



ORANGE COUNTY PLANNING DIVISION VISION 2050 & ORANGE CODE

ABC Central Florida Chapter May 12, 2022



ORANGE COUNTY PLANNING DIVISION

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

VISION

2050

Healthy, Smart, Responsible

+



ORANGE CODE

Streamlined, Context-Sensitive,
Form Based

VISION & VALUES

PLACE BASED APPROACH

Market Areas
context-sensitivity
integration
Place Types
Communities
neighborhoods

COMP PLAN RE-ORG

From :
COMPLIANCE
DRIVEN DOCUMENT

TO:
VISION
PLAN

MISSION



CONTEXT DIVERSITY

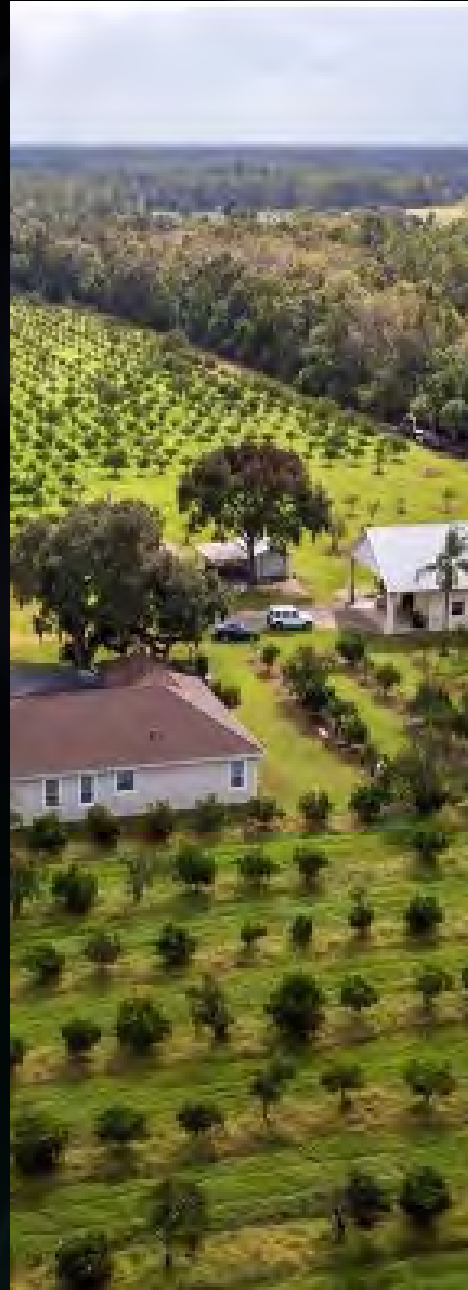
ORANGE COUNTY TRANSECT

Diversity:

- Environmental
- Development Trends
- Demographics
- Life Style
- Transportation Needs



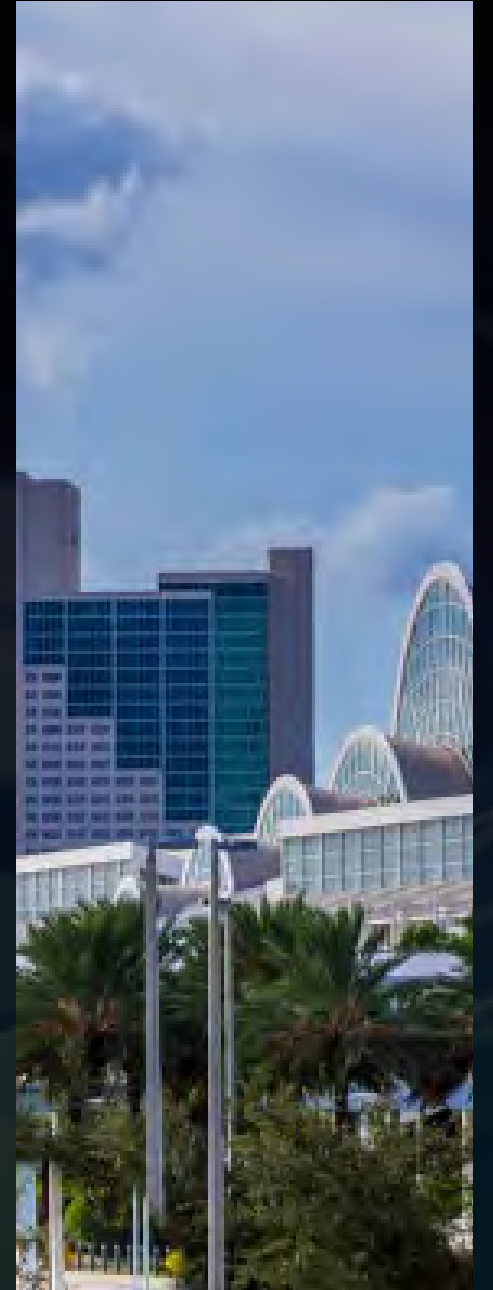
NATURAL



RURAL



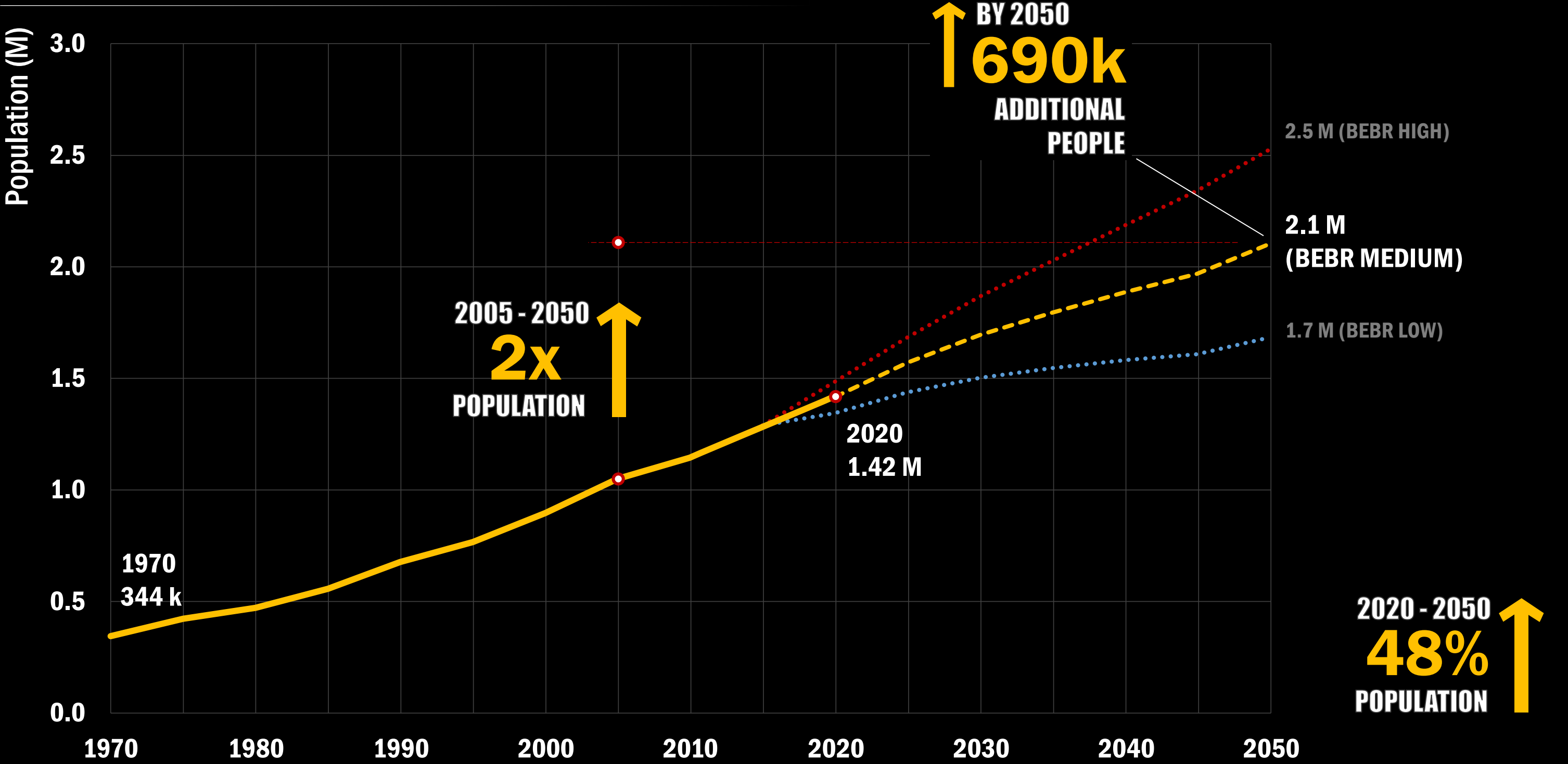
SUBURBAN



URBAN

NEXT 30 YEAR PLANNING HORIZON

POPULATION GROWTH

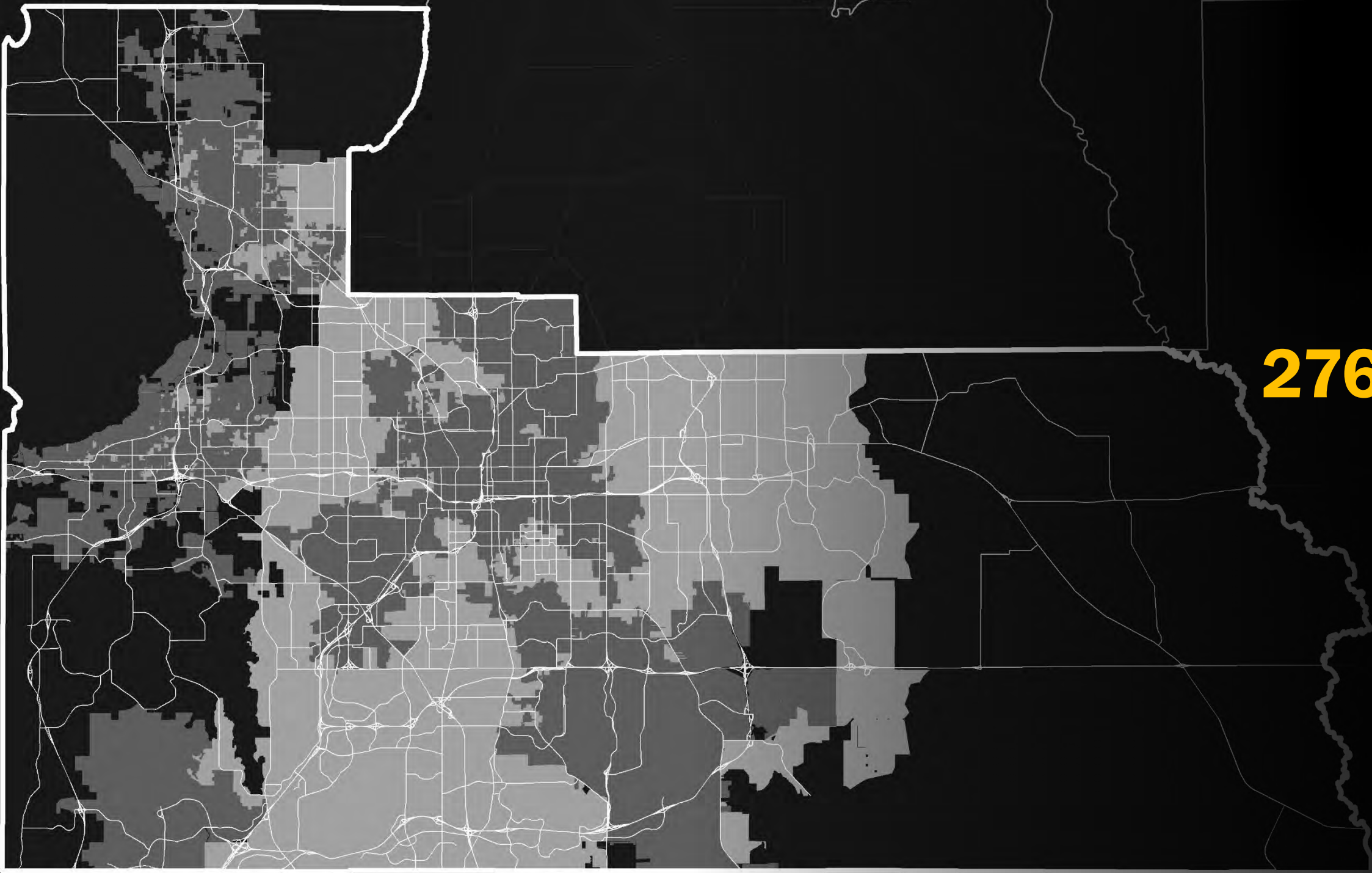


Data: U.S. Census Bureau (1970-2015) / BEBR 2020-2045 / Orange County (2045-2050)

POPULATION GROWTH

BY 2050
↑ 690k
ADDITIONAL
PEOPLE

276,000 units
County Wide

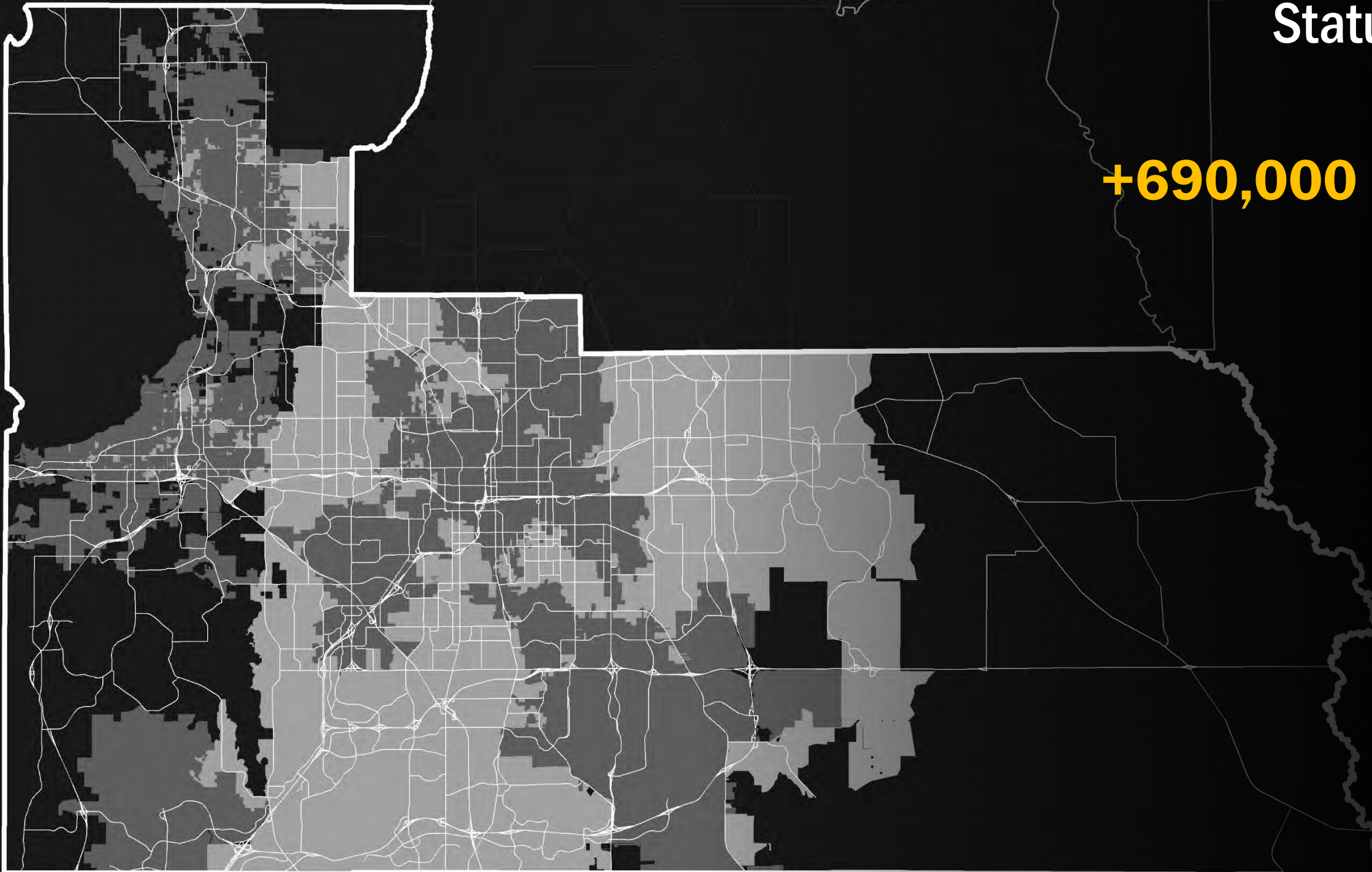


POPULATION GROWTH

Orange County in **2050**

Status Quo Scenario

+690,000 People by 2050

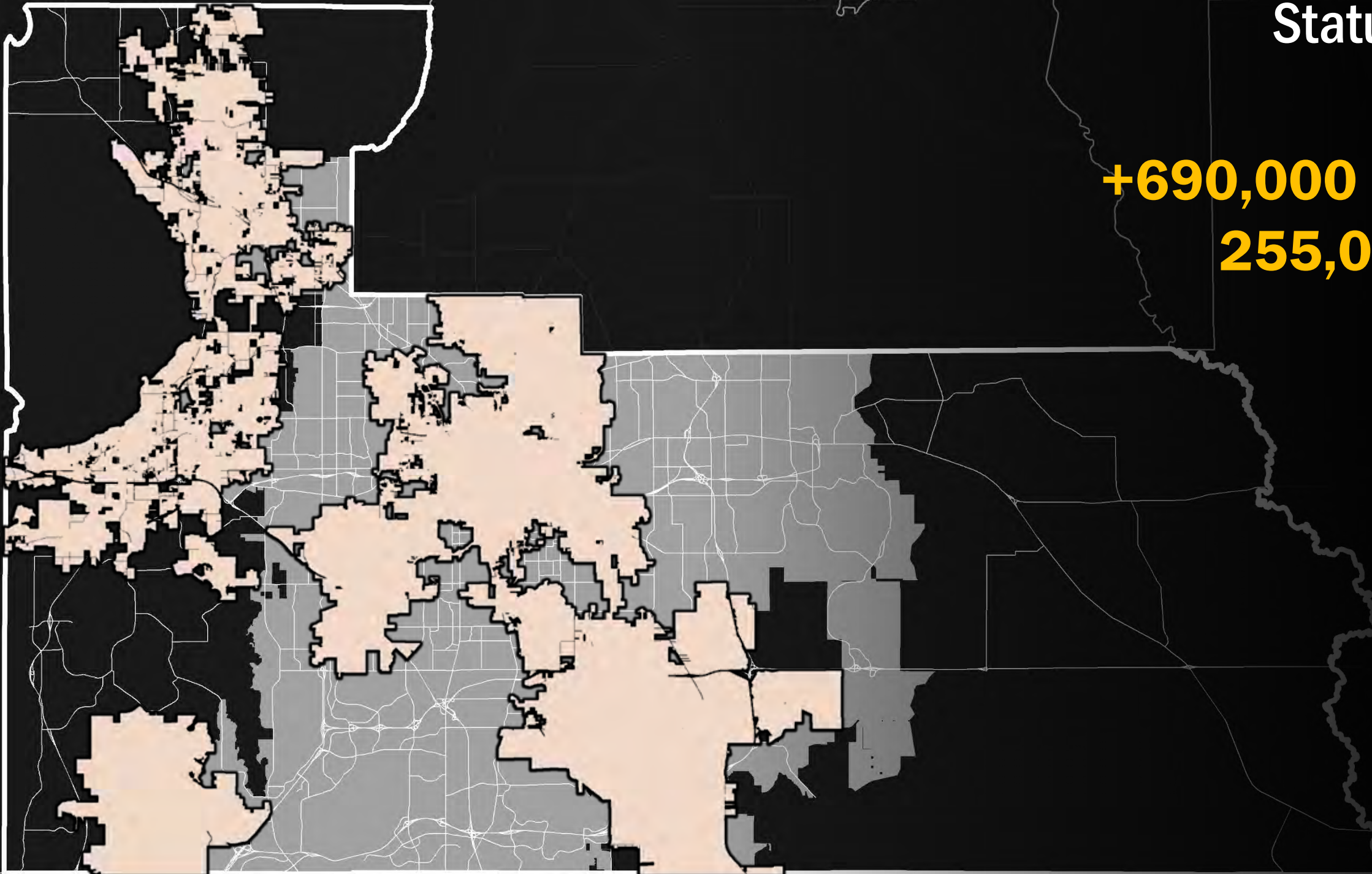


POPULATION GROWTH

Orange County in 2050

Status Quo Scenario

+690,000 People by 2050
255,000 within cities

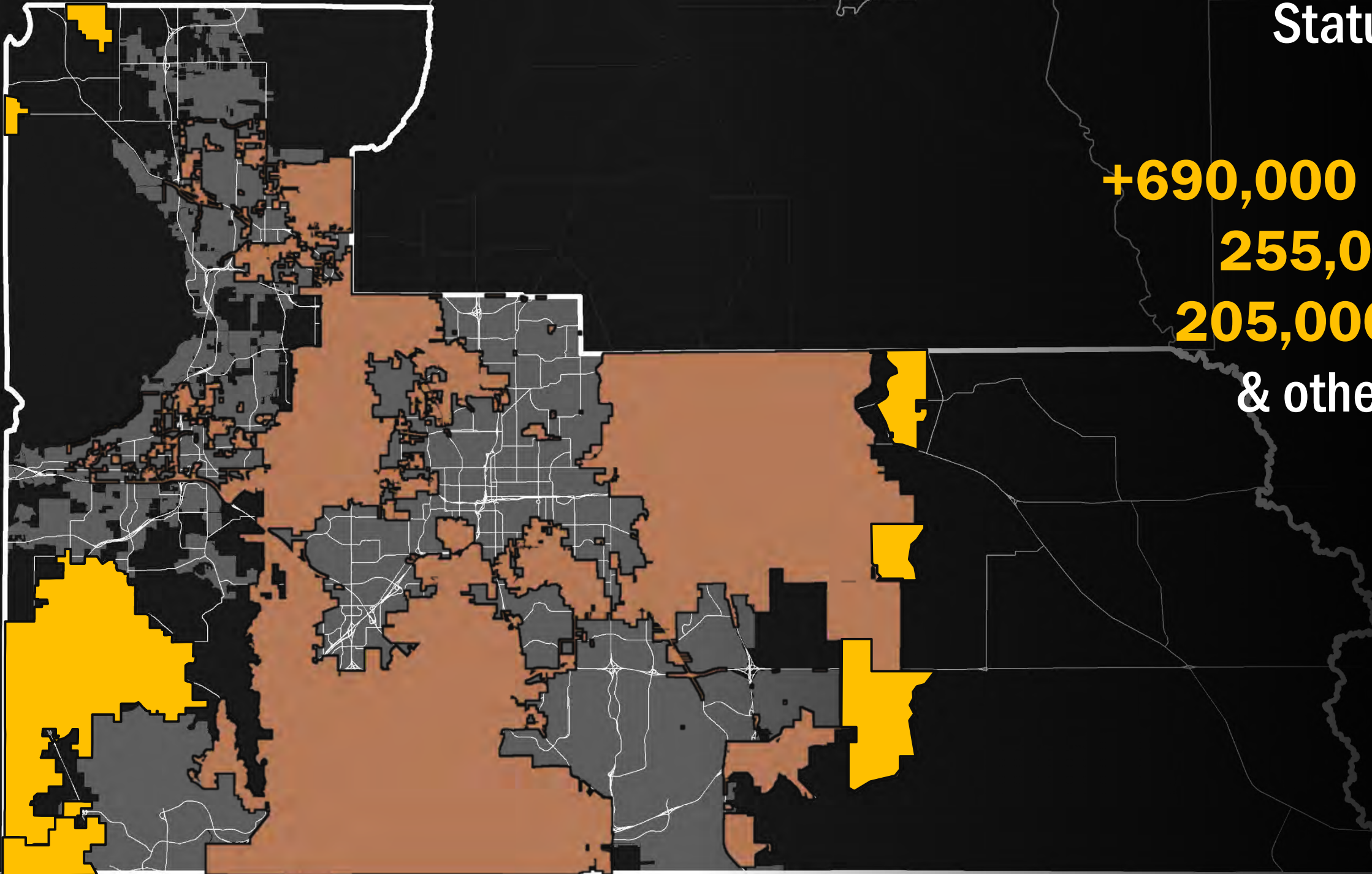


POPULATION GROWTH

Orange County in 2050

Status Quo Scenario

+690,000 People by 2050
255,000 within cities
205,000 Urban Service
& other planned areas



