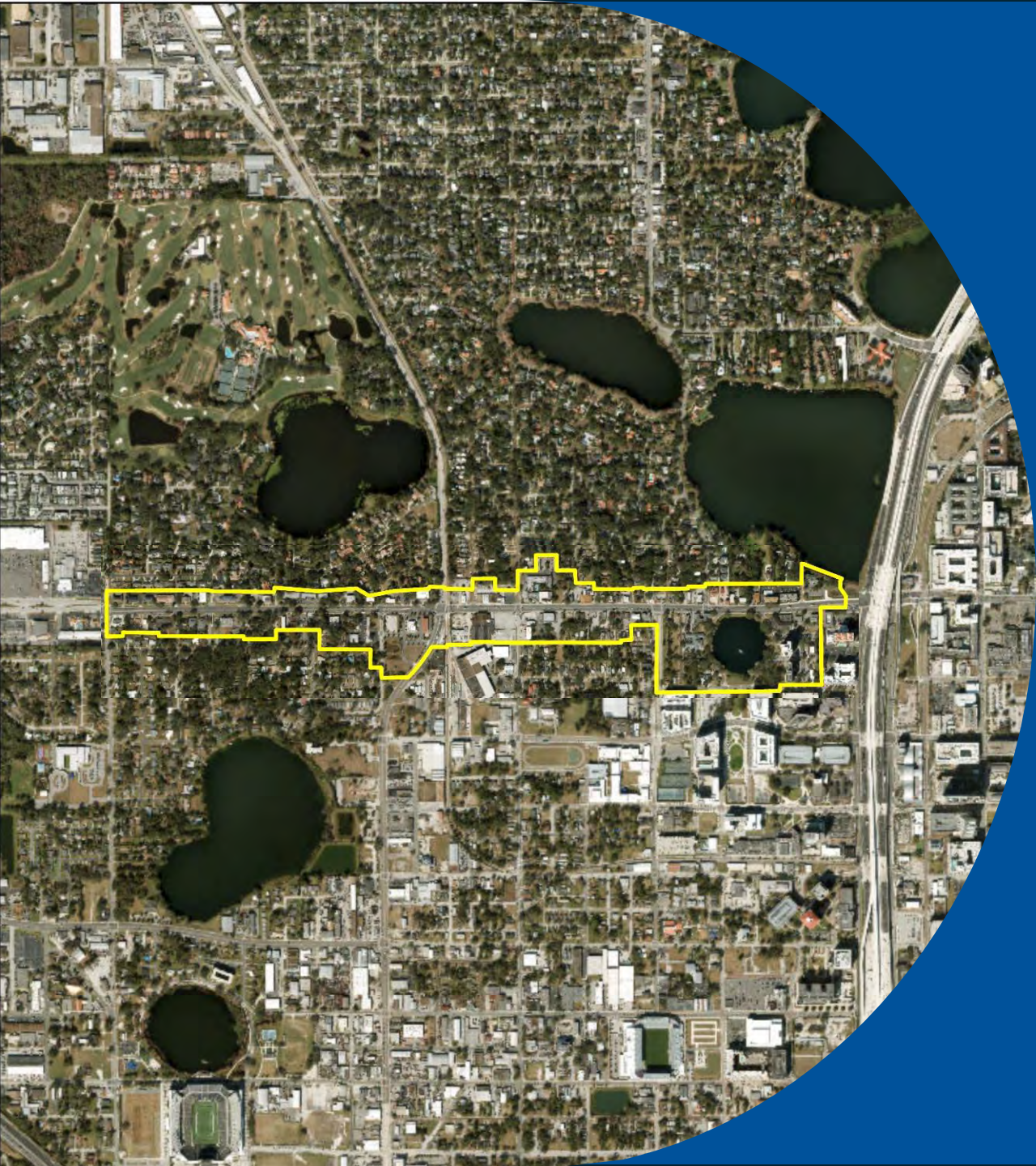


## Other Opportunities

- Gateway into Downtown Orlando from the North and West
- Gateway signage with OBT intersection
- Improve Lynx stop options
- Provide bike/pedestrian crossings







# Potential Regulatory Changes





## Creation of the West Colonial Drive Overlay District

- Expanding allowable uses in lower-zoned districts (O-1, O-2) (primarily west of Westmoreland)
  - Personal services
  - Eating and drinking establishments
- Prohibit Uses of Concern
  - Labor Pools
  - Payday loans
  - Pawn shops
  - Drive-throughs
- Other permitted or prohibited uses based on your feedback



## Streetscape Requirements

- Street trees
- Pedestrian-oriented lighting
- Potential parallel parking
- Protection of existing trees near roadway
- Buffer bike lane







## Next Steps

1. Compile feedback
2. Enhance and formalize proposals
3. Second community meeting
4. Municipal Planning Board
5. Study implementation
  - E.g. draft and adopt overlay





# Discussion and Feedback