POPULATION GROWTH

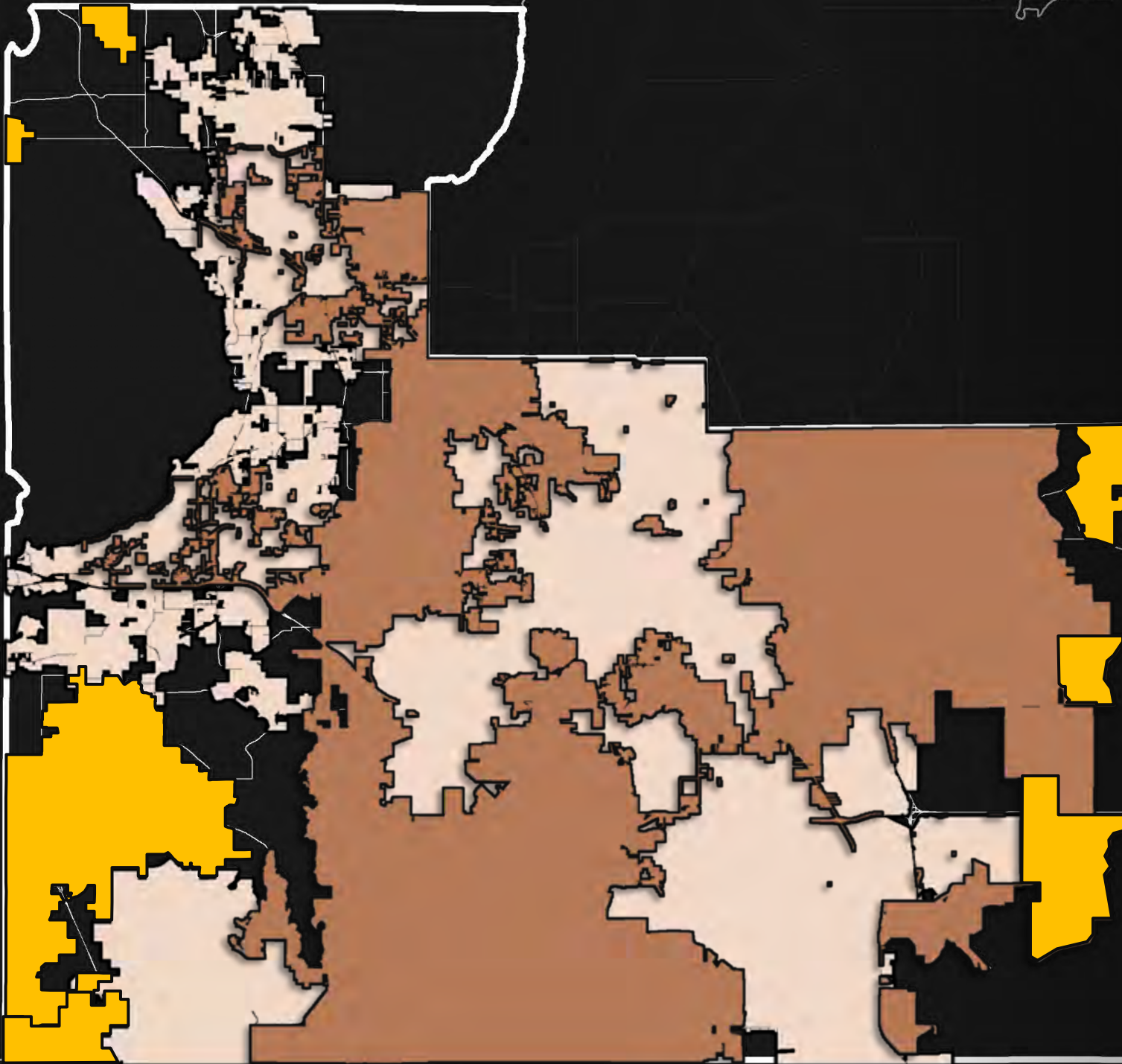
Orange County in 2050

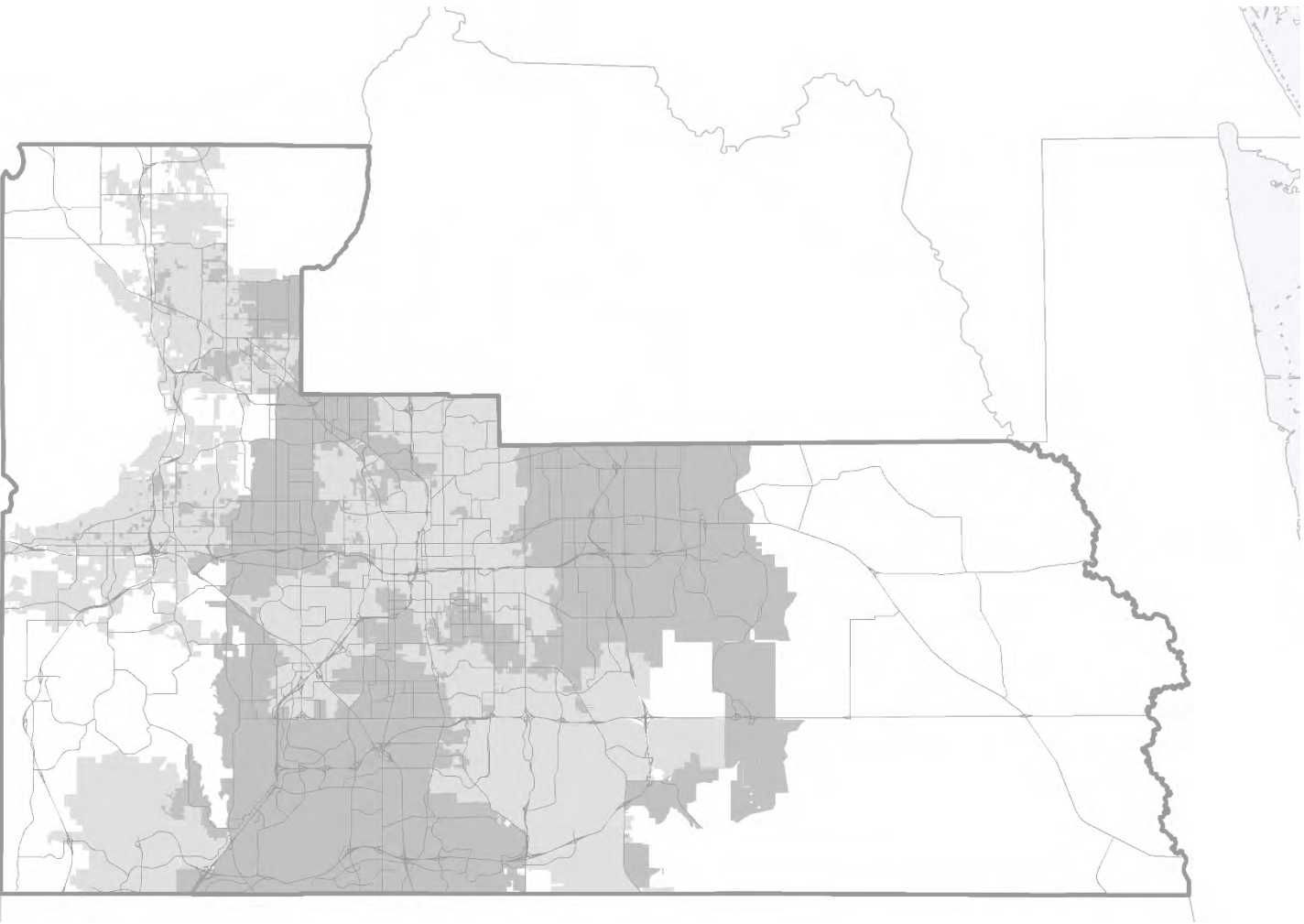
Status Quo Scenario

+690,000 People by 2050
255,000 within cities
205,000 Urban Service
& other planned areas

Remaining Gap:
230,000 People
92,000 Units

What is the Strategy?





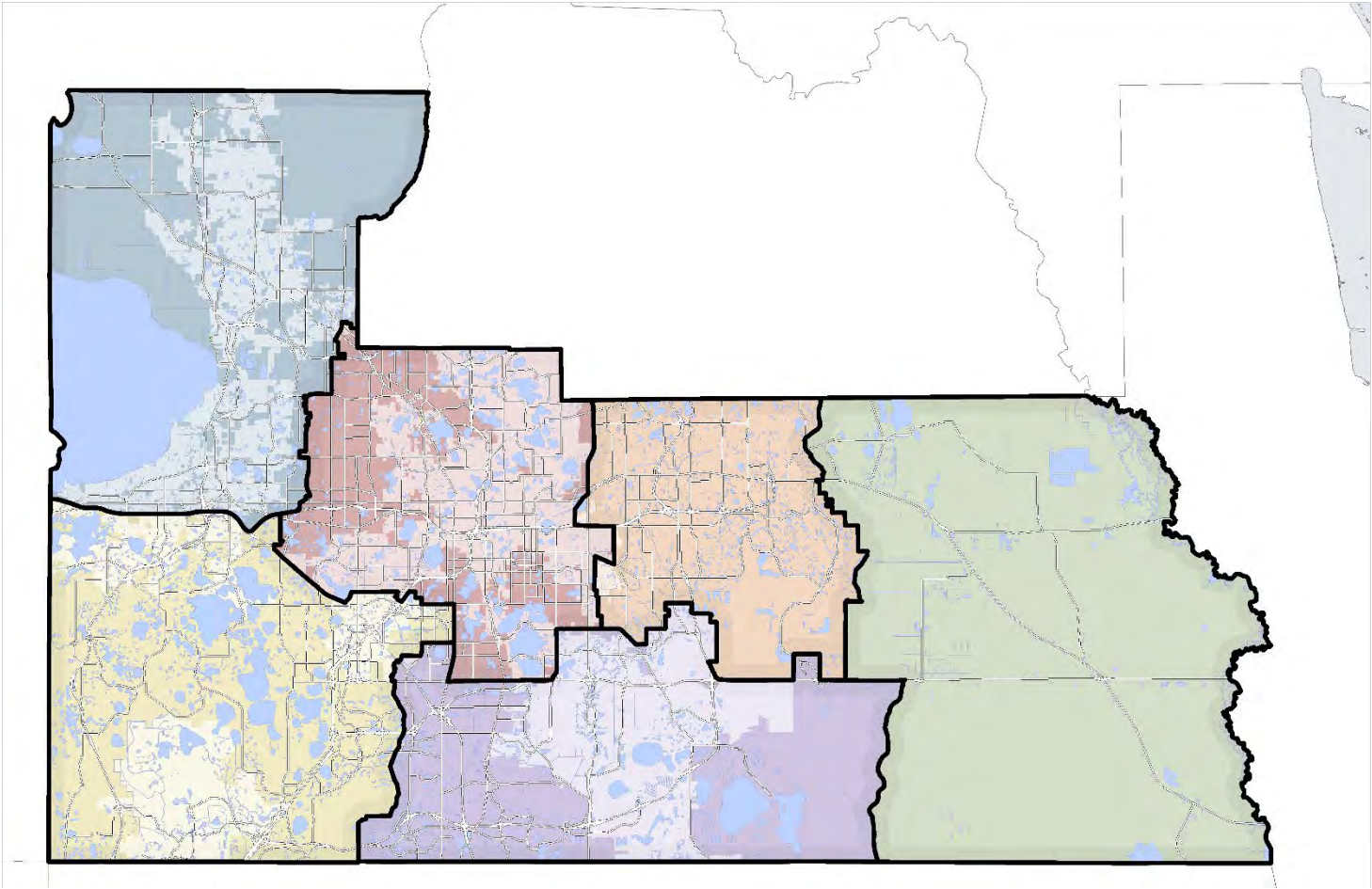
VISION 2050

ORANGE CODE

1.MARKET AREAS

VISION 2050

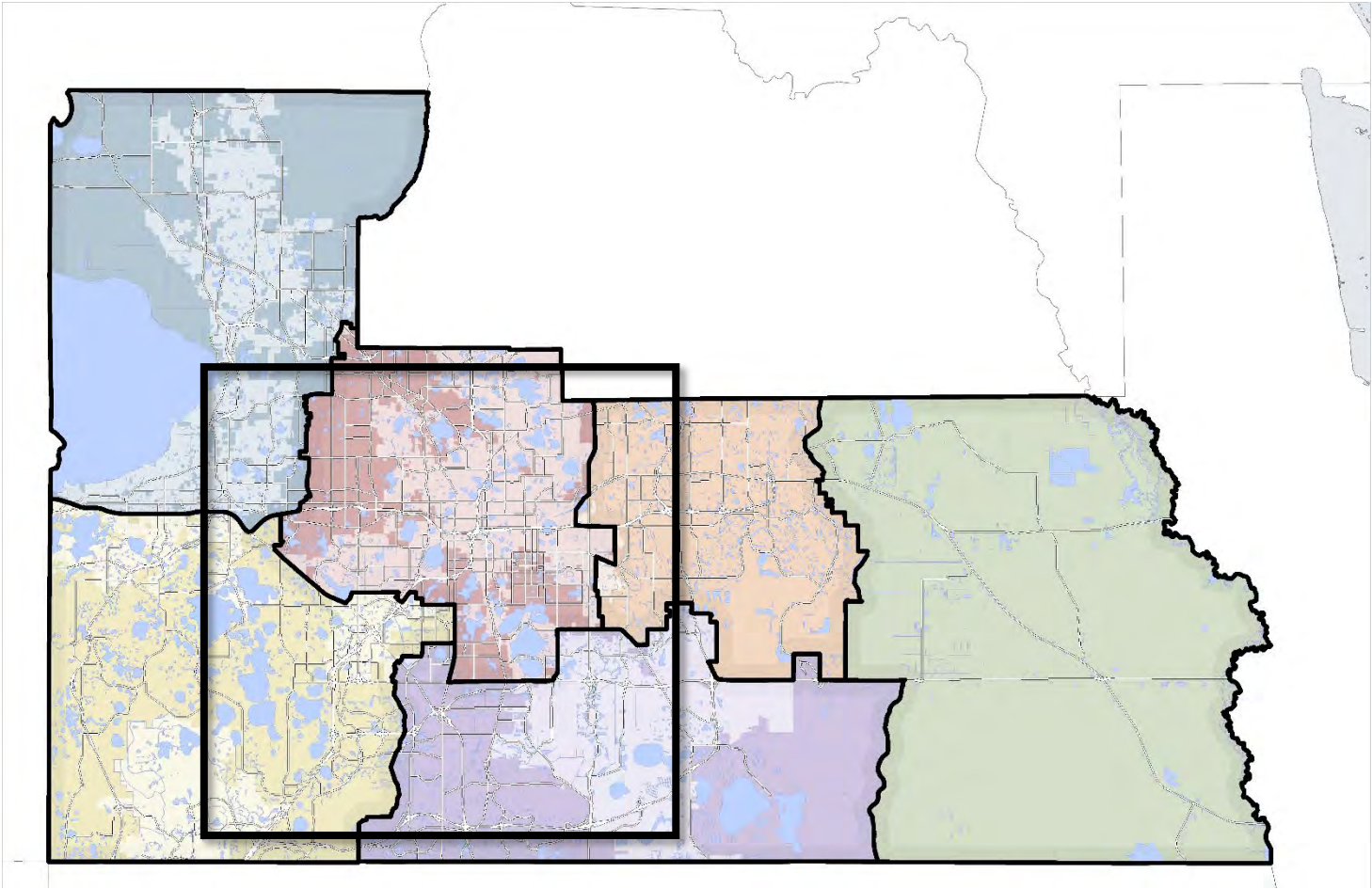
ORANGE CODE

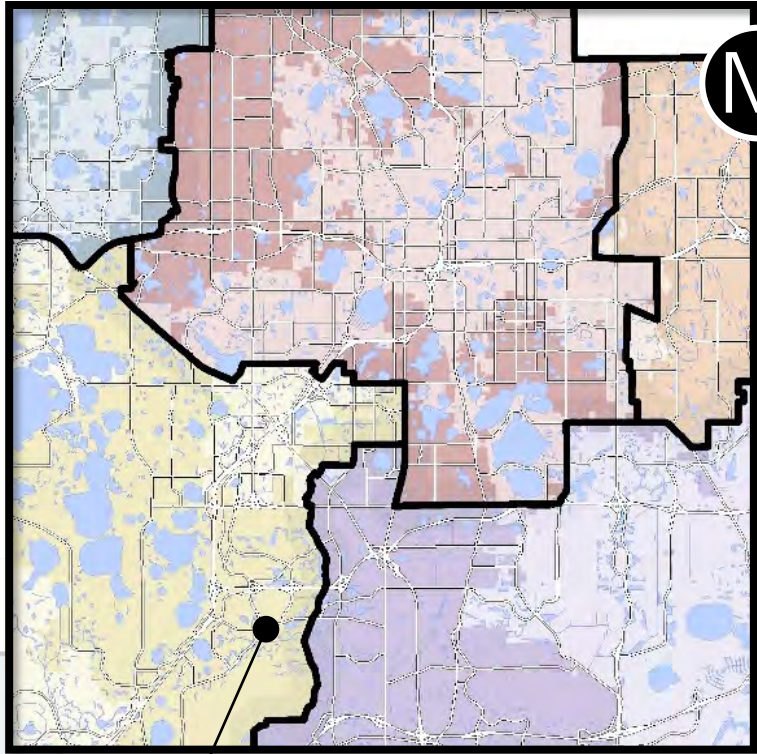


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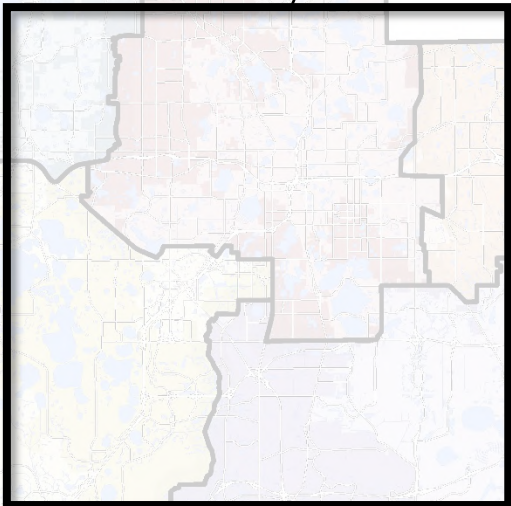




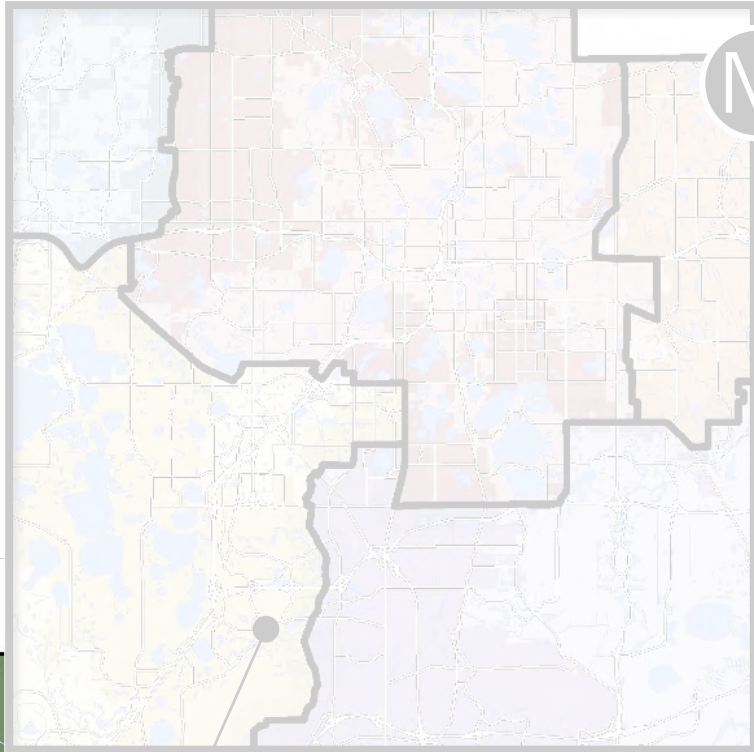
M

MARKET AREAS

- Northwest
- Southwest
- Core
- East
- South
- Rural East



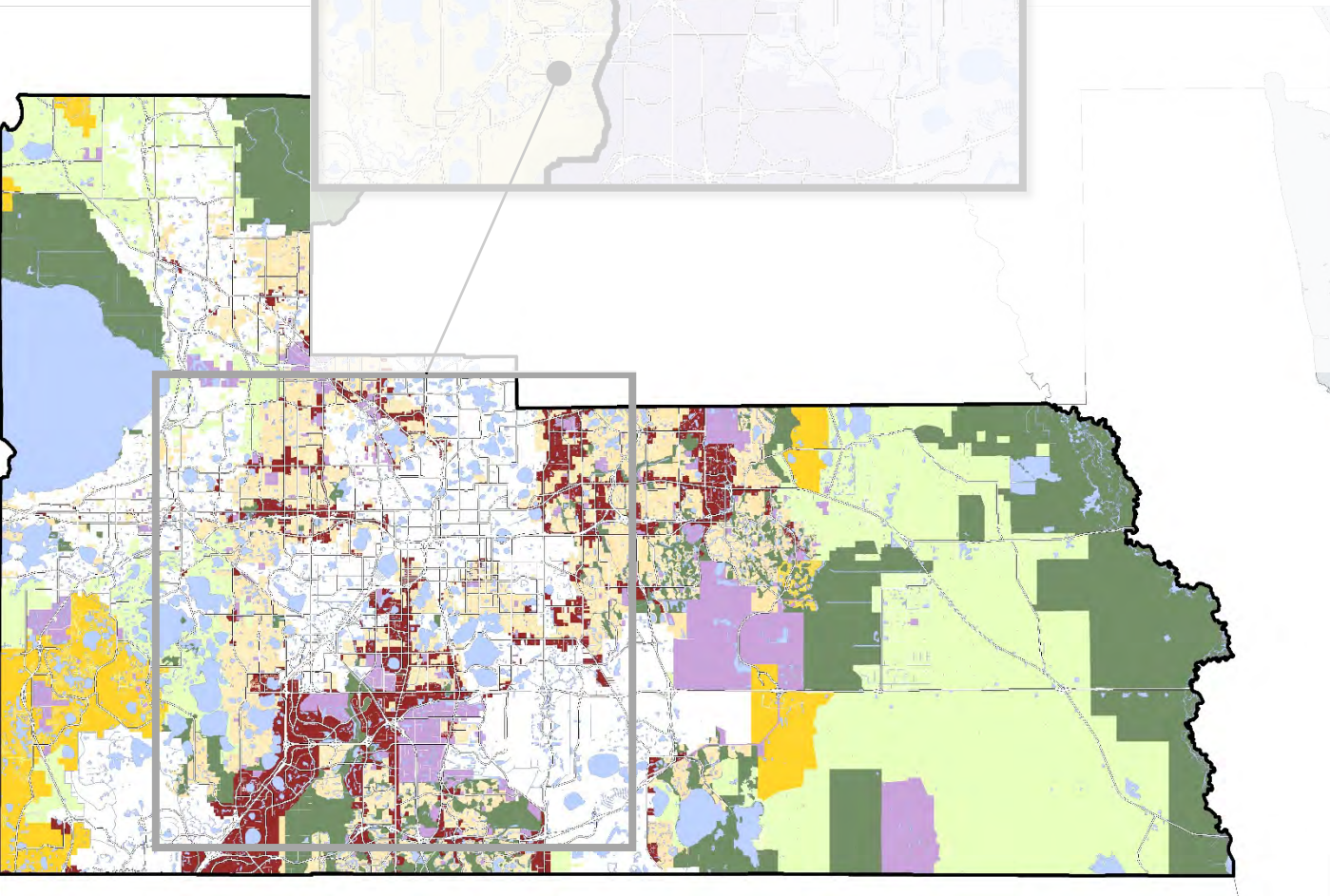
2.GROWTH SECTORS



M

MARKET AREAS

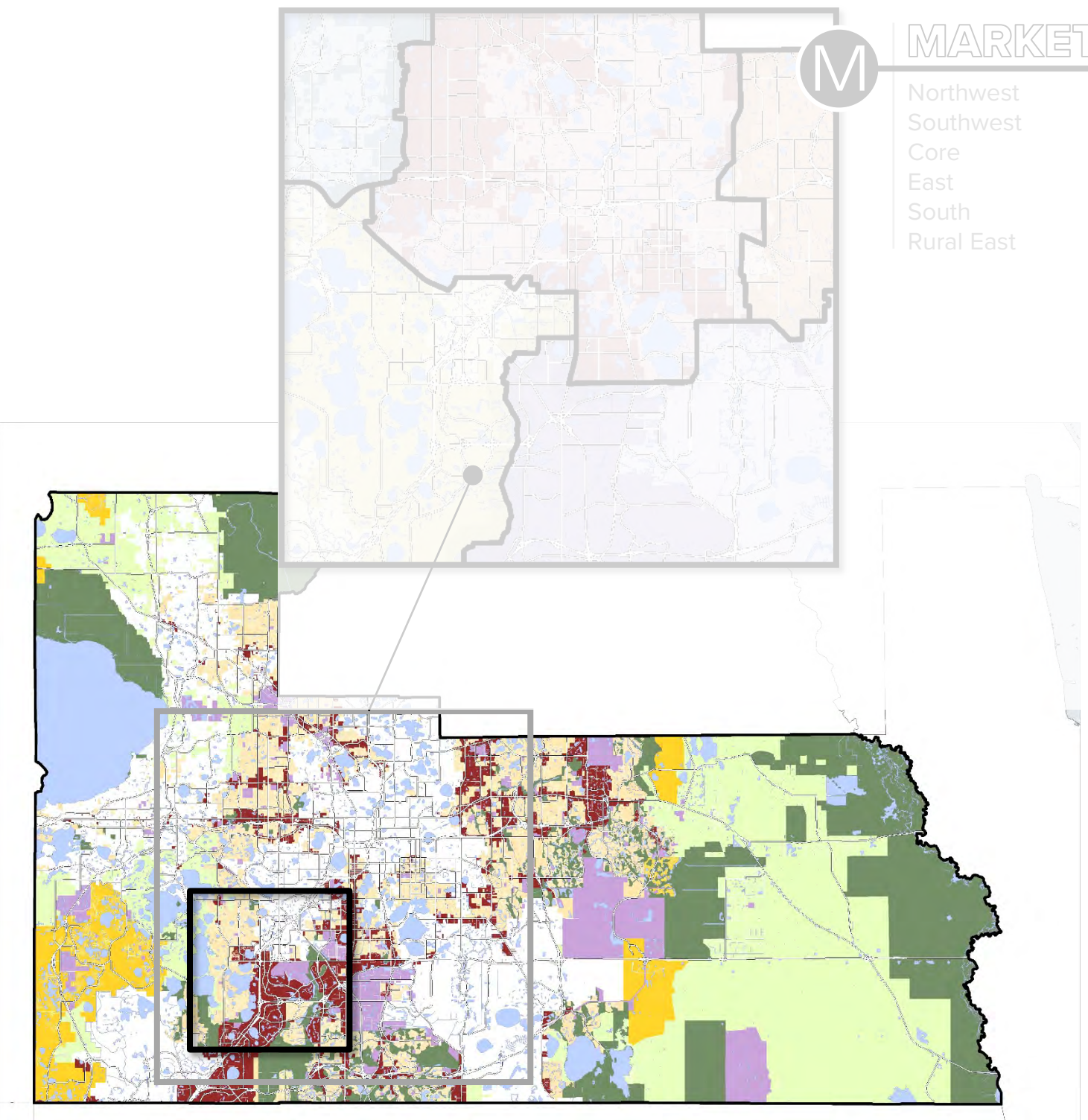
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VISION 2050

ORANGE CODE

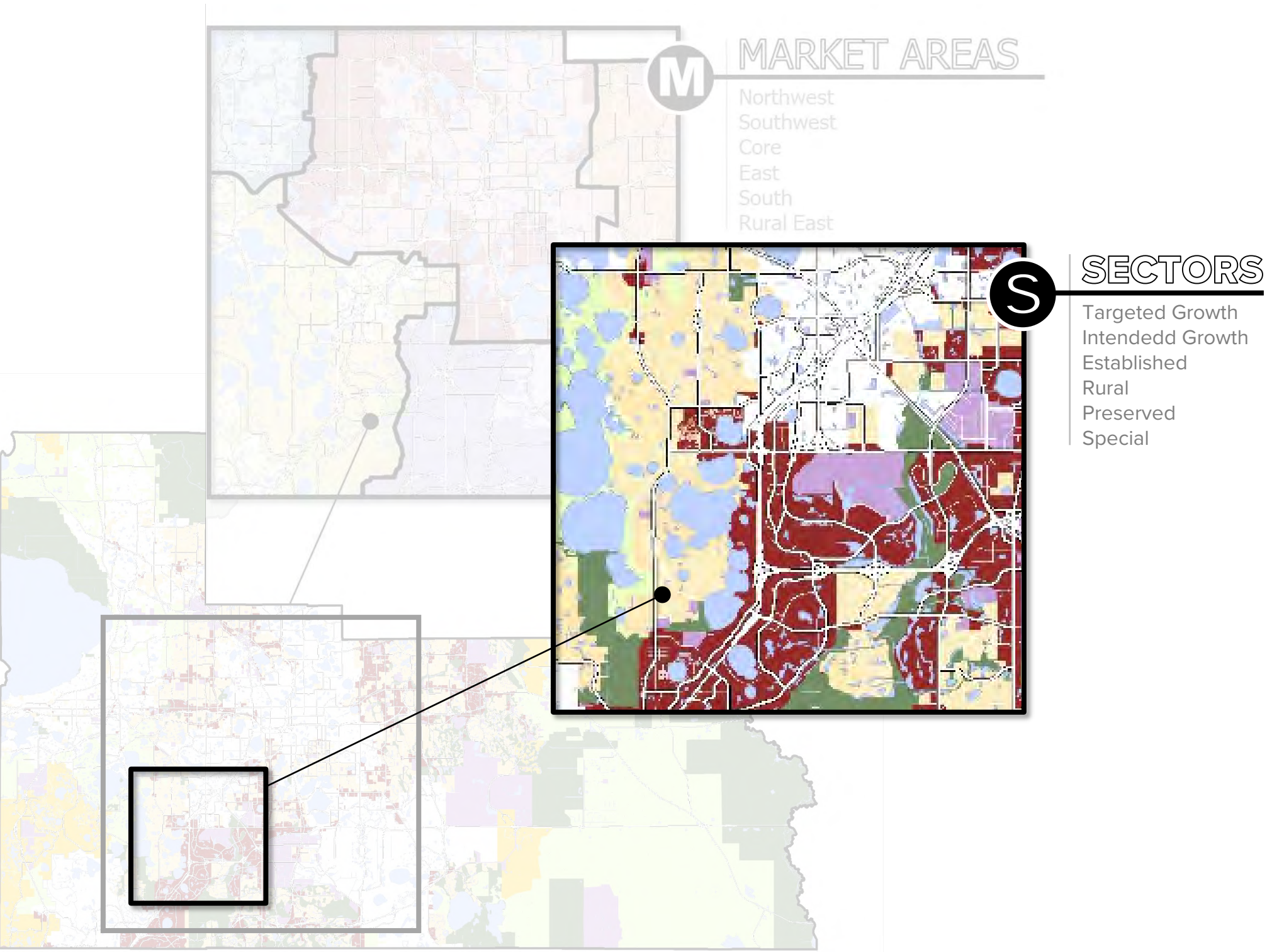
2.GROWTH SECTORS



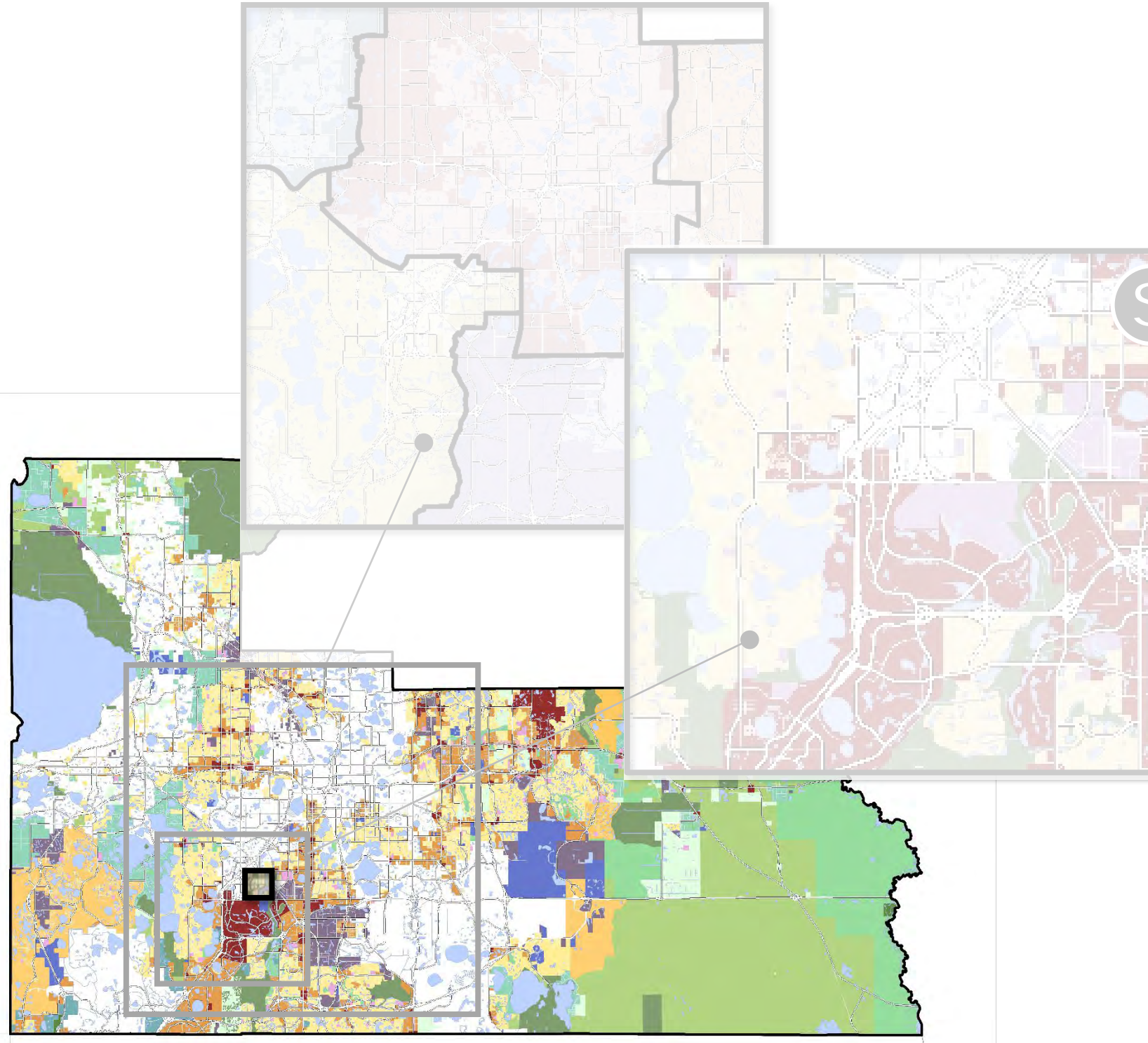
VISION 2050

ORANGE CODE

2.GROWTH SECTORS



3.PLACE TYPES



S

SECTORS

- Targeted Growth
- Intended Growth
- Established
- Rural
- Preserved
- Special

VISION 2050

ORANGE CODE

3.PLACE TYPES

VISION 2050

ORANGE CODE

M

MARKET AREAS

Northwest
Southwest
Core
East
South
Rural East


S

SECTORS


Targeted Growth
Intendedd Growth
Established
Rural
Preserved
Special

P


PLACE TYPES



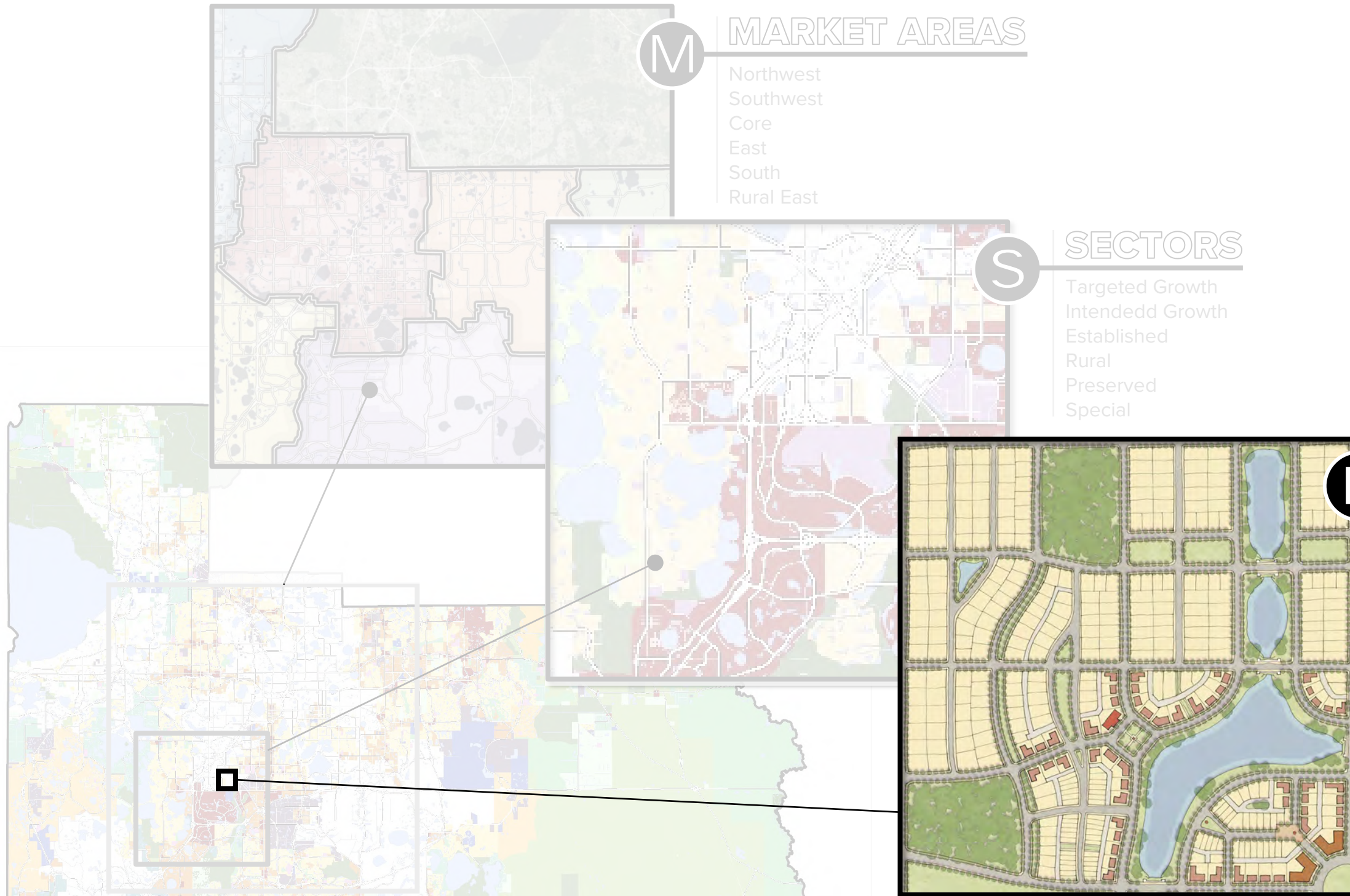
Centers



Neighborhoods



Corridors



VISION 2050 FRAMEWORK

VISION 2050

ORANGE CODE

M

MARKET AREAS

- Northwest
- Southwest
- Core
- East
- South
- Rural East

S

SECTORS

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P

PLACE TYPES



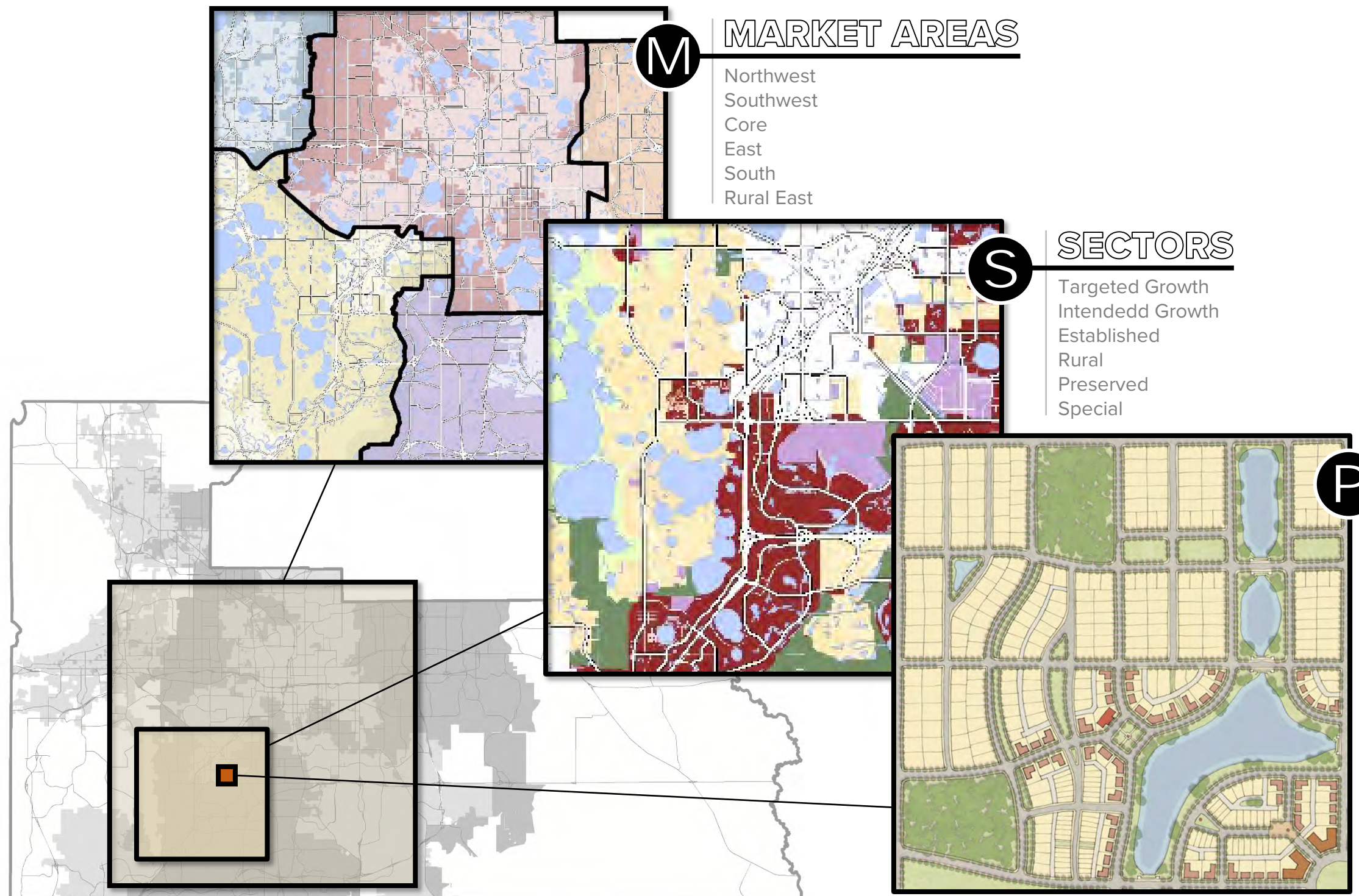
Centers



Neighborhoods



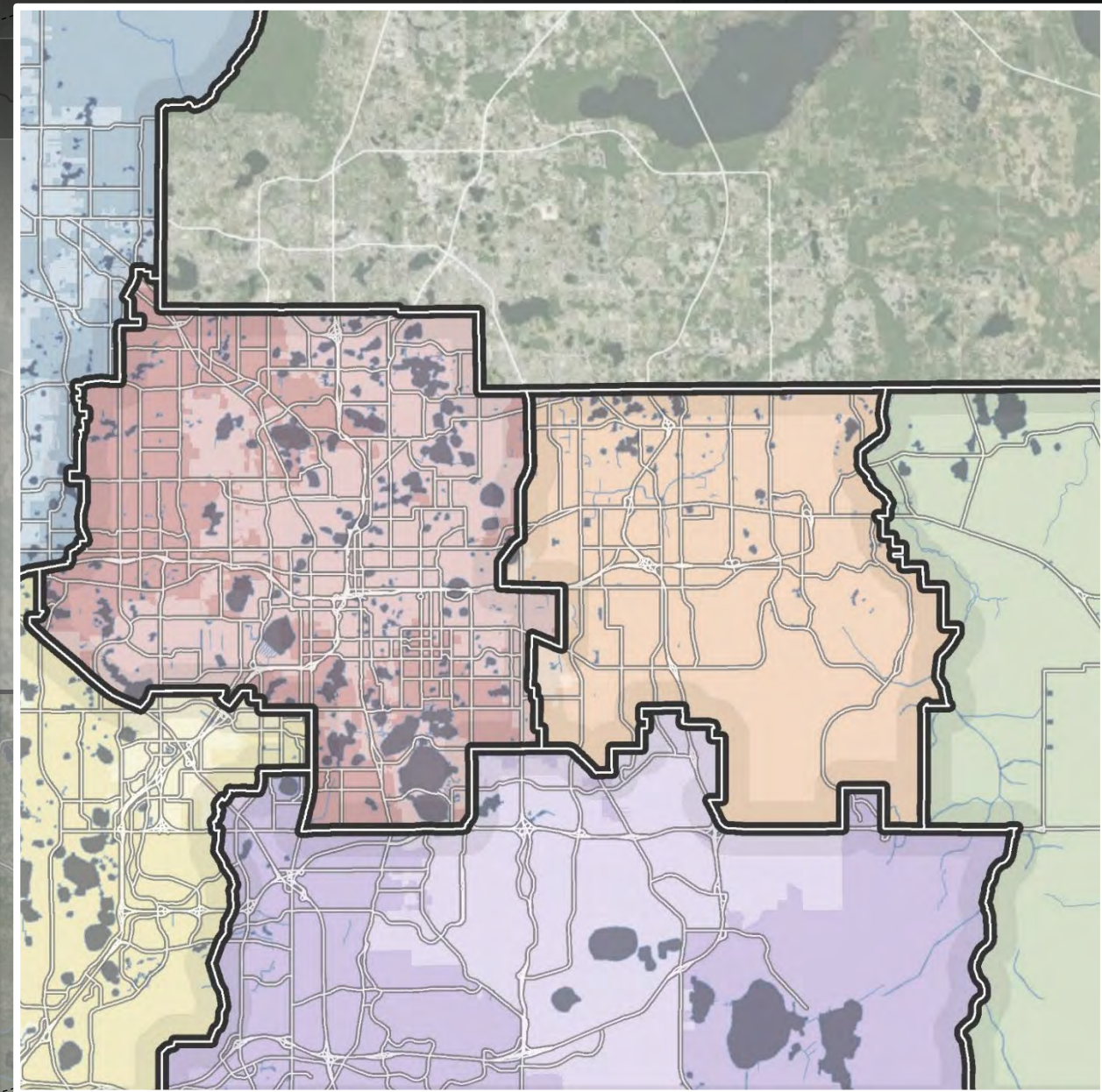
Corridors



VISION 2050 STRUCTURE

THE THREE SCALES OF PLANNING

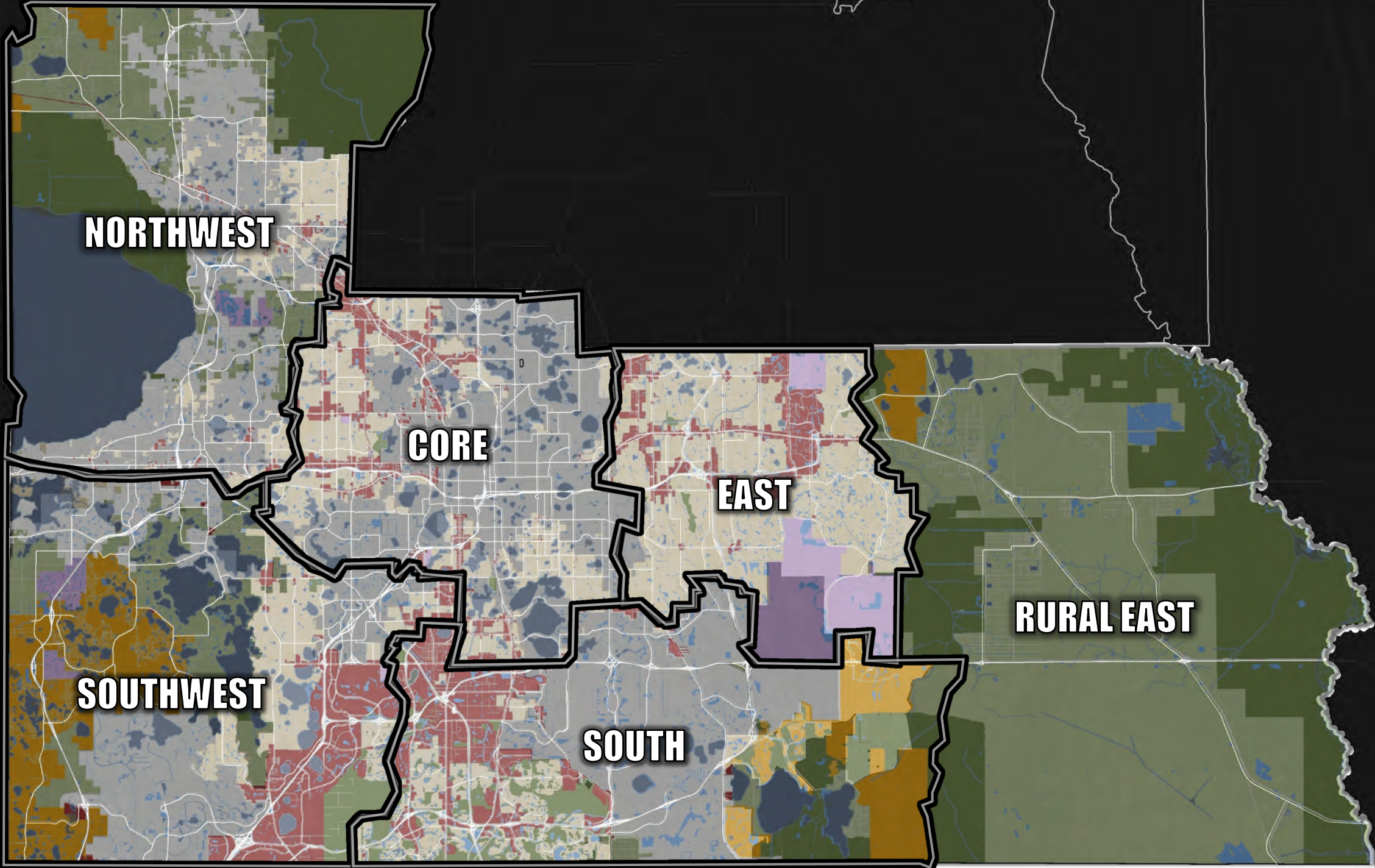
Market Areas



Provides order and describes the general character of geographical sections of the County; also influences the formulation of subsequent planning layers

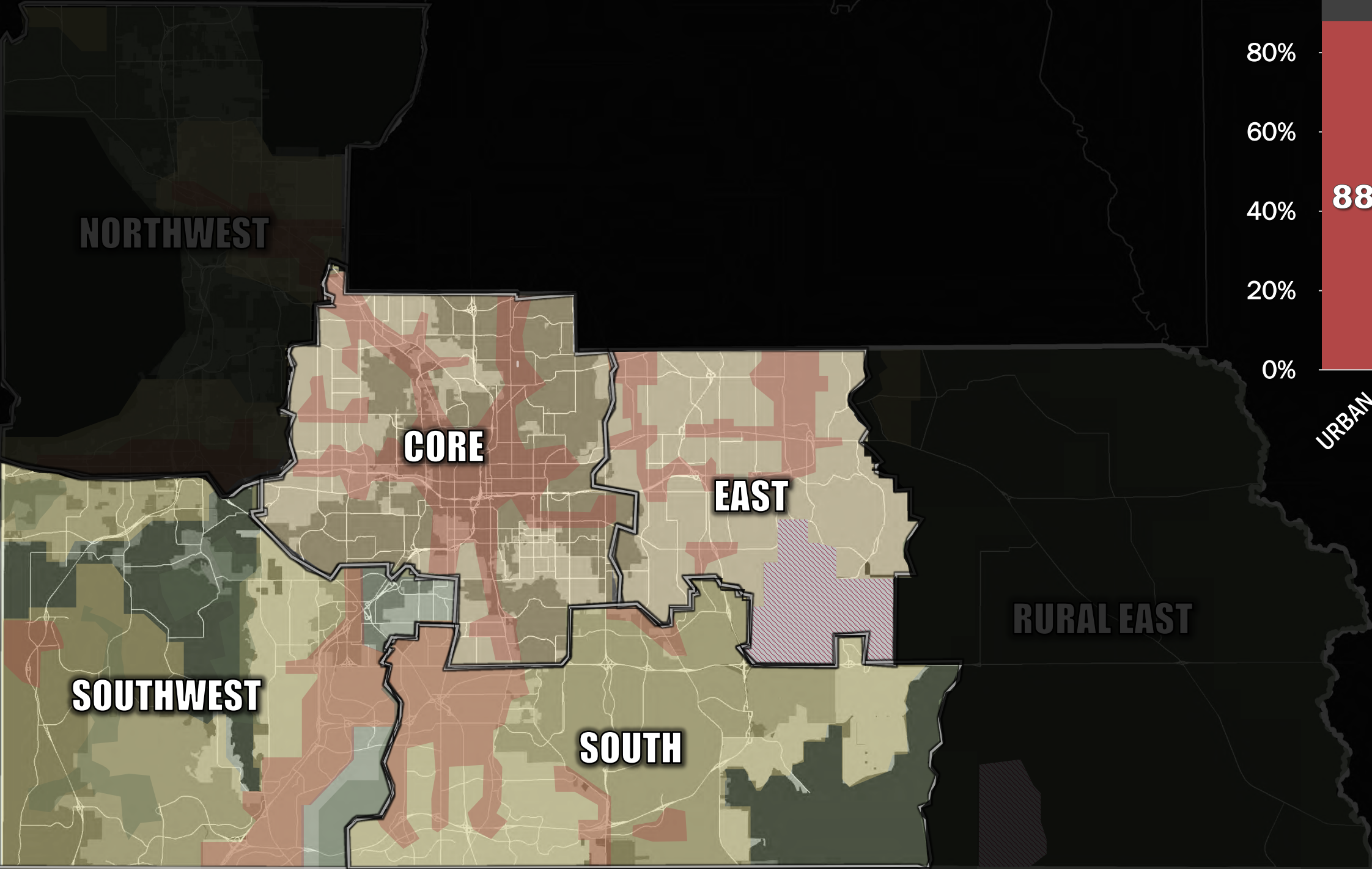
MARKET AREAS

PROVIDES CONTEXT ORDER & GENERAL CHARACTER

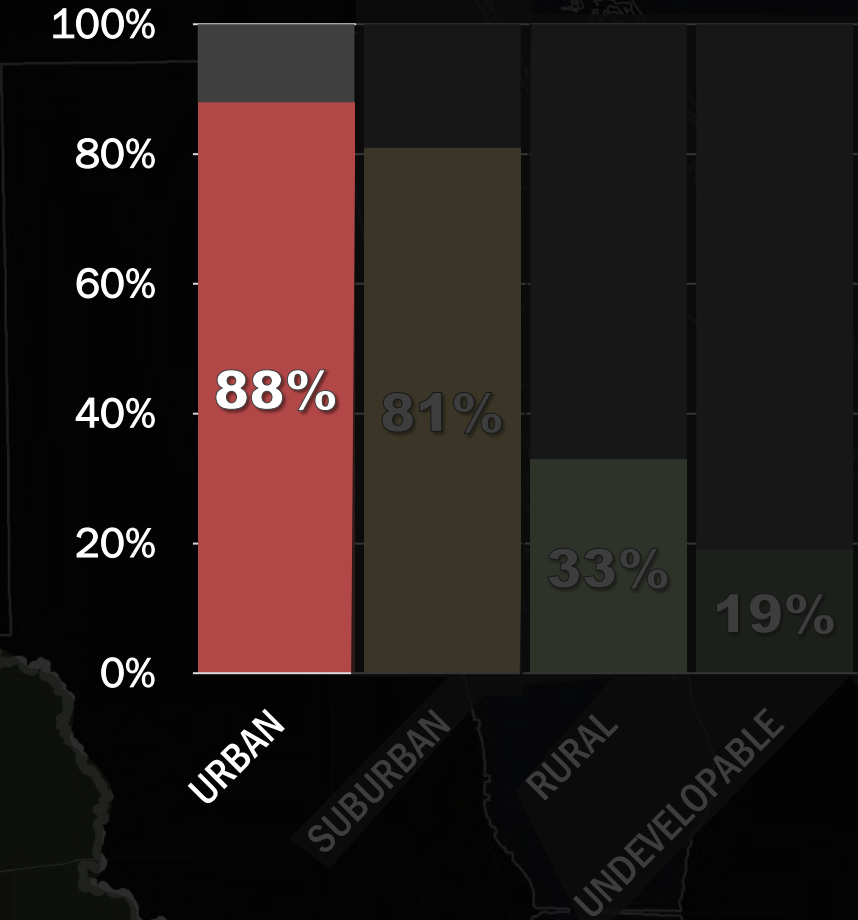


MARKET AREAS

VISION 2050 – URBAN + SUBURBAN + RURAL

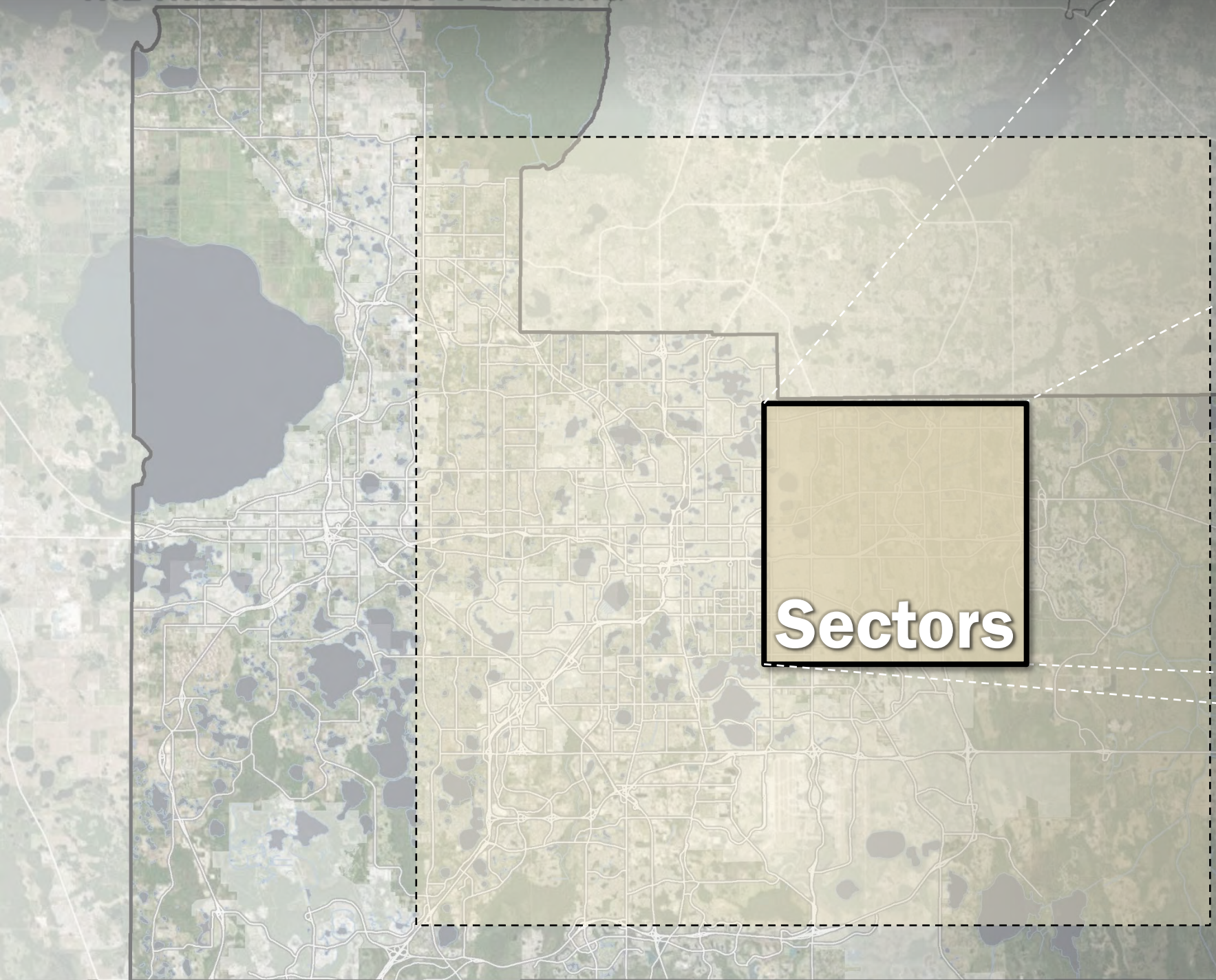


2050 AREA CHARACTER

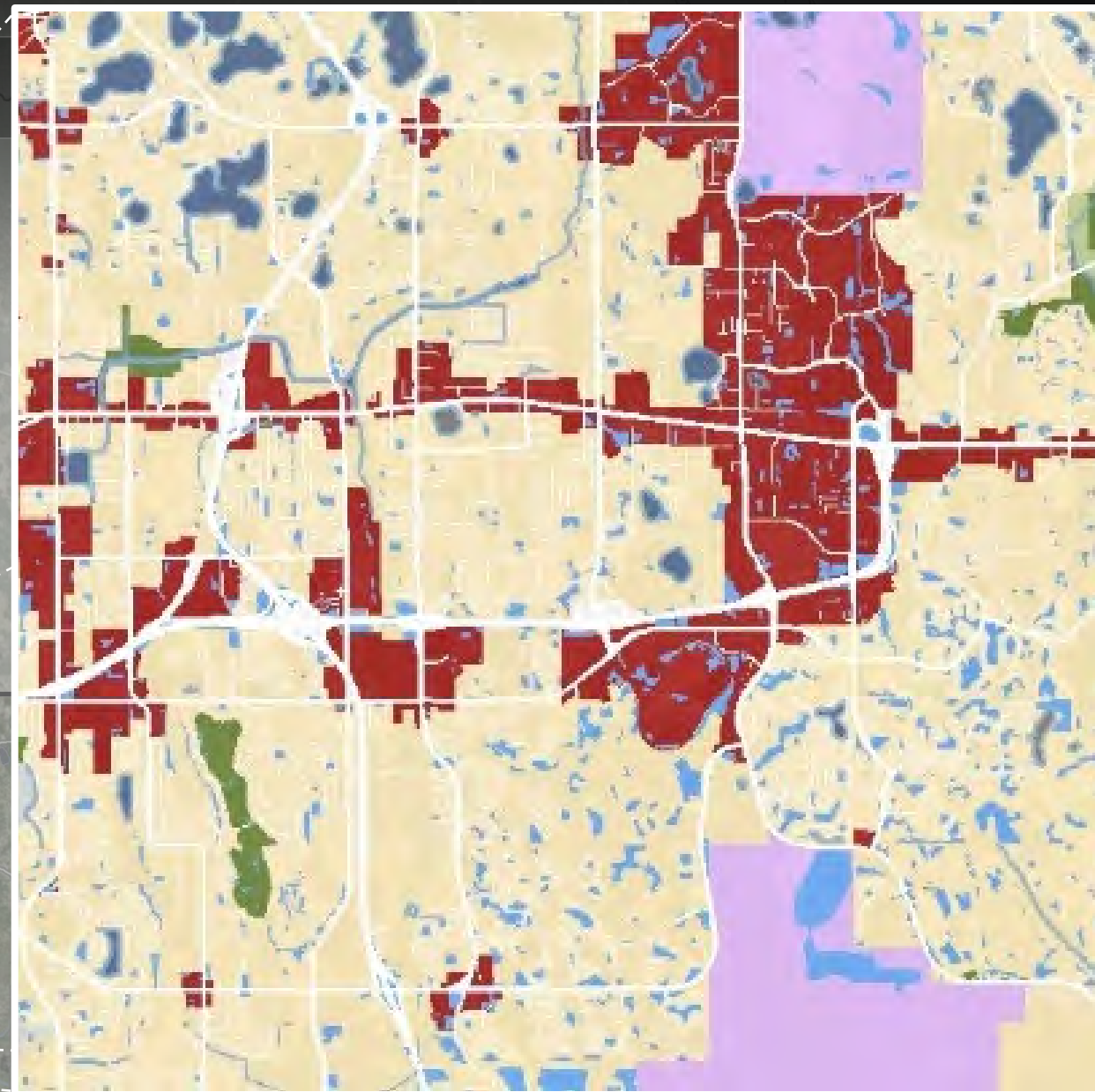


VISION 2050 & CODE

THE THREE SCALES OF PLANNING



Sectors



Designates whether it is the County's policy that a general area should develop, redevelop, or stay largely unchanged within the expected planning horizon

PLANNING SECTORS

TARGETED GROWTH SECTOR

Areas with existing or planned access to transit, services and jobs

- Includes Centers and Corridors inside the Urban Service Area
- New and intensified development can occur within suburban or already urbanized areas

STRATEGIES

1 GROW

2 TRANSFORM

3 EVOLVE

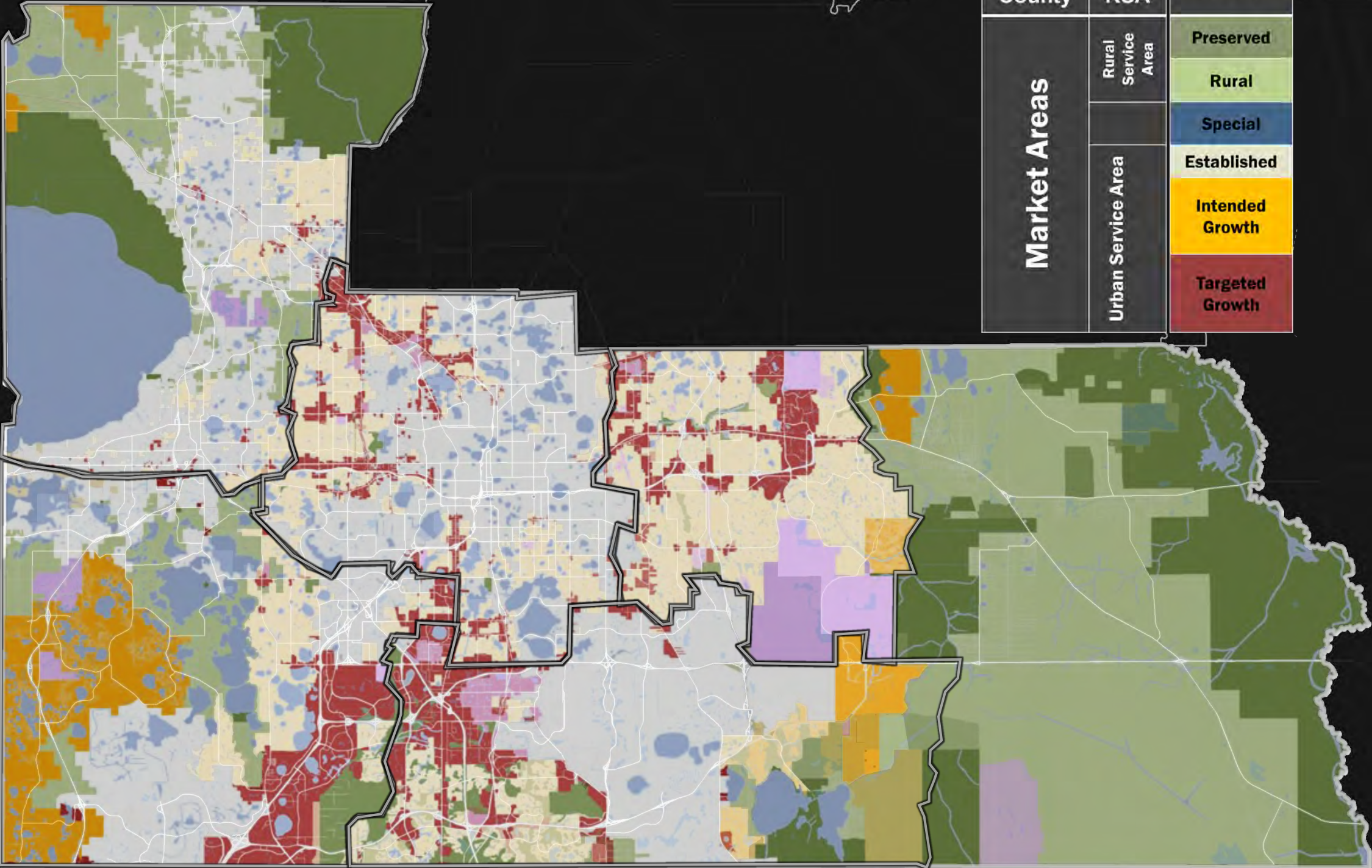
4 MAINTAIN



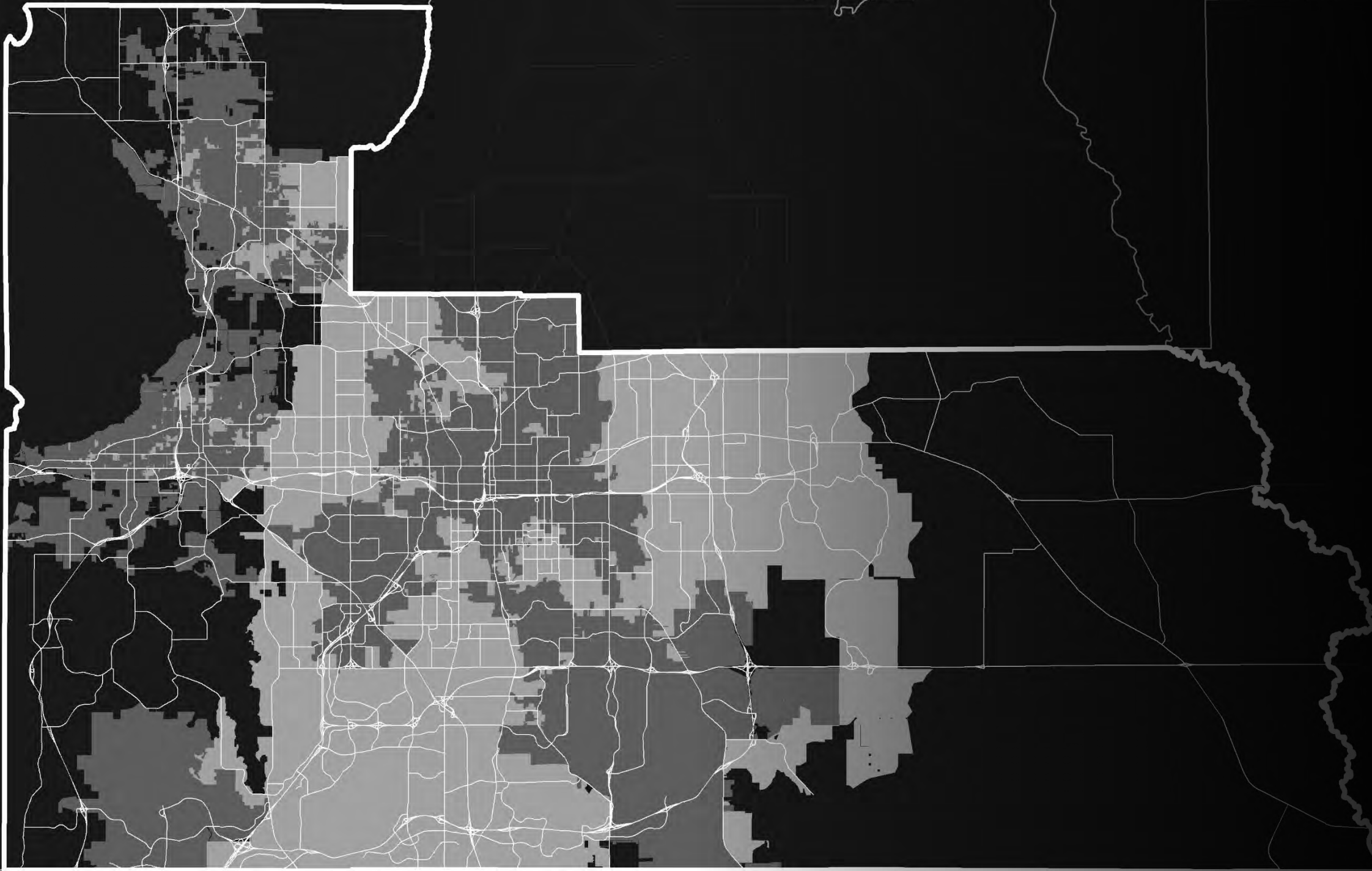
PLANNING SECTORS

TARGETED GROWTH SECTOR

Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
	Urban Service Area	Special
		Established
		Intended Growth
		Targeted Growth

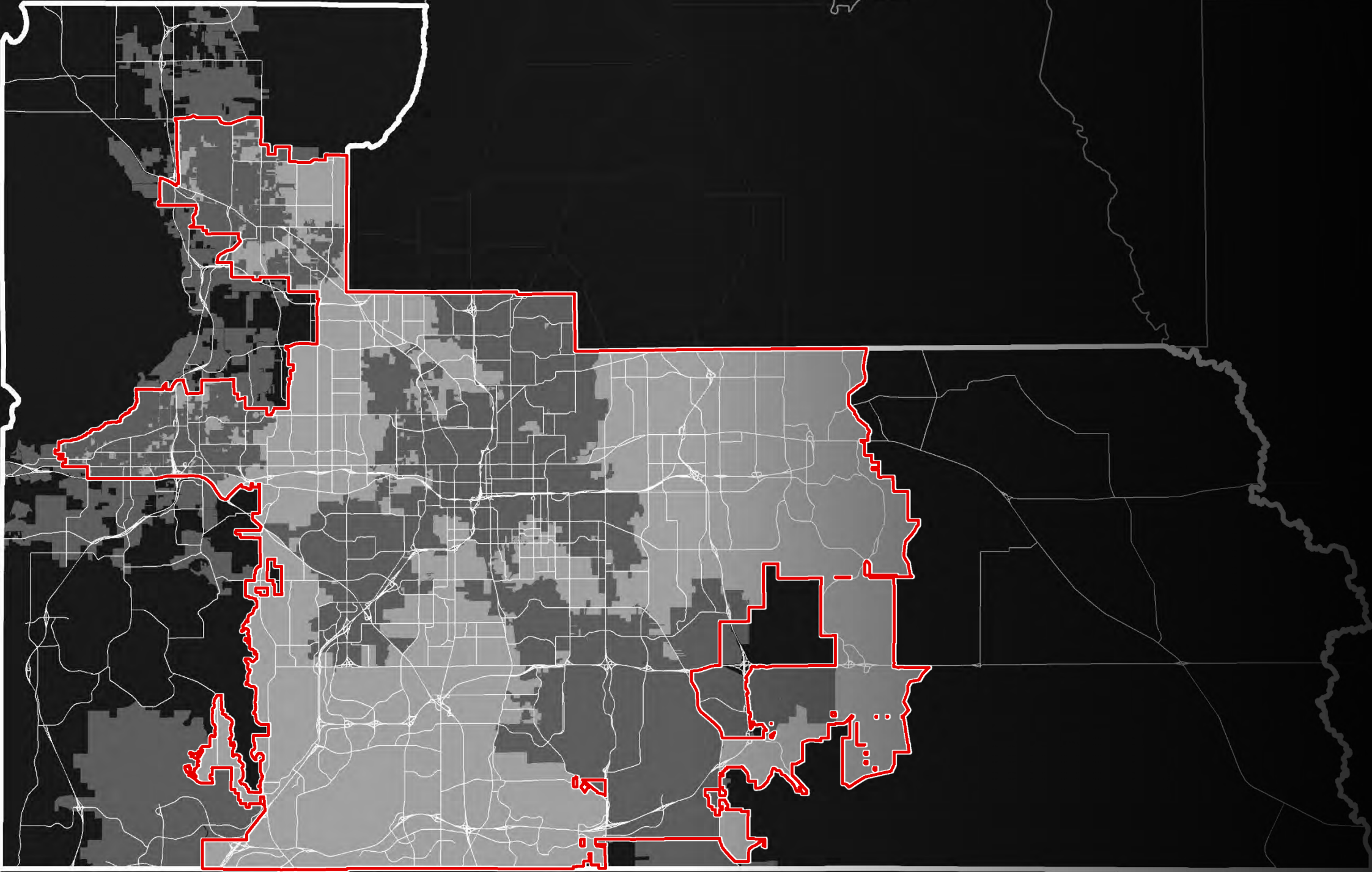


PLANNING SECTORS



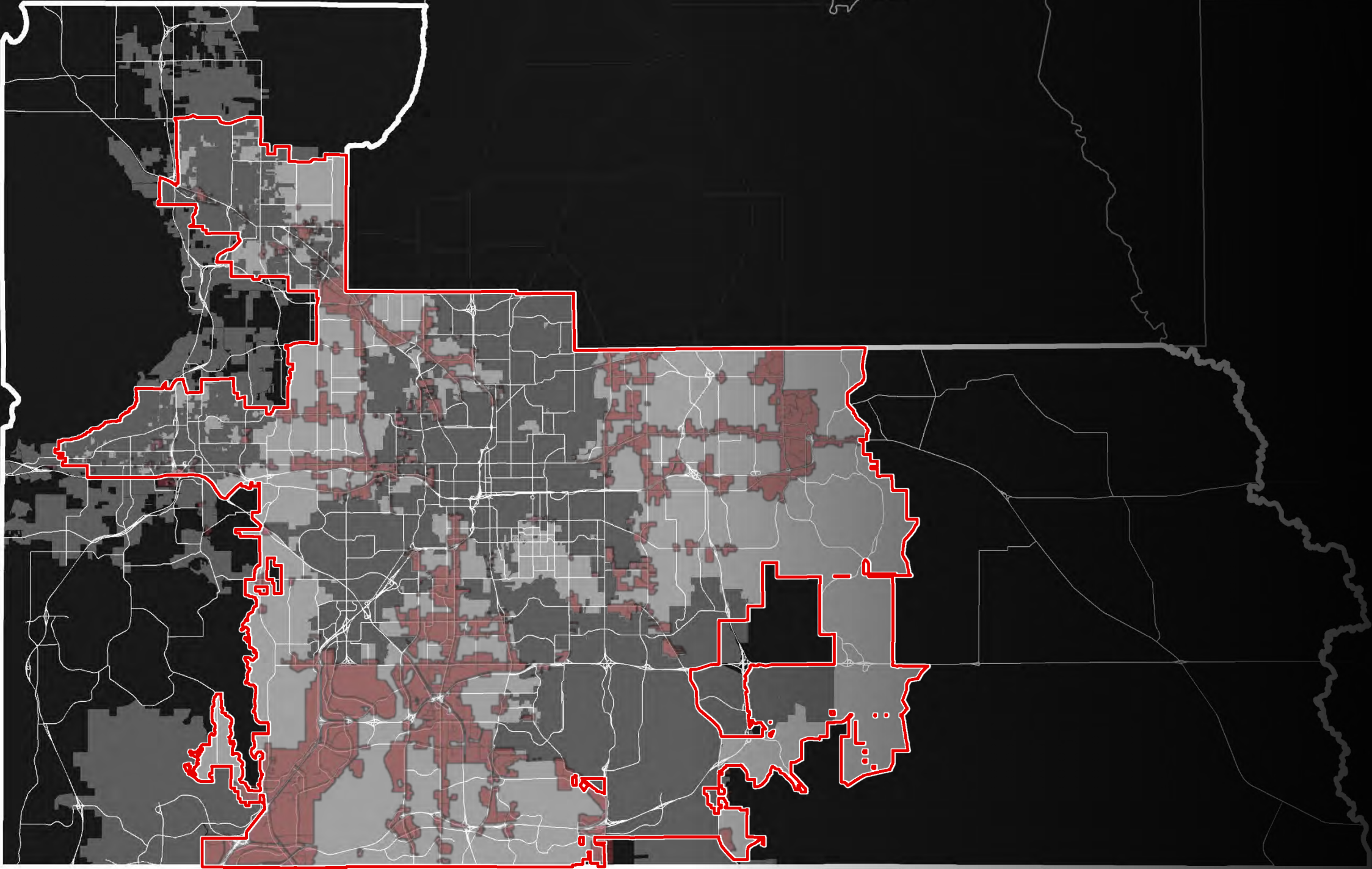
PLANNING SECTORS

URBAN SERVICE AREA



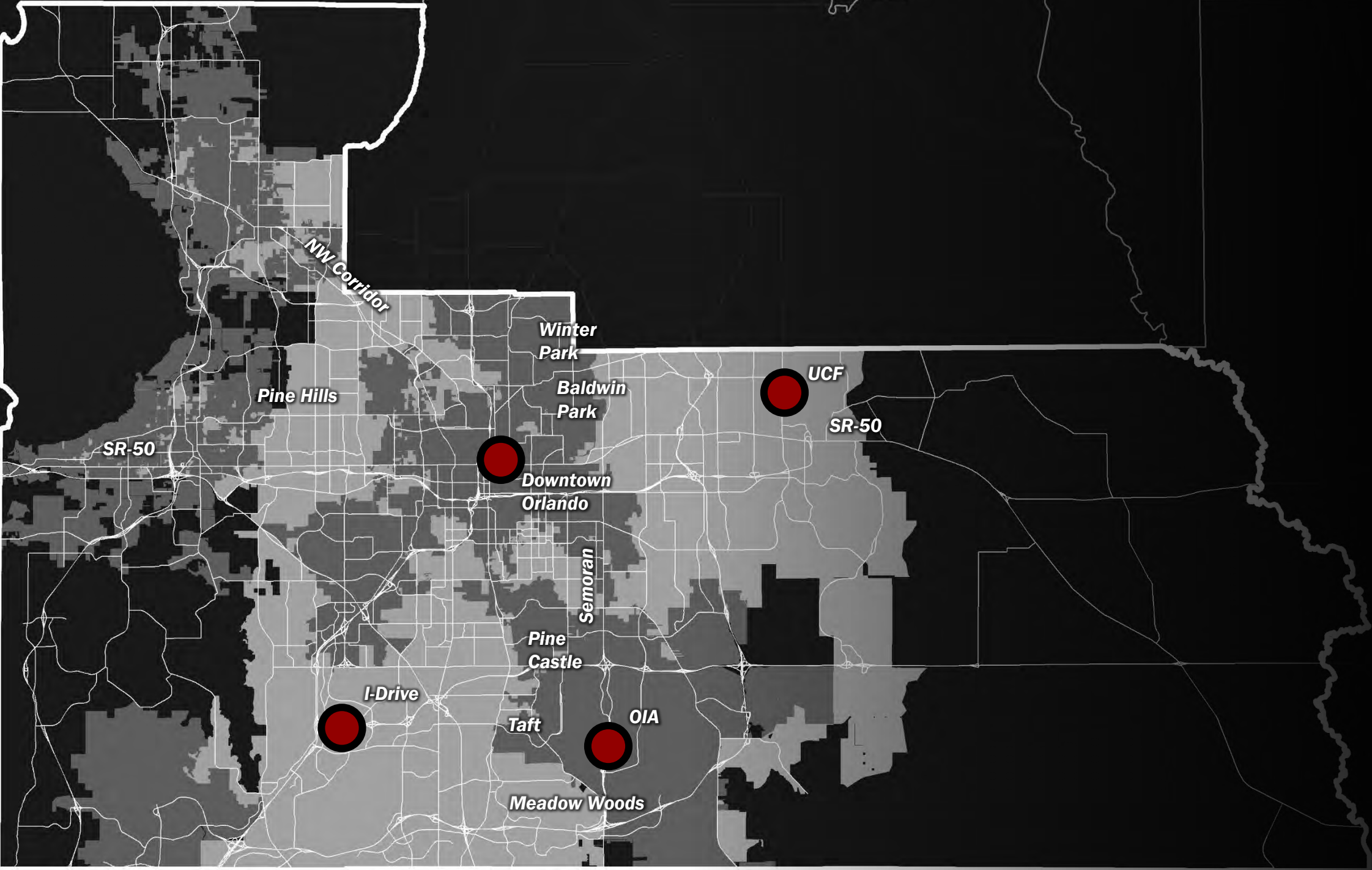
PLANNING SECTORS

TARGETED SECTOR



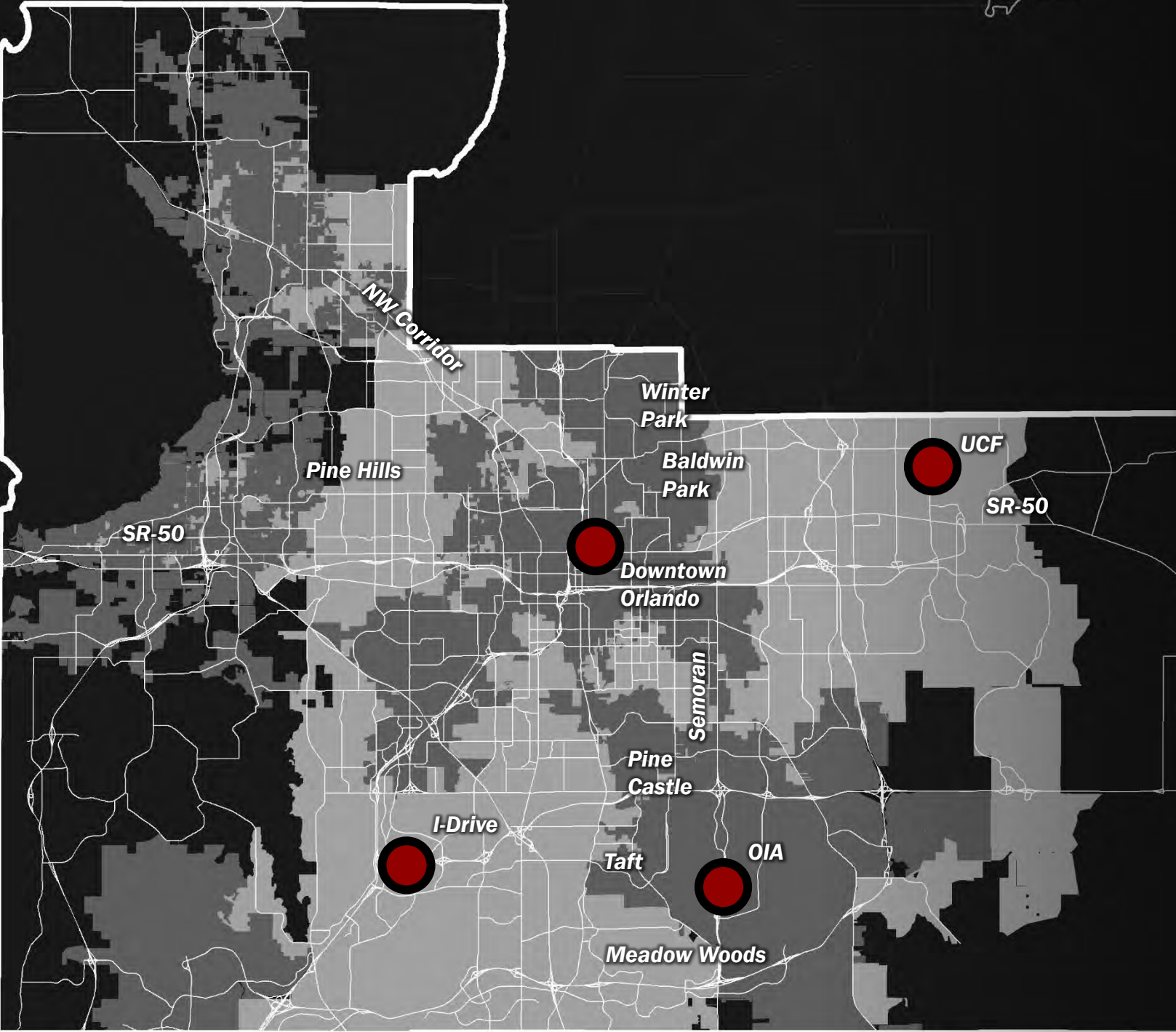
PLANNING SECTORS

MAJOR CENTERS




PLANNING SECTORS

MAJOR CENTERS




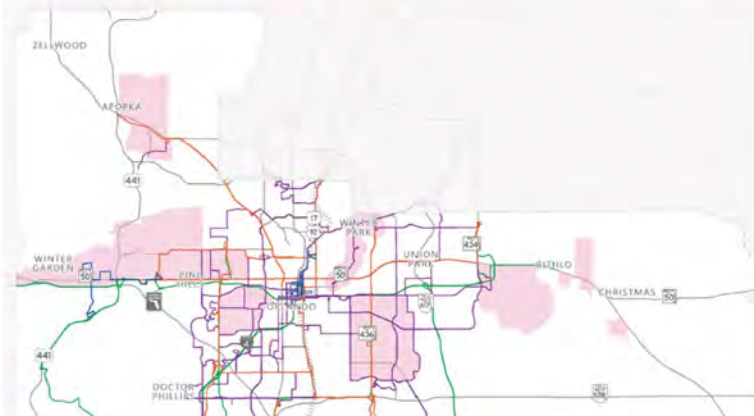
TRANSIT DEVELOPMENT
2022 Annual Update
CENTRAL FLORIDA REGIONAL TRANSIT AUTHORITY
August 2022






ORANGE COUNTY


Transit Plan

January 2021





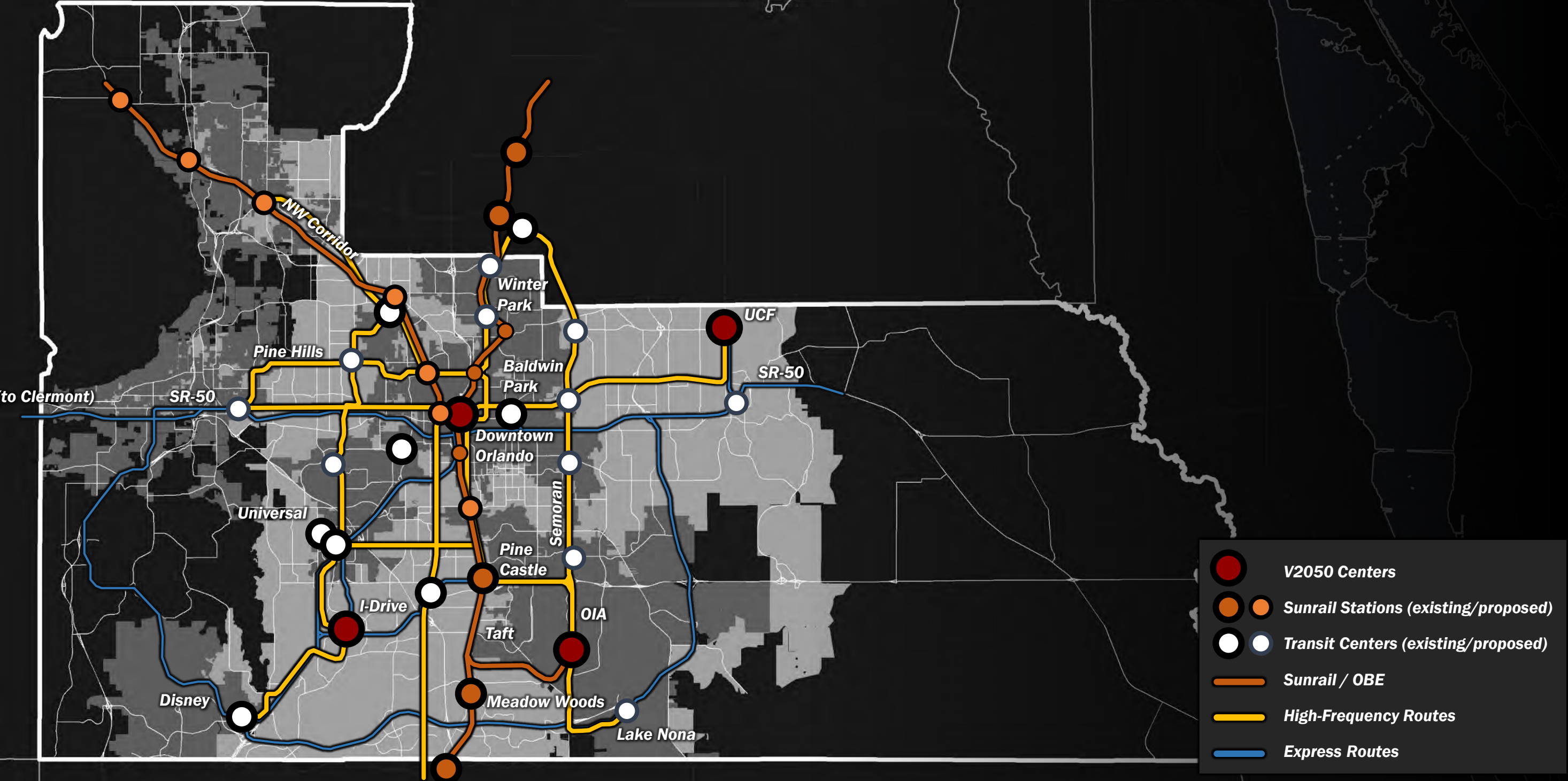
Prepared by:
 Connetics Transportation Group

 PLANNING INNOVATIONS, INC.

 V2050 Centers

PLANNING SECTORS

TRANSIT NETWORK



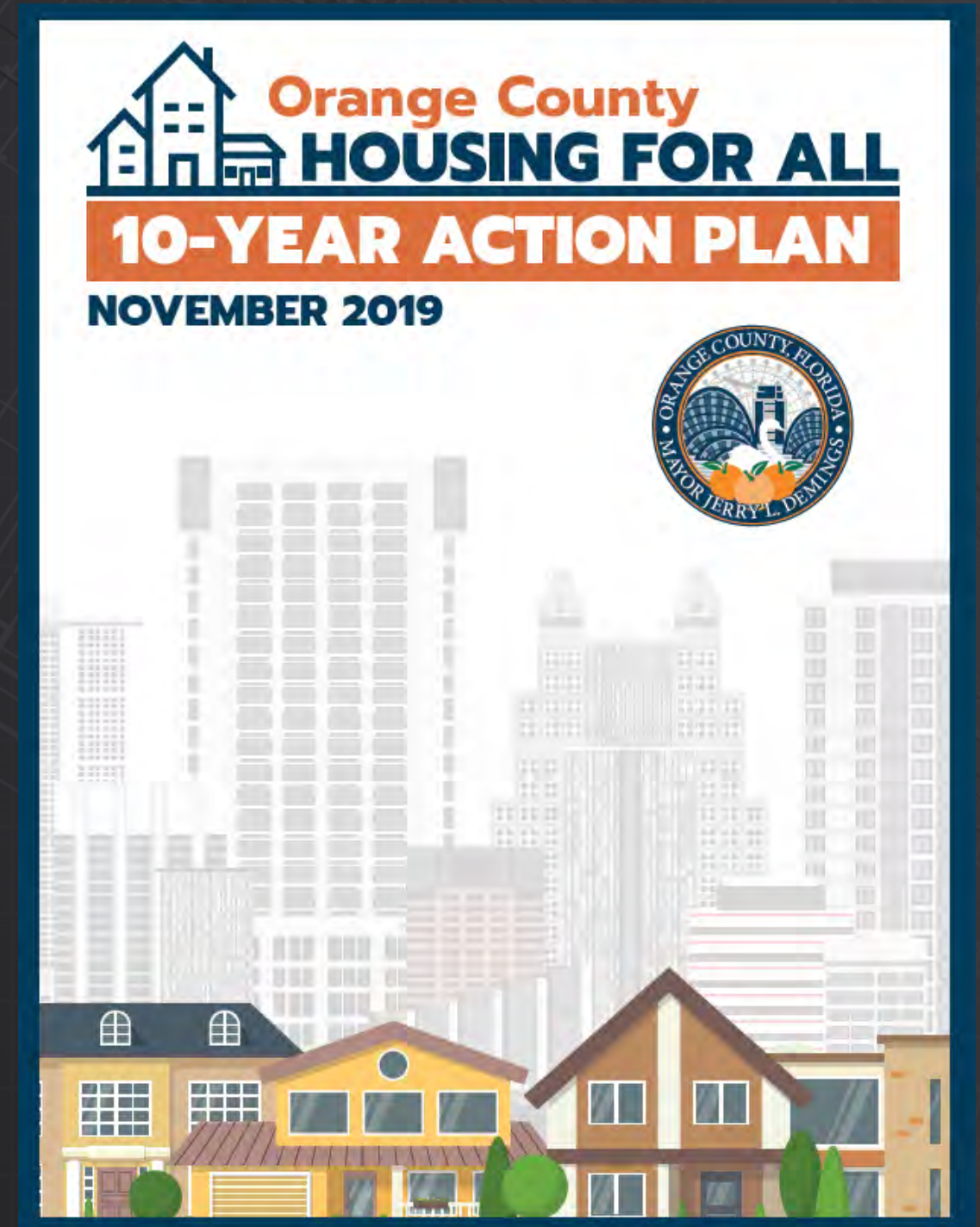
MISSING MIDDLE HOUSING

Implementation

December 2019- Housing for All 10-Year Action Plan accepted by Orange County BCC

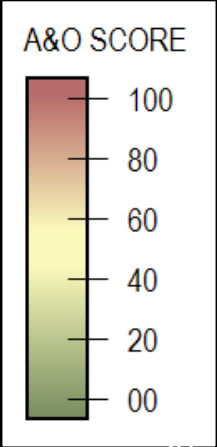
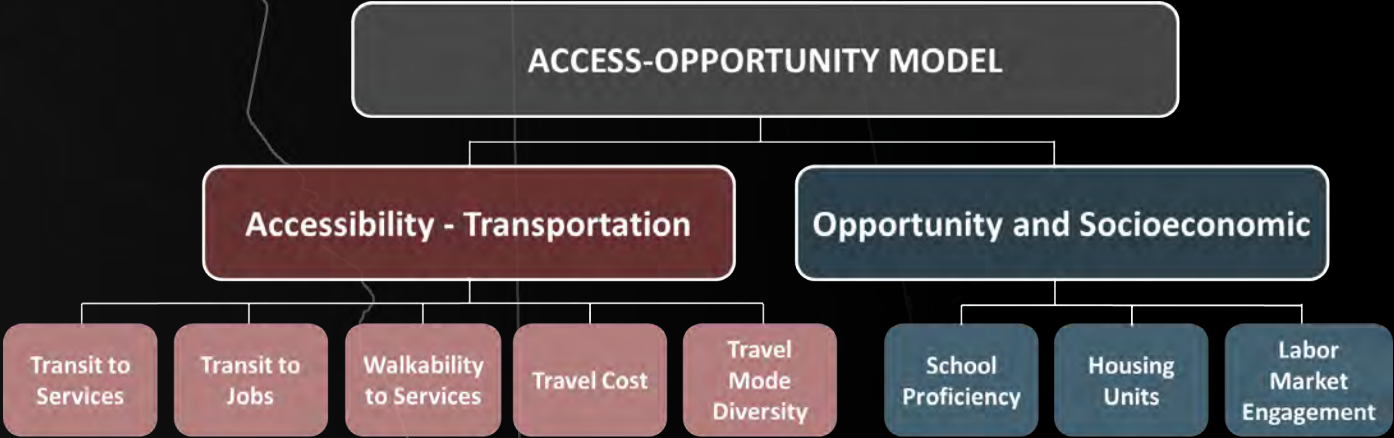
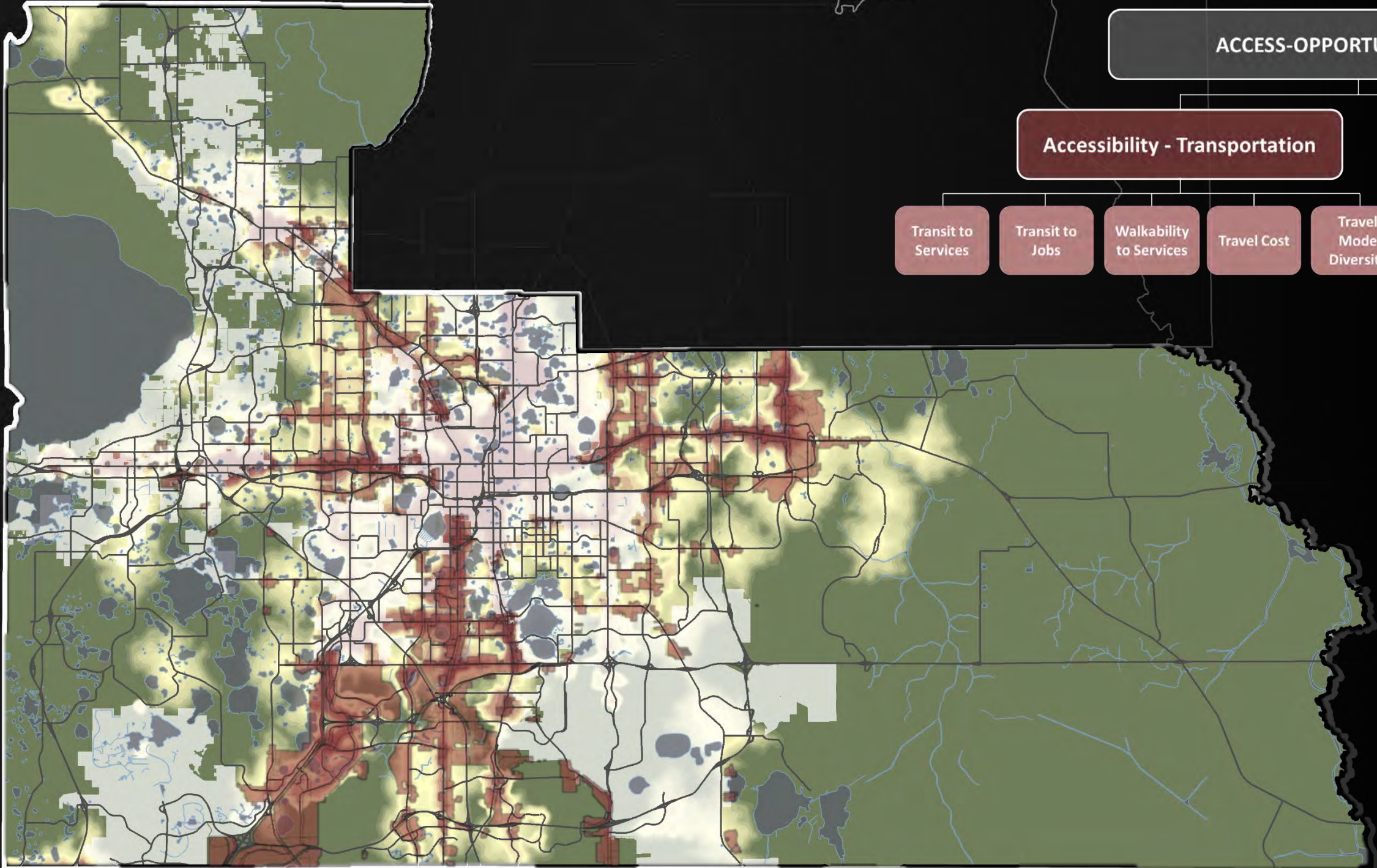
Recommendations and mechanisms to:

- Remove Regulatory Barriers and Introduce
- New Policies – Missing Middle Housing
- **Target Areas of Access and Opportunity**
- Engage the Community and Industry
- Create New Financial Resources



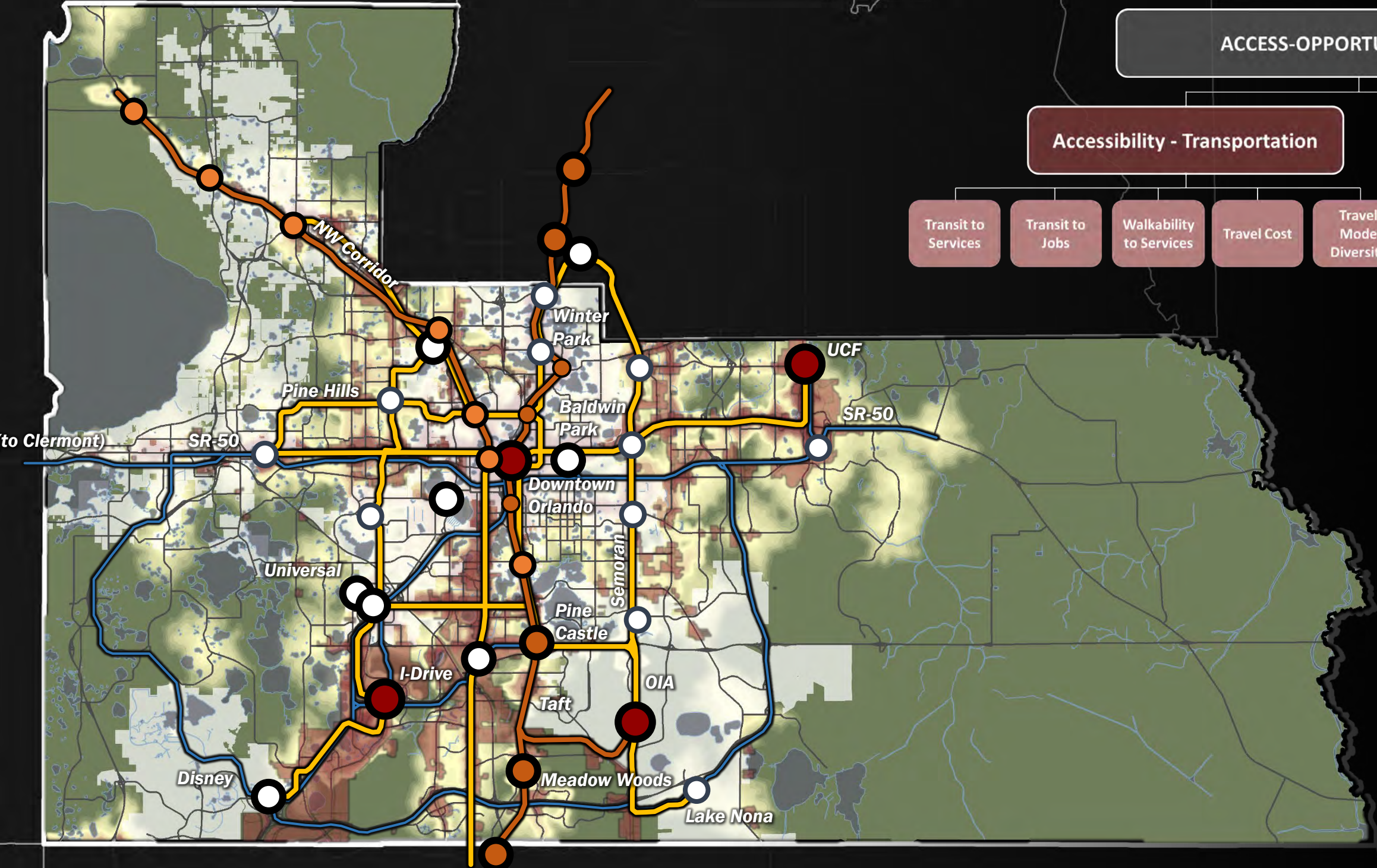
PLANNING SECTORS

TARGETED GROWTH SECTOR



PLANNING SECTORS

TRANSIT NETWORK SECTOR



ACCESS-OPPORTUNITY MODEL

Accessibility - Transportation

Transit to Services

Transit to Jobs

Walkability to Services

Travel Cost

Travel Mode Diversity

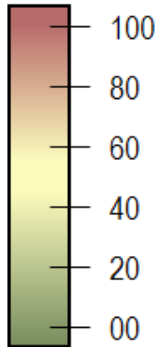
Opportunity and Socioeconomic

School Proficiency

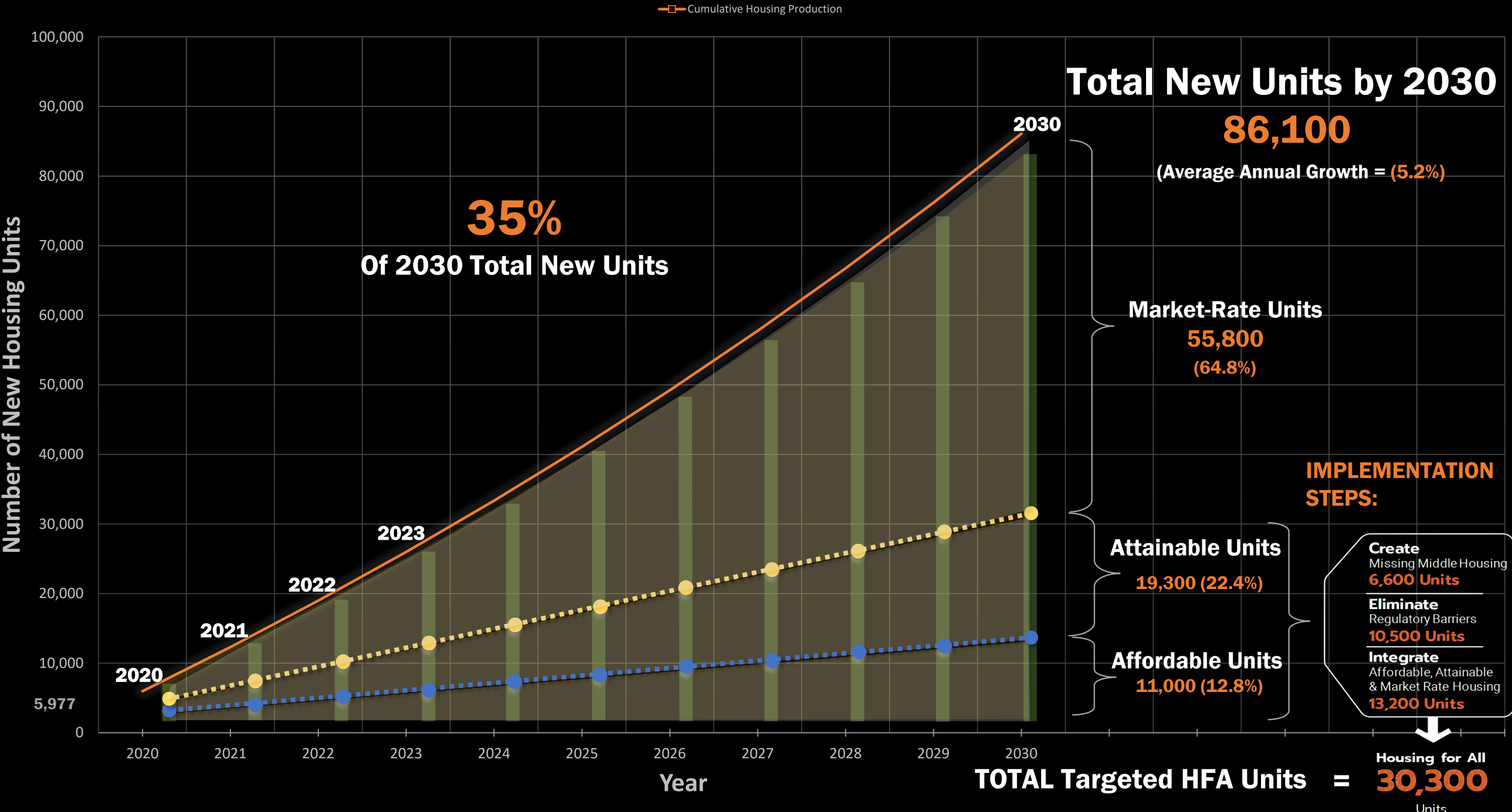
Housing Units

Labor Market Engagement

A&O SCORE

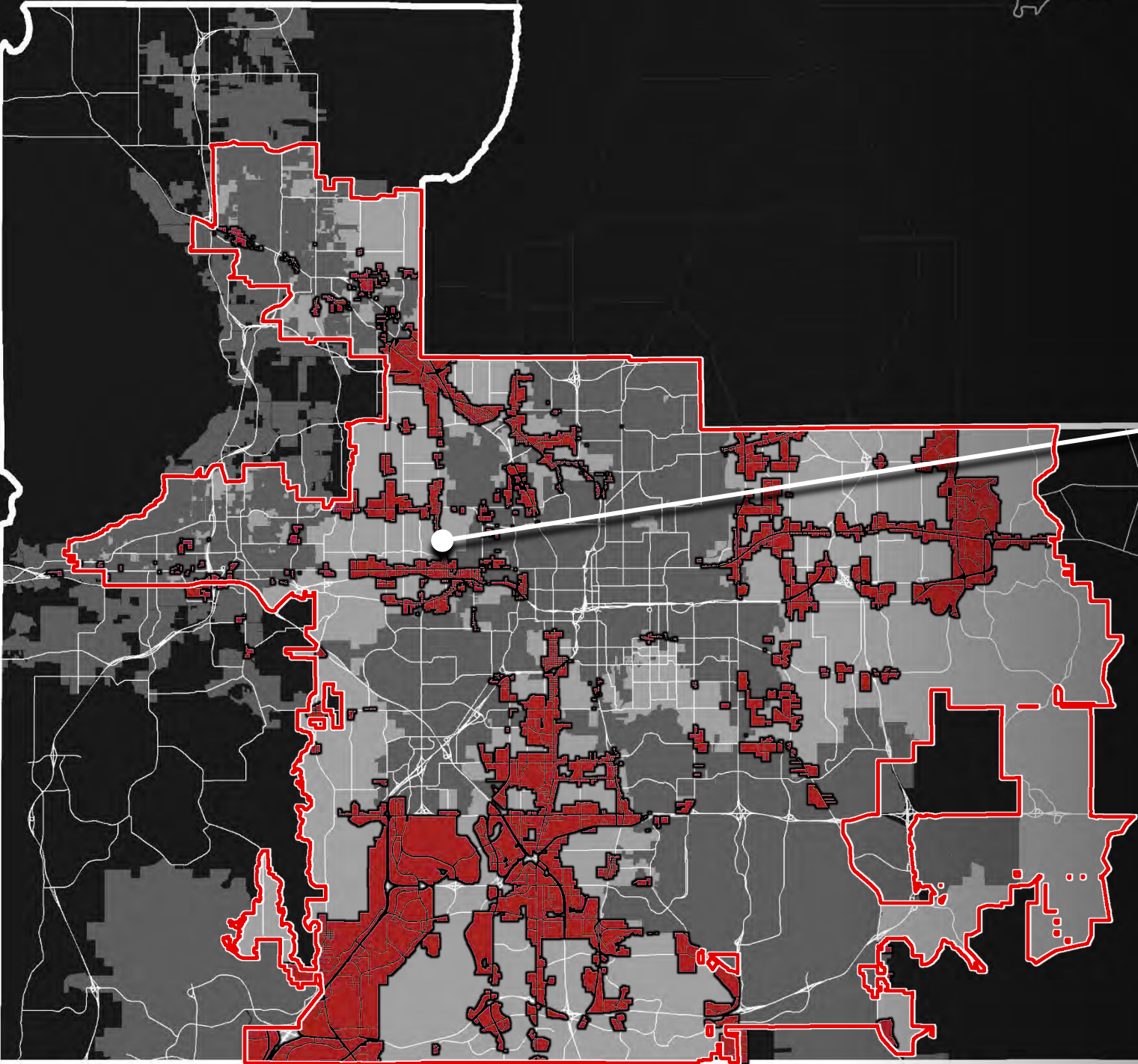


Housing for All 10-Year Action Plan Targets



PLANNING SECTORS

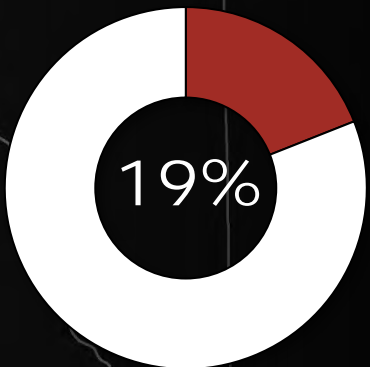
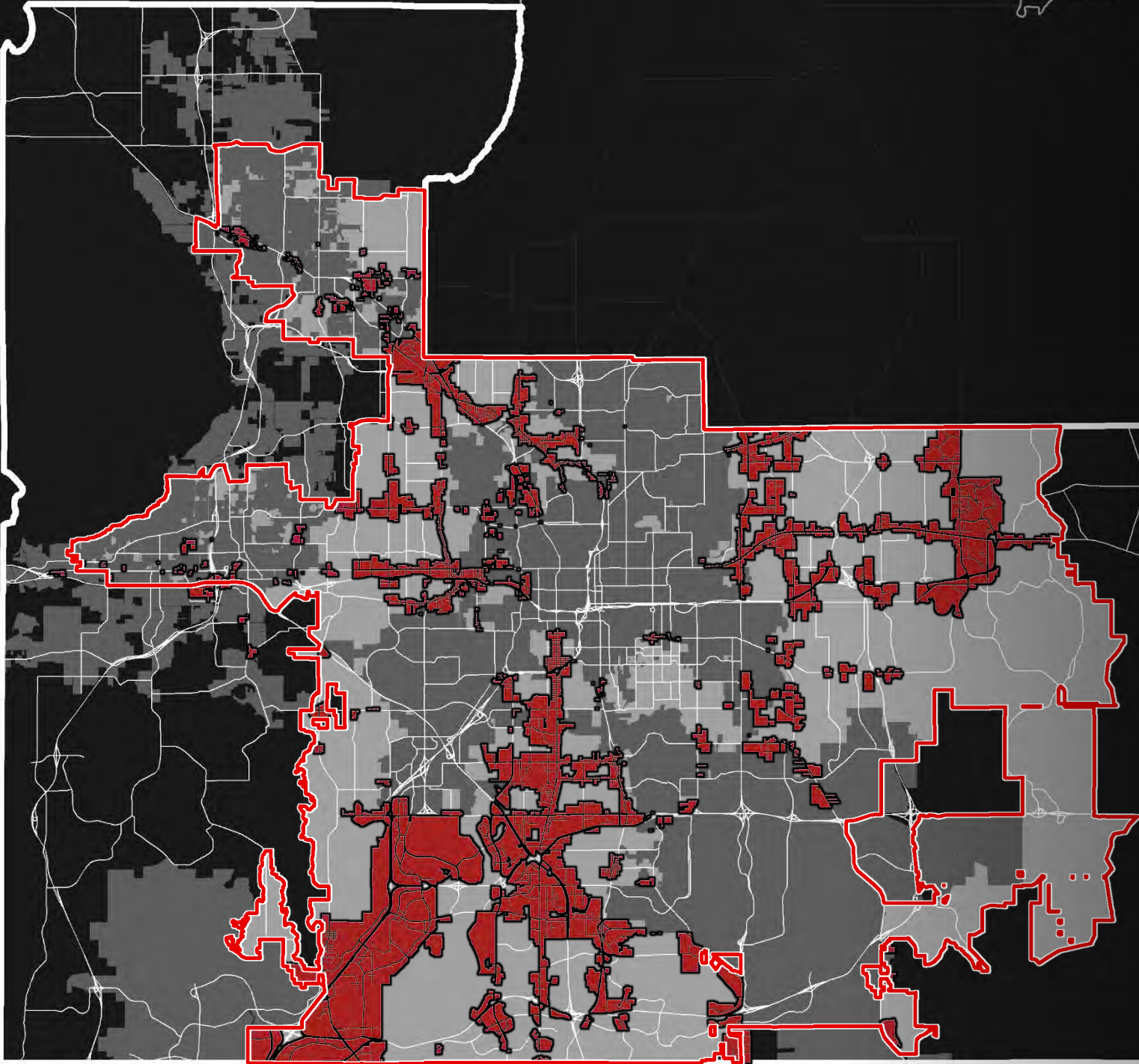
TARGETED GROWTH SECTOR



Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
	Urban Service Area	Special
		Established
		Intended Growth
		Targeted Growth

PLANNING SECTORS

TARGETED GROWTH SECTOR – 2021 CONDITIONS



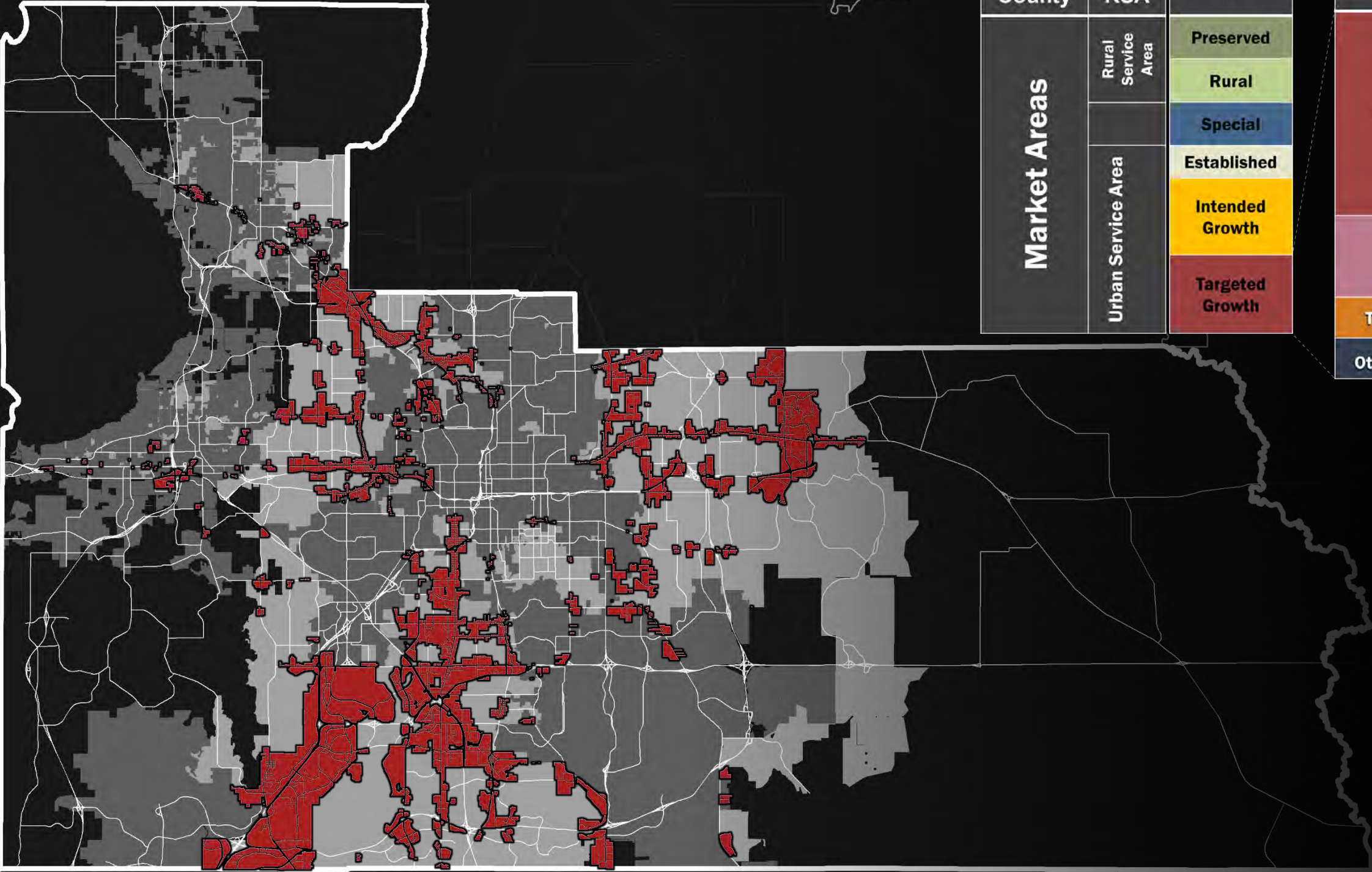
~31,000 Acres
(19% of the USA Area)

Est. 2021 Pop. = 176,152 People

Net Dev. Capacity = **8,006 Ac**
Avg. Sector Density = 2.8 du/ac

PLANNING SECTORS

TARGETED GROWTH SECTOR

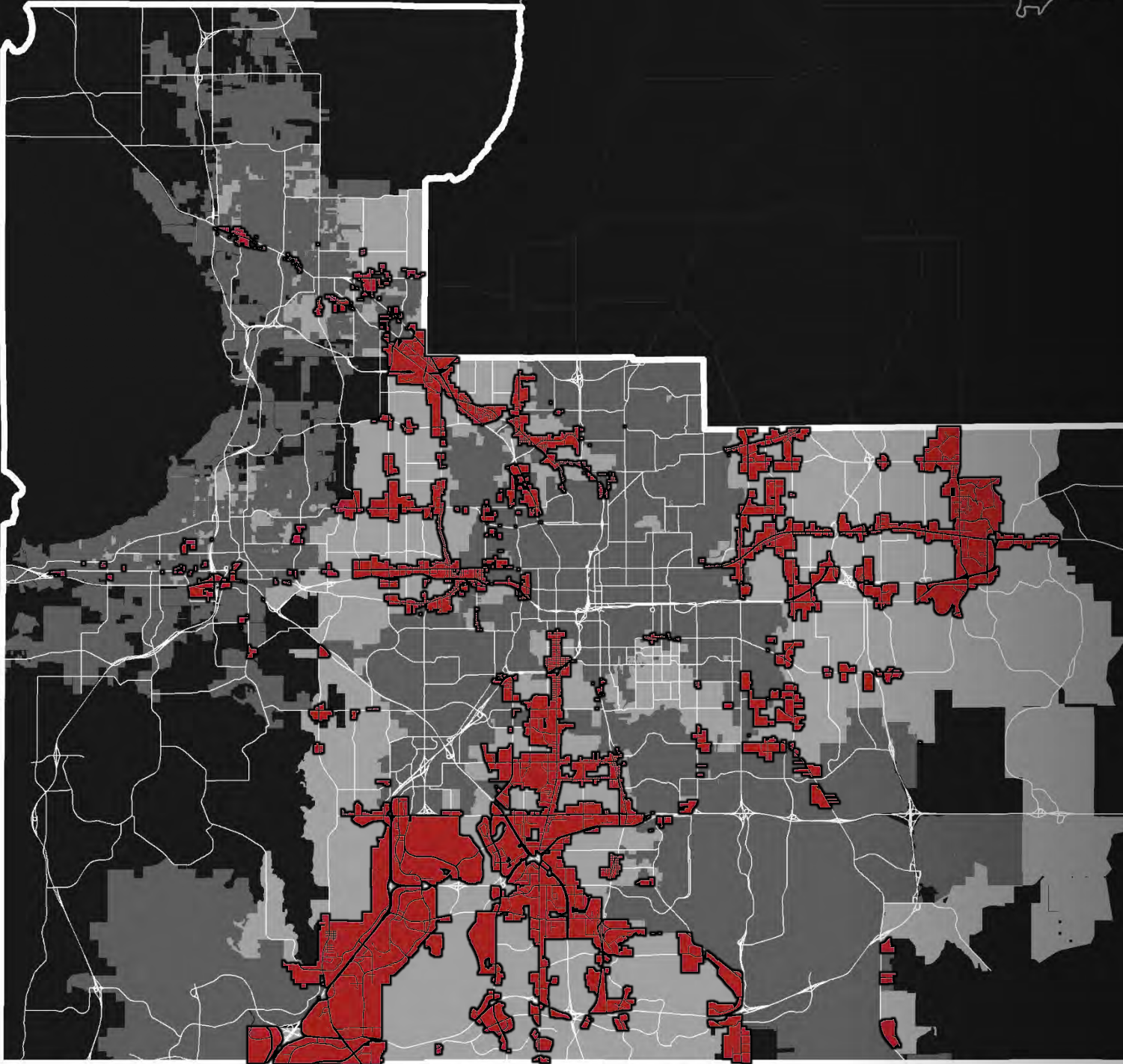


Orange County	USA/ RSA	Sector
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Place Types
Regional Center
Urban Core
UCF/Research Center
Urban Center
Neighborhood Center
Urban Corridor
Main Street Corridor
Traditional Neighborhood
Other/Special Place Types*

PLANNING SECTORS

TARGETED GROWTH SECTOR – 2050 GROWTH STRATEGY



Orange County	USA/ RSA	Sector
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Place Types	Density (DU/Acre)
Regional Center	65
Urban Core	65
UCF/Research Center	50
Urban Center	35
Neighborhood Center	12
Urban Corridor	35
Main Street Corridor	25
Traditional Neighborhood	20
Other/Special Place Types*	n/a

Avg. Sector Density = 15.2 du/ac

304,000 People

122,000 Units

14.5% of the Total 2050 Pop.

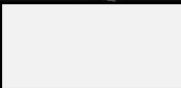
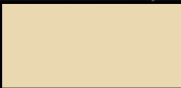


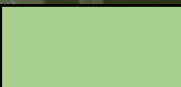


or 44% Pop. Growth

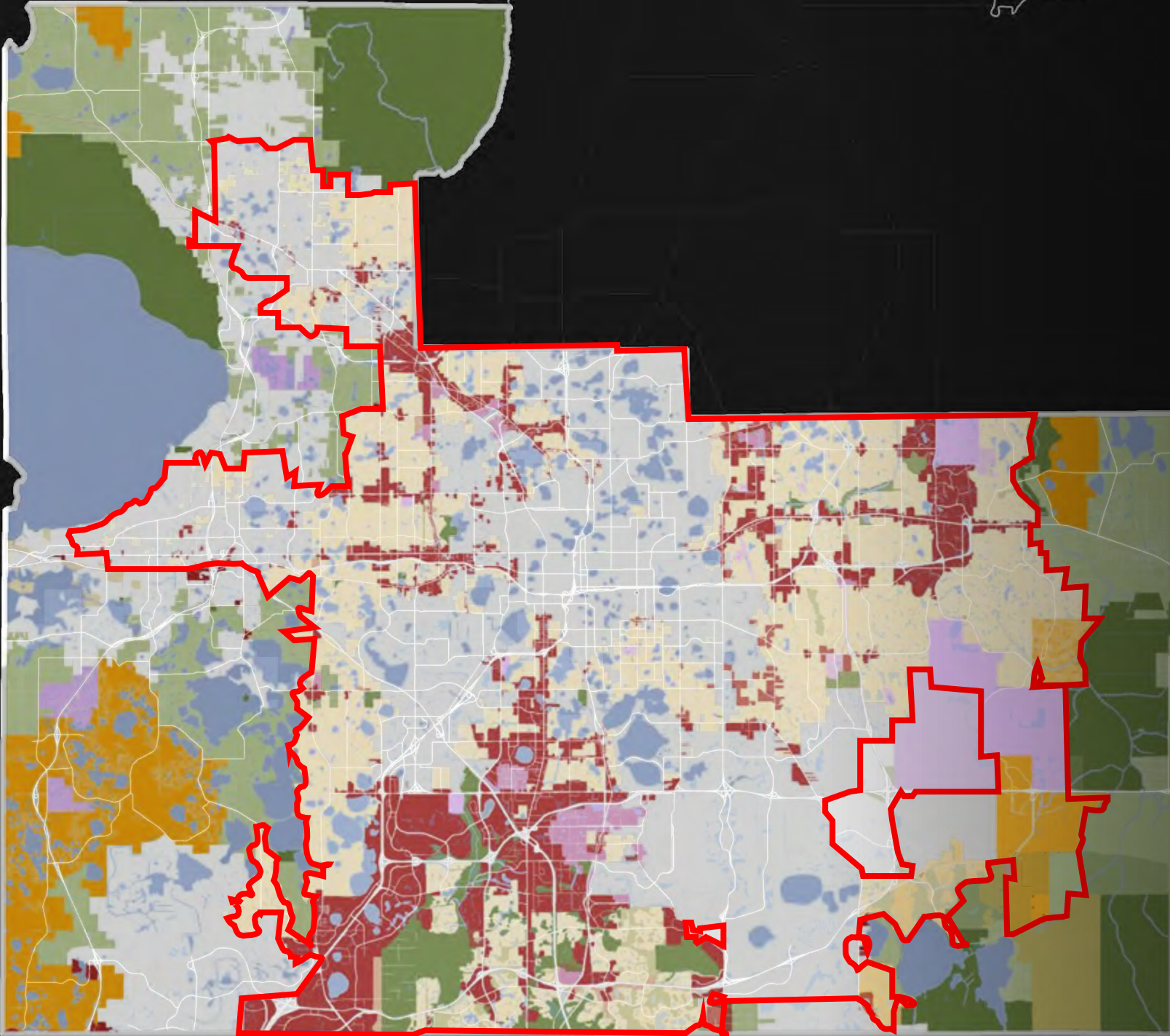
PLANNING SECTORS

TARGETED GROWTH SECTOR

VISION 2050

Framework – Sectors & Place Types

	Incorporated Areas	255,000
	Established Sector	44,000
	Intended Growth Sector	65,000
	Targeted Growth Sector	304,000
	Rural Sector	22,000
		Δ 0
	Total	690,000
	Preserved Sector	0
	Special Sector	0



VISION 2050 STRUCTURE

THE THREE SCALES OF PLANNING

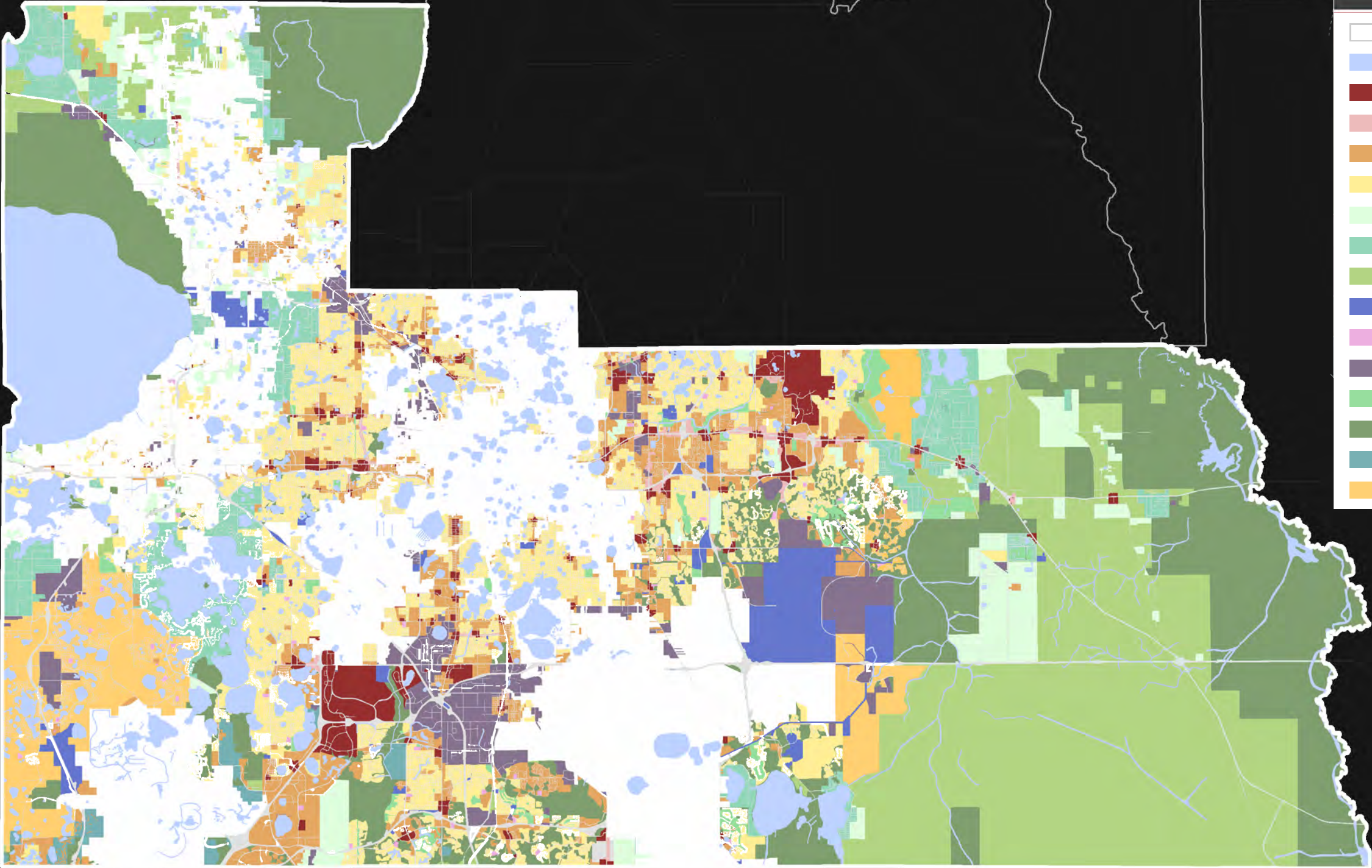
Place Types



Provides guidance and typological description of existing or future communities or neighborhoods, including appropriate density and intensity ranges

PLACE-TYPES

EXTRACTING INCORPORATED AREAS



Place Types	
	Incorporated Areas
	Water
	Centers
	Corridors
	Mixed Fabric
	Suburban Nbhds
	Conservation Nbhds
	Rural Settlements
	Rural
	Institutional
	Educational
	Industrial
	Parks and Recreation
	Preservation
	Other / Unclassified
	Intended Growth



PLACE TYPES

DEFINITION

Place Types have a desired mix of zones and uses, a network of connected streets, and public open spaces to encourage multi-modal transportation choices that include transit, walking, and cycling.

Orange County's **VISION 2050** establishes three main categories of place types:

PLANNING - PLACE TYPES

Targeted Growth Sector



CENTERS

- Regional Center
- Urban Center
- Neighborhood Center
- Rural Center (Village)



CORRIDORS

- Urban Corridor
- Main Street Corridor
- Suburban Corridor
- Rural Corridor



NEIGHBORHOODS

- Traditional Neighborhood
- Suburban Neighborhood
- Suburban Mixed Neighborhood
- Conservation Neighborhood

PLANNING - PLACE TYPES

Targeted Growth Sector



CENTERS

- Regional Center
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CORRIDORS

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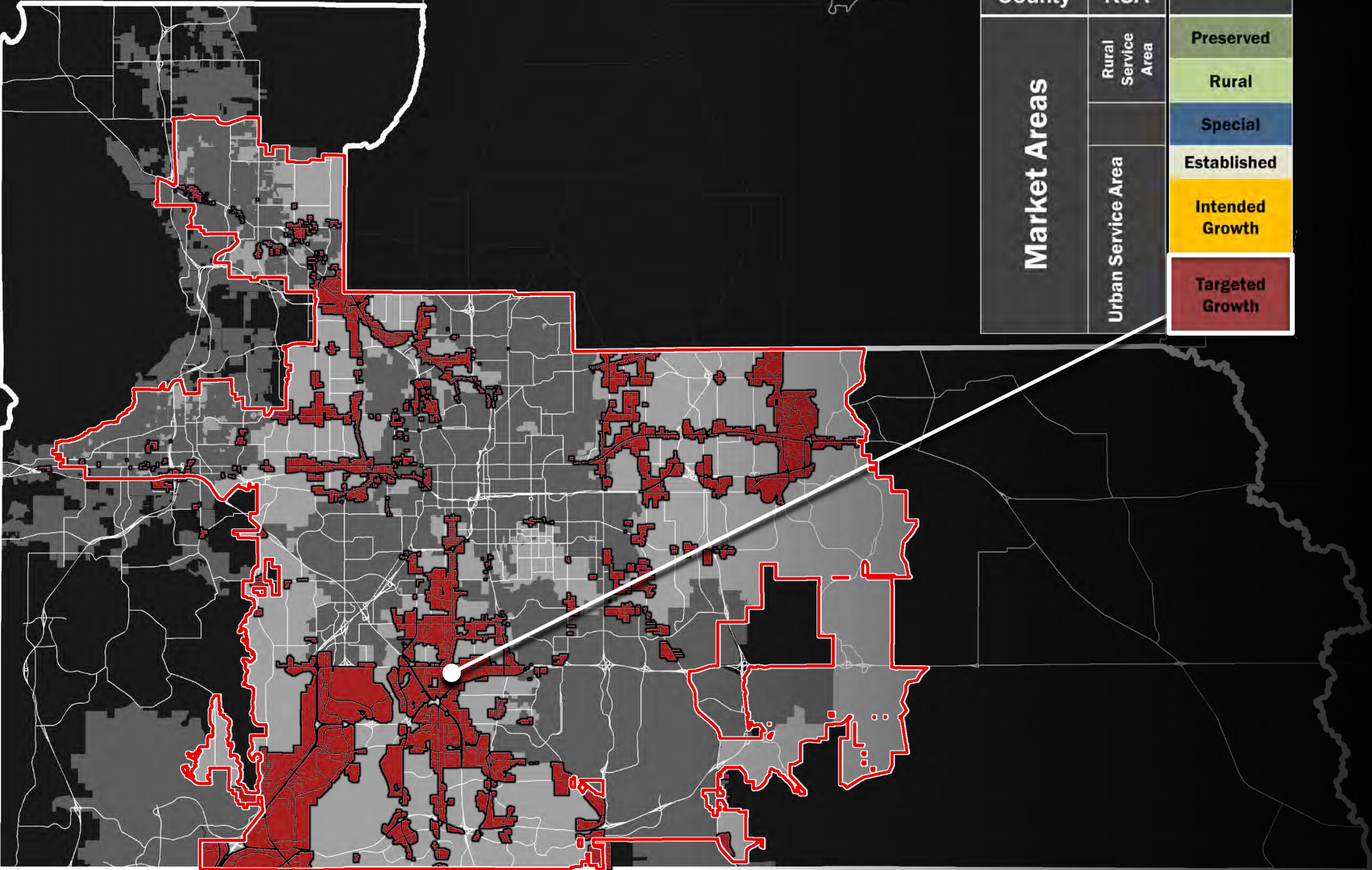


NEIGHBORHOODS

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PLANNING SECTORS

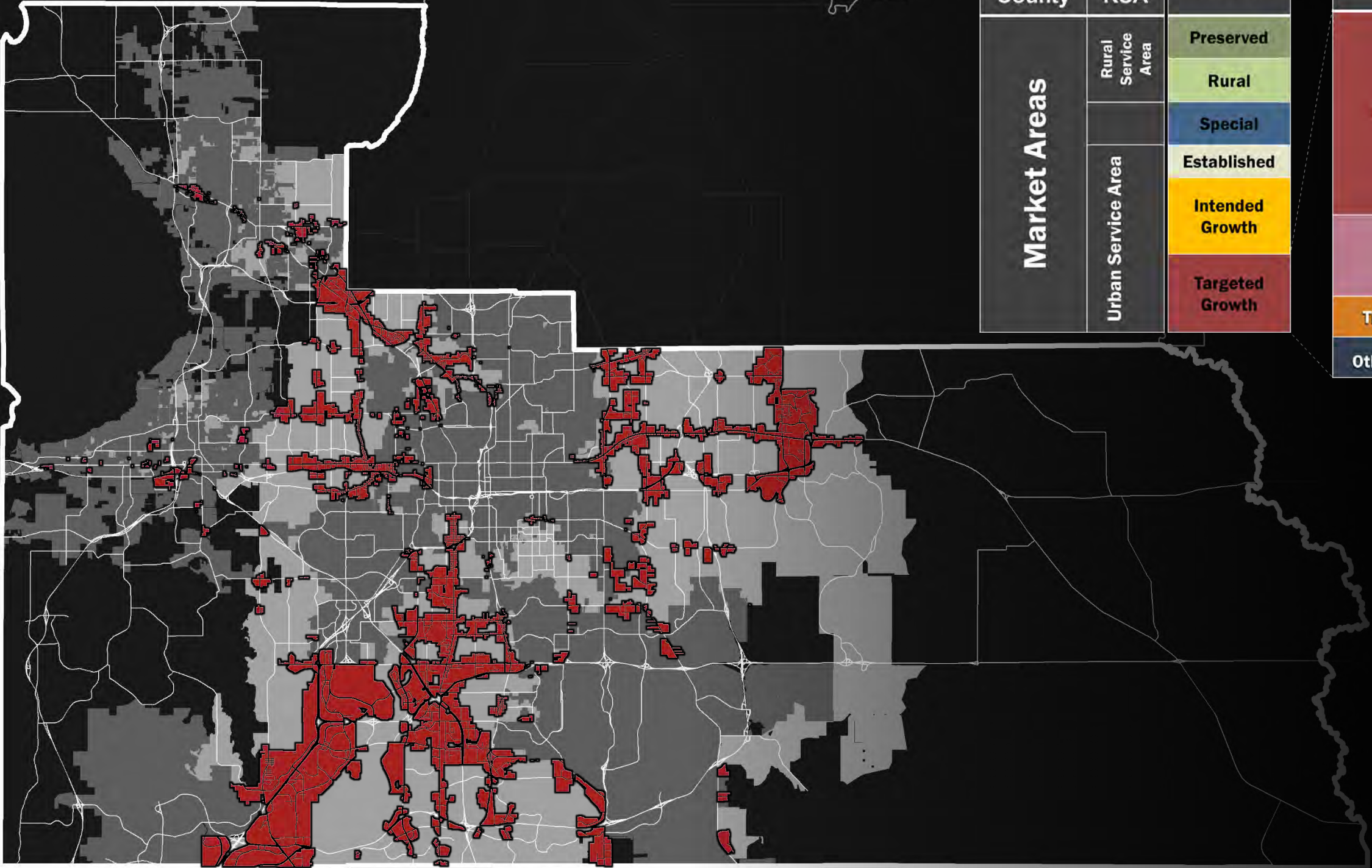
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PLANNING SECTORS

TARGETED GROWTH SECTOR – 2050 GROWTH STRATEGY



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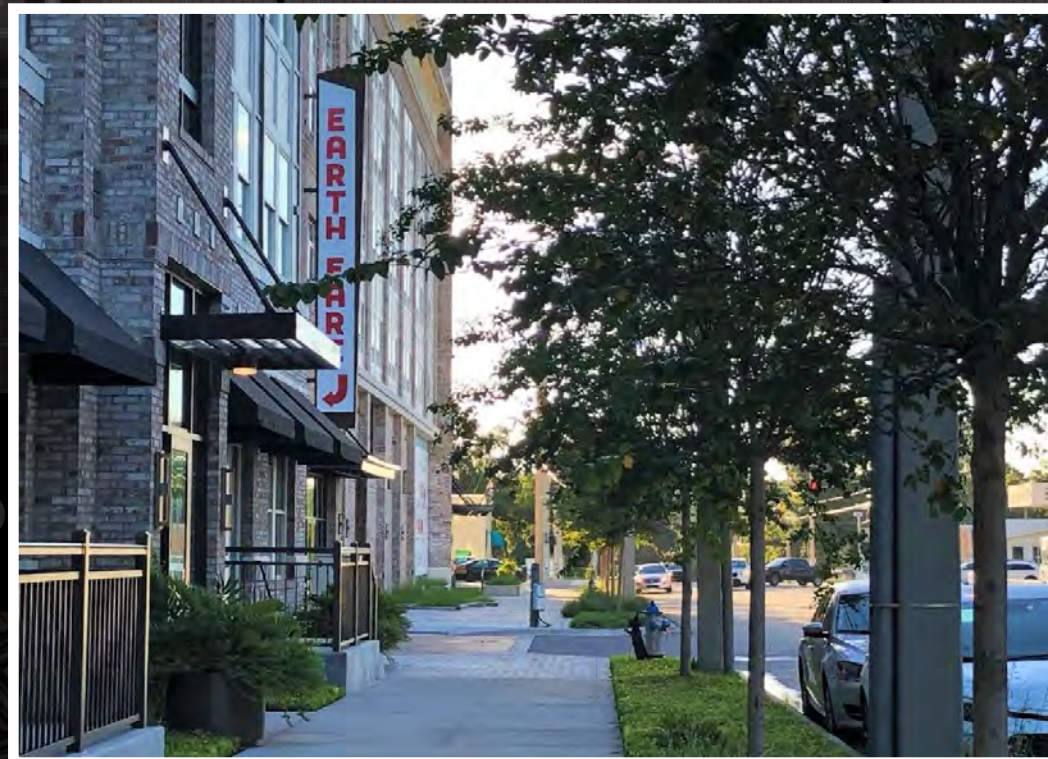
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Other/Special Place Types*	n/a



Urban Place Types: within the Urban Service Area



Main Street Corridor



Urban Corridor



Suburban Corridor

Description and Purpose

The Urban Center designation allows for a mixture of land uses aimed at incentivizing redevelopment in areas with a predominate concentration of one non-residential use and underutilized urban land.

Found in the Targeted Growth Sector only, the Urban Center provides a balanced mix of residential and non-residential land uses with slightly lower residential densities than the Urban Core.

Urban Centers allow for a variety of housing types to be dispersed amongst compatibly designed retail, professional office, institutional, and civic uses. Appropriately placed light industrial uses such as craftsman retail may also be permitted within the Urban Center. Though supportive of public transit, Urban Centers shall be readily accessible by automobile, bicycle, or foot.

A broad array of uses is expected in the Urban Center in a pattern which integrates shops, restaurants, services, work places, civic, educational, and religious, and higher density housing in a compact, pedestrian oriented environment. Urban Center edges transition to Traditional Neighborhoods.



Desired Land Use Mix & Transects

Transects	T6, T5, T4, T1, SZ Civic, existing PD's See Table X for Desired Mix of Transects
Civic	5% (SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C5
Street Types	Boulevard, Avenue, Main Street
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street, bike lanes and bike racks or bikeways, and trails.
Transit	Urban Cores are Transit Destinations with access to premium transit; Commuter or Light Rail, Bus Rapid Transit, Premium Bus Service or Streetcar service

Land Development Policies

Land Uses	Transit-oriented development and transit supportive uses (commercial, office, mixed uses with residential on upper floors) with higher densities/intensities within ¼ to ½ mile of high-capacity premium transit.
Development Density/Intensity	Maximum of 65 du/ac and moderately high intensity
Pedestrian Shed	Long (1/2 mile).
Open Space and Tree Canopy	See I-Drive District Overlay Zone.
Main Civic Space	Plaza or Square
Sewage Treatment	Centralized sewage treatment available; connection to central water and sewer is required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

Design Characteristics

Building Placement	Building facades of mixed use and/or commercial uses are built close to sidewalk.
Building Frontage	Mixed use and commercial buildings have shop fronts at street level; Street facing facade have at least one entrance that faces the street; Residential units often include balconies.
Building Height	7 stories and above.
Impervious Coverage	n/a.
Access	Direct street access; alleys and shared access
Parking	Parking behind the building; Parking areas have perimeter landscaped buffers; Garages located behind the front façade, under the buildings or to the rear of the buildings; May include public parking lots and parking garages.

URBAN CENTER & NEIGHBORHOODS

AREA OVERVIEW (GREENFIELD EXAMPLE)



URBAN CENTER & NEIGHBORHOODS

SITE PLAN

TRADITIONAL NEIGHBORHOOD

URBAN CENTER

TRADITIONAL NEIGHBORHOOD

URBAN CENTER

DENSITY/INTENSITY: 65 du/ac

BUILDING HEIGHT :4-1/2 STORIES

OPEN SPACE = 10%

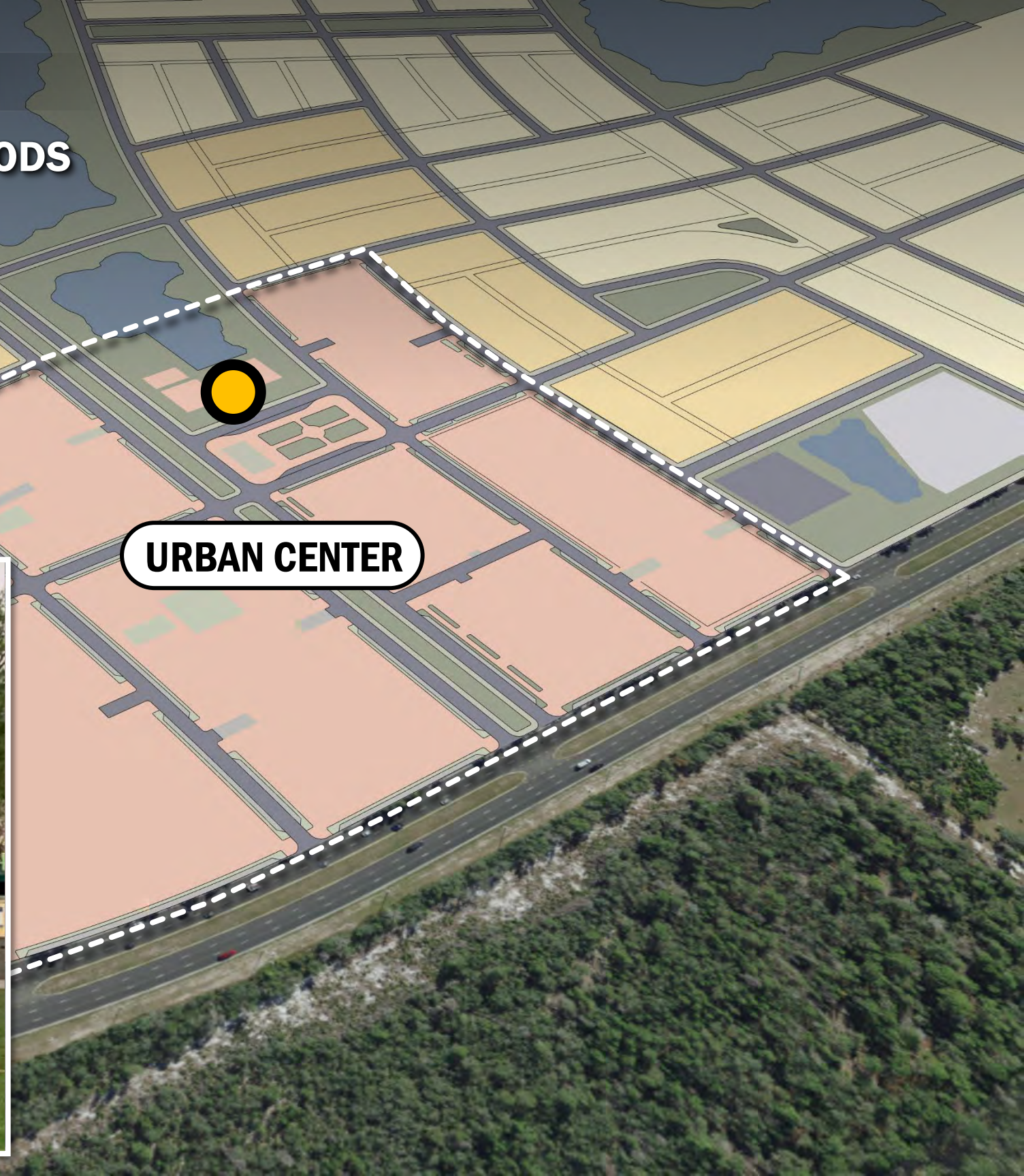
MIXED - USE & MIXED INCOME

URBAN CENTER & NEIGHBORHOODS

SITE PLAN
BUILD COMPLETE COMMUNITIES AND NEIGHBORHOODS

COMPLETE COMMUNITIES & NEIGHBORHOODS

URBAN CENTER



URBAN CENTER & NEIGHBORHOODS

ILLUSTRATIVE 3D MODEL



URBAN CENTER & NEIGHBORHOODS

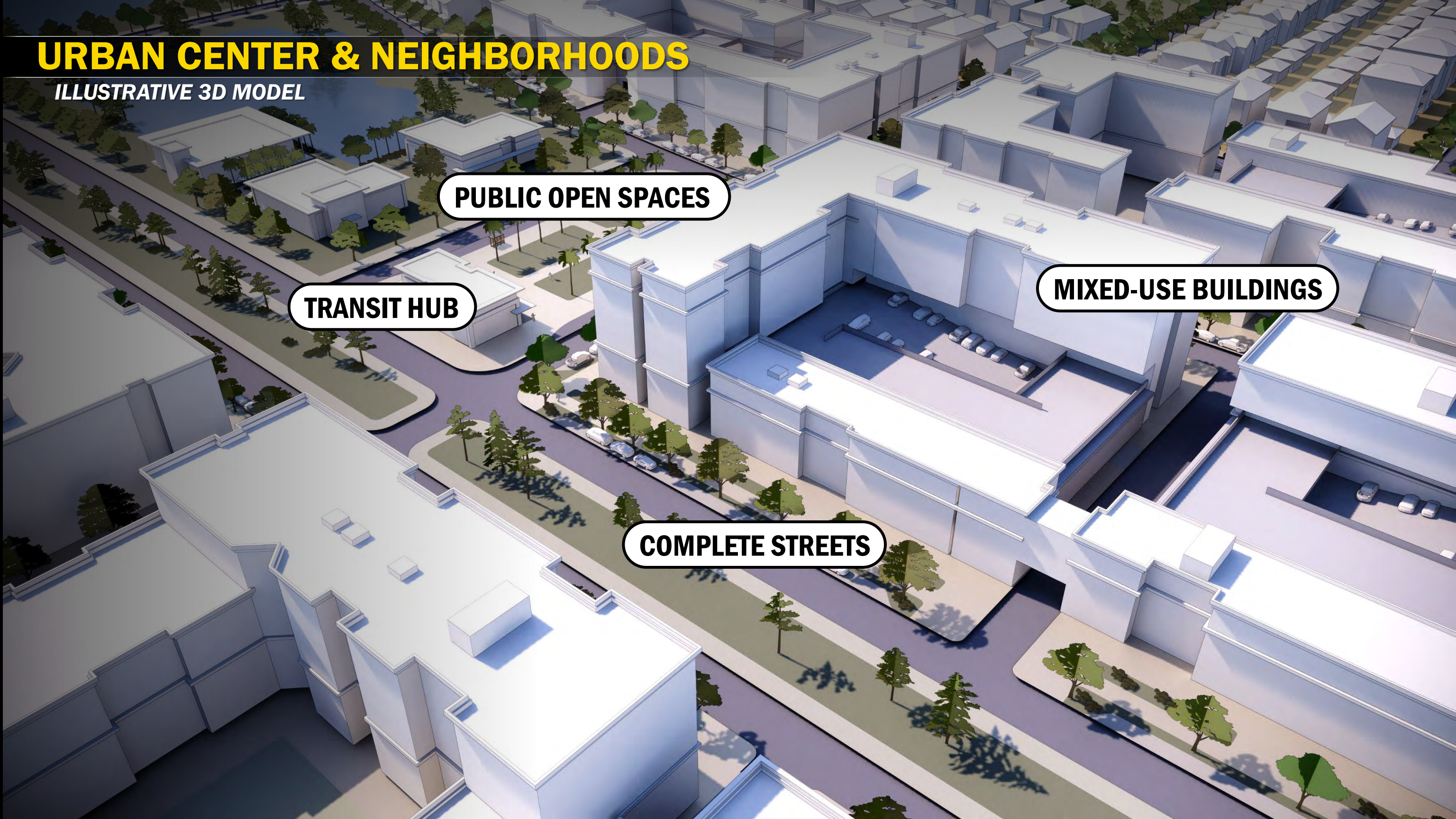
ILLUSTRATIVE 3D MODEL

PUBLIC OPEN SPACES

TRANSIT HUB

MIXED-USE BUILDINGS

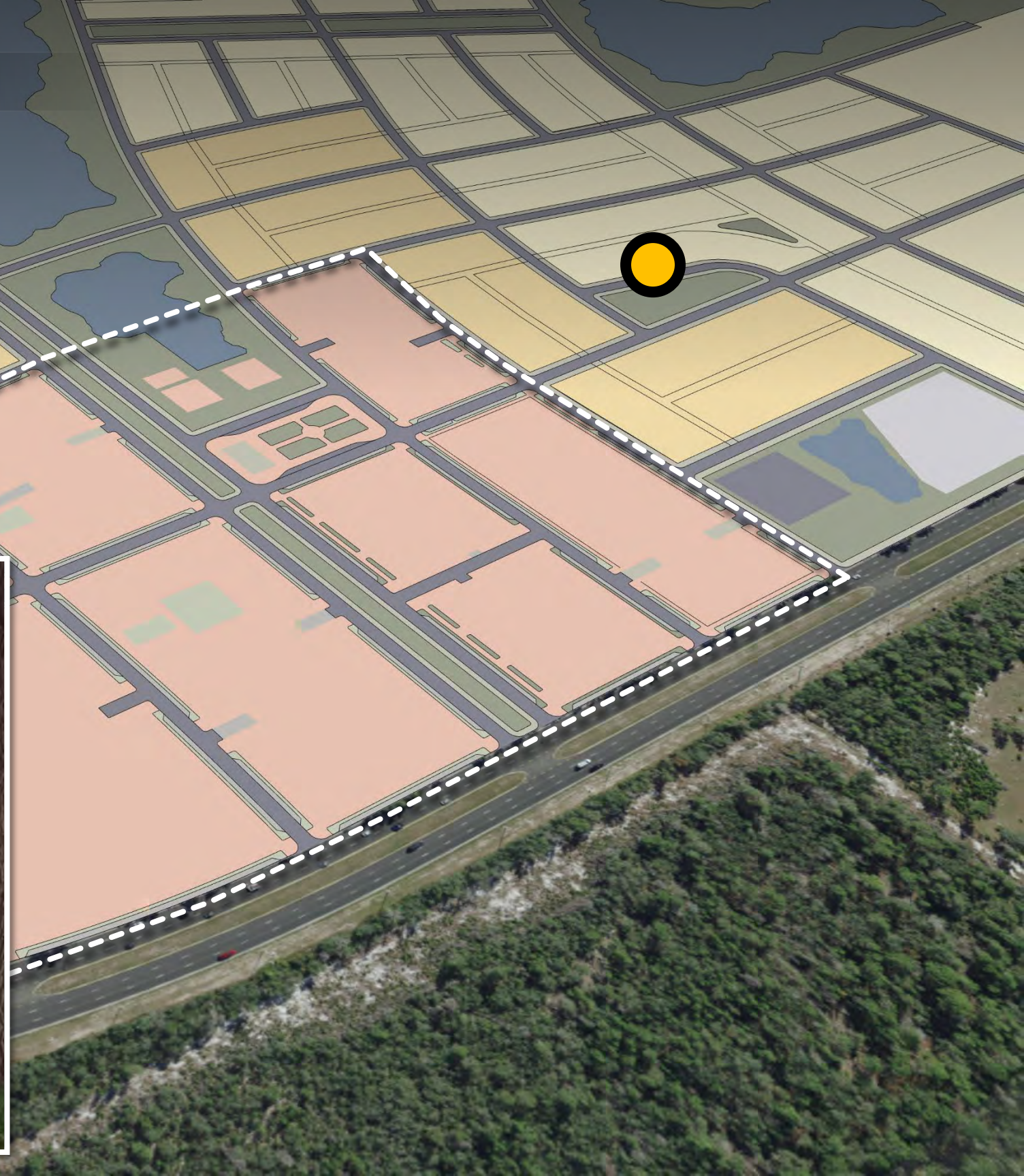
COMPLETE STREETS



URBAN CENTER & NEIGHBORHOODS

BUILD COMPLETE COMMUNITIES AND NEIGHBORHOODS

DEVELOP A WALKABLE STREET NETWORK



URBAN CENTER & NEIGHBORHOODS

ILLUSTRATIVE 3D MODEL

NO GATES / NO CUL-DE-SACs

WALKABLE STREETS

ALLEY-LOADED GARAGES

NEIGHBORHOOD PARKS

CONNECTED NETWORK

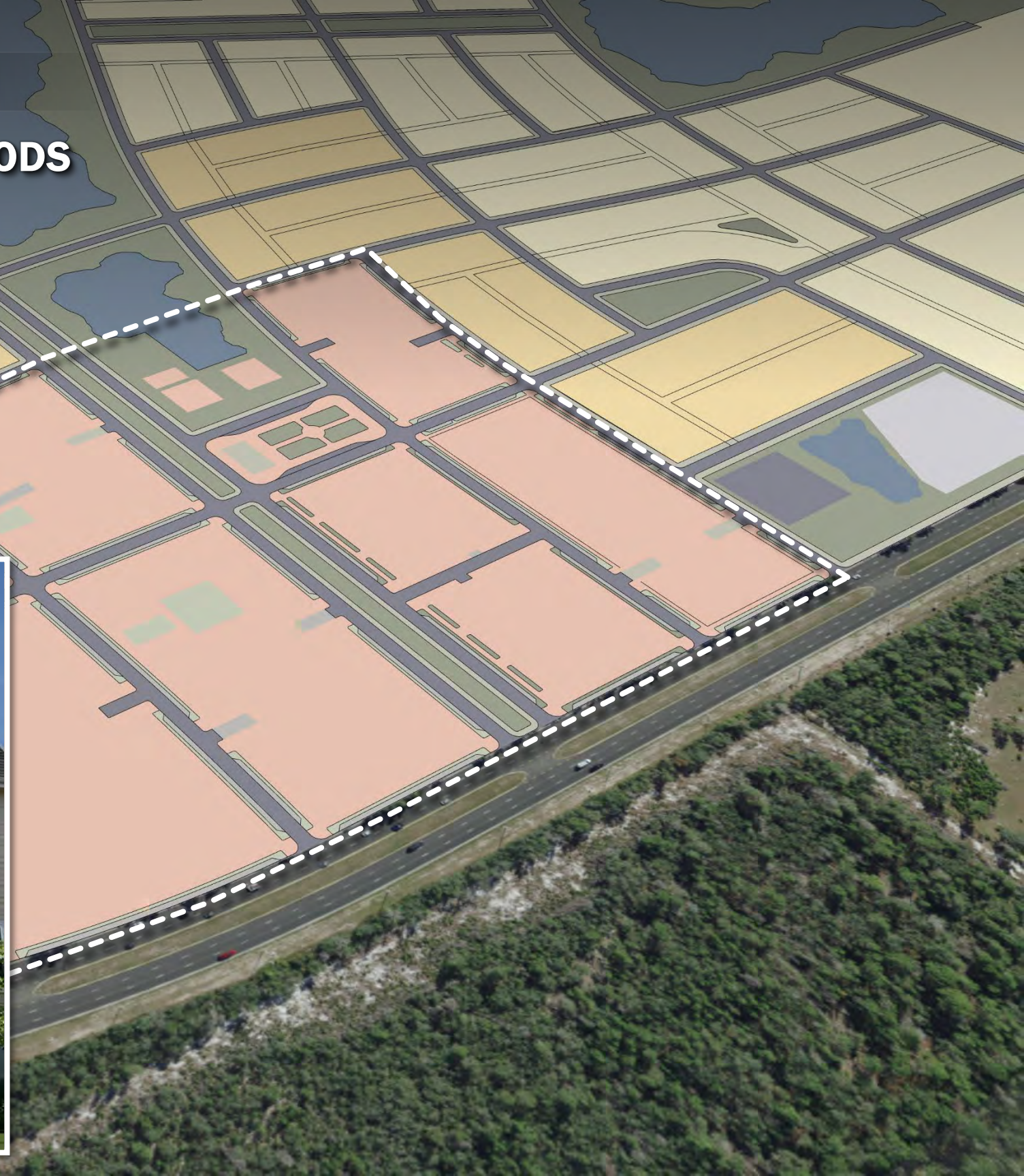


URBAN CENTER & NEIGHBORHOODS

SITE PLAN
BUILD COMPLETE COMMUNITIES AND NEIGHBORHOODS



PROMOTE MISSING-MIDDLE HOUSING



URBAN CENTER & NEIGHBORHOODS

ILLUSTRATIVE 3D MODEL

CONNECTED GREEN NETWORK

AMENITIZED STORMWATER

'MISSING MIDDLE' HOUSING

CORRECT PARKING PLACEMENT

INTEGRATION OF USES

POCKET PARKS

Sec. xx.02.xx – I-Drive District Regional Center

Description and Purpose

The I-Drive District Regional Center is the primary tourist destination of Orange County with venues and amenities for visitors, conventioners, local residents, and businesses.

The Regional Center promotes mixed-use and the highest density residential development in Orange County, characterized by complete streets, urban amenities, and a safe and walkable pedestrian environment that reinforces the I-Drive District's stature as a world destination.

The Regional Center accommodates multi-story and large-footprint buildings oriented to the widest regional tourism markets with a high concentration of people and jobs within a mixed-use environment and contains amenities that support residents, workers and employers within the center, and throughout the region.

The I-Drive District Regional Center has a high level of limited access highway facilities and transit access, and it is intended as a regional destination where people shop, work, live and recreate.



Desired Land Use Mix & Transects

Residential	35% (T5,T4)
Vertical Residential w/ Non-Residential, and Mixed-Use	50% (T5)
Civic	5% (SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C5, C6
Street Types	Boulevard, Avenue, Main Street
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street, bike lanes and bike racks or bikeways, and trails.
Transit	Regional Centers are Transit Destinations with access to premium transit; Commuter or Light Rail, Bus Rapid Transit, Premium Bus Service or Streetcar service.

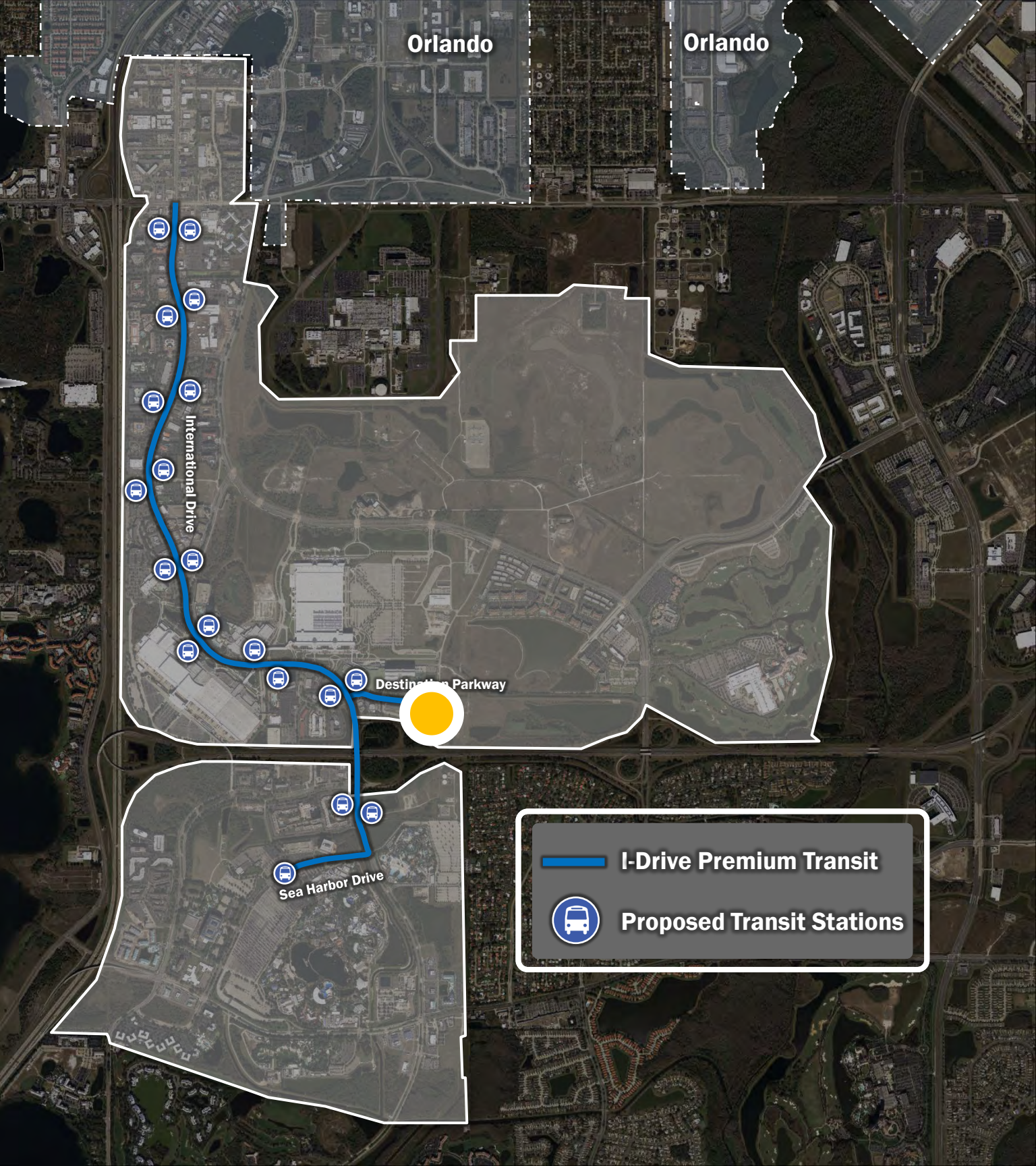
Land Development Policies

Land Uses	Tourist related, retail, services, higher density residential, mixed uses, alternative transportation..
Development Density/Intensity	Maximum of 70 du/ac with high intensity development.
Pedestrian Shed	Long (1/2 mile).
Open Space and Tree Canopy	See I-Drive District Overlay Zone.
Main Civic Space	See I-Drive District Overlay Zone.
Sewage Treatment	Centralized sewage treatment available; connection to central water and sewer is required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

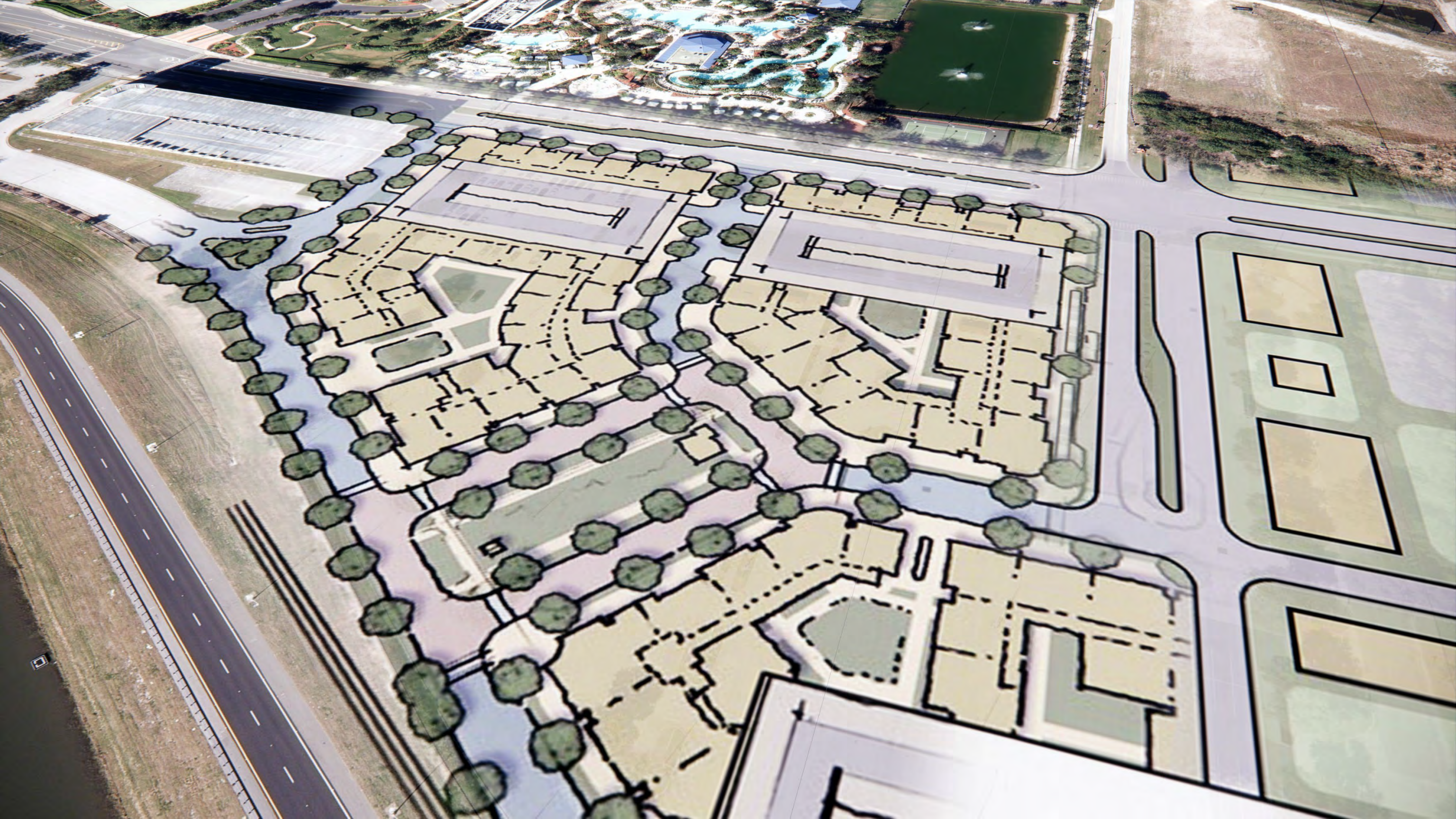
Design Characteristics

Building Placement	Building facades of mixed use and/or commercial uses are built close to sidewalk.
Building Frontage	Mixed use and commercial buildings have shop fronts at street level; Street facing facade have at least one entrance that faces the street; Residential units often include balconies.
Building Height	7 Stories and above.
Impervious Coverage	n/a.
Access	Direct street access; alleys and shared access
Parking	Parking behind the building; Parking areas have perimeter landscaped buffers; Garages located behind the front façade, under the buildings or to the rear of the buildings; May include public parking lots and parking garages.

I-DRIVE PREMIUM BUS



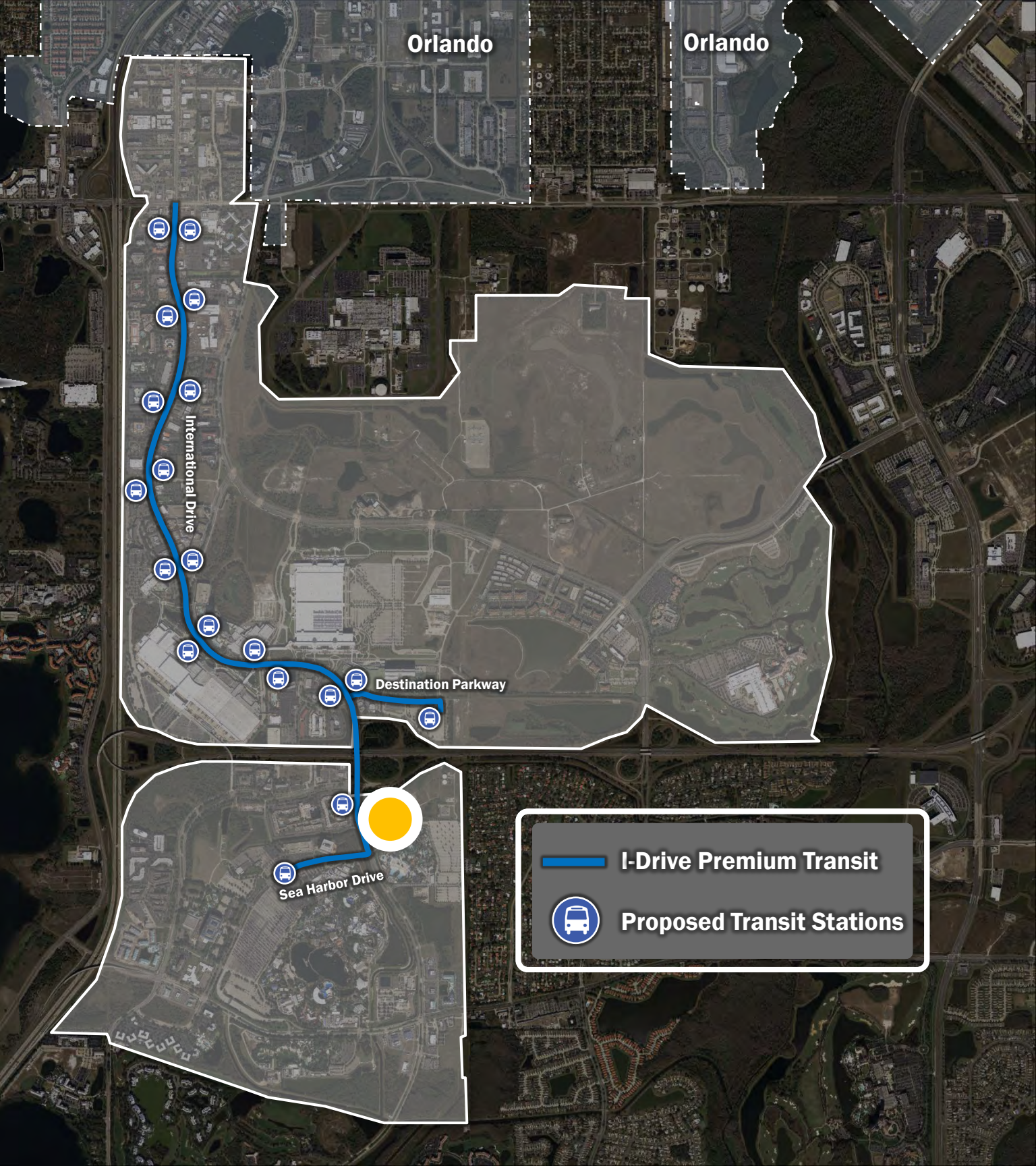








I-DRIVE PREMIUM BUS



REGIONAL CENTER

I – DRIVE DISTRICT



REGIONAL CENTER

CONCEPTUAL SITE PLAN



I-DRIVE REGIONAL CENTER

DENSITY/INTENSITY: 70 du/ac

BUILDING HEIGHT :7 STORIES

OPEN SPACE = 10%

MIXED – USE & MIXED INCOME

REGIONAL CENTER

CONCEPTUAL SITE PLAN

CREATE DISCERNIBLE NEIGHBORHOOD CENTERS



REGIONAL CENTER

CONCEPTUAL SITE PLAN

DEVELOP A WALKABLE STREET NETWORK



REGIONAL CENTER

ILLUSTRATIVE 3D MODEL



PLANNING SECTORS

ESTABLISHED SECTOR

Maintain the character of single family residential communities

- Applies to areas within or adjacent to previously developed single family neighborhoods
- Growth would be infill or redevelopment with compatible change

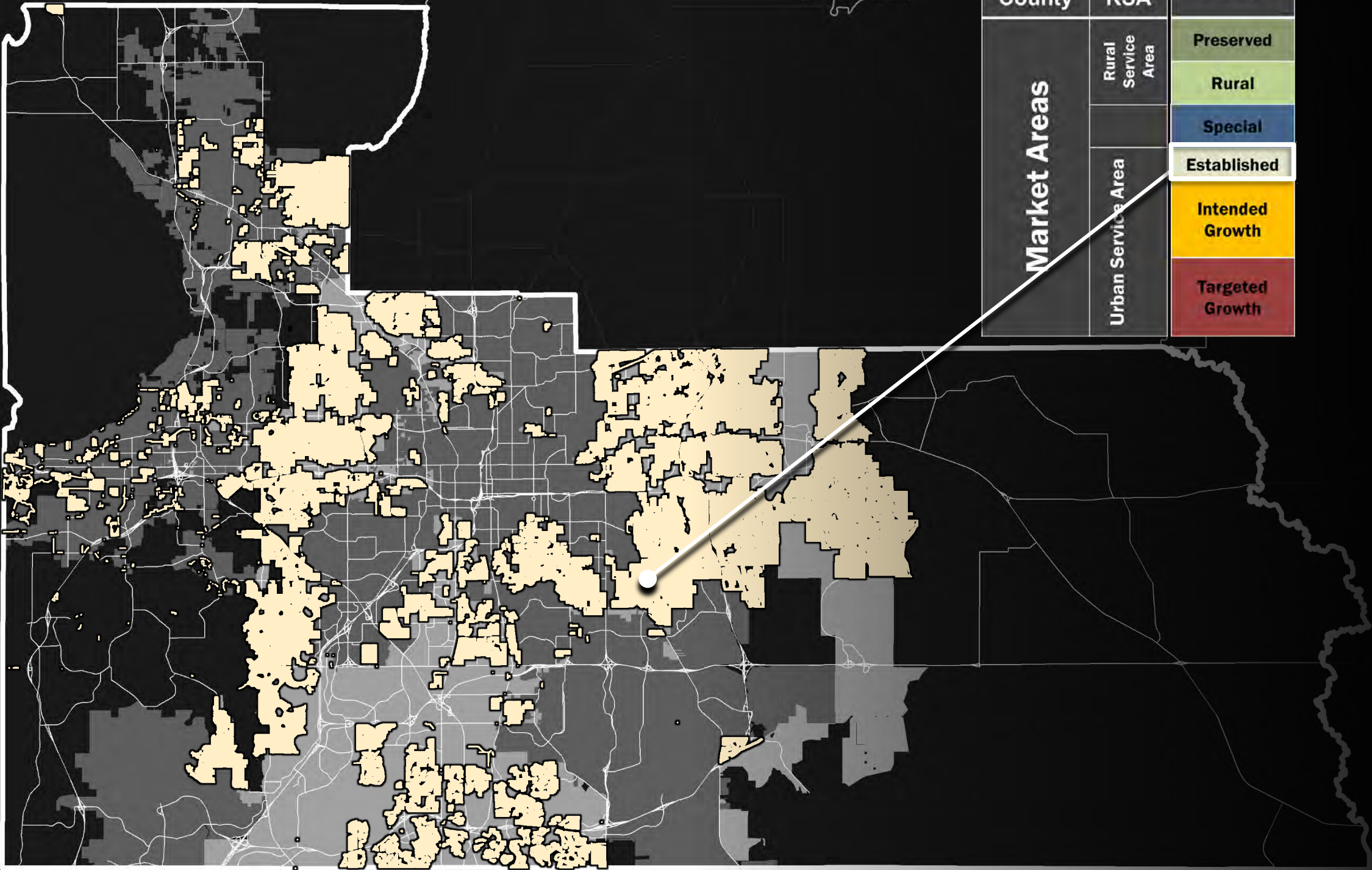
STRATEGIES

- 1 GROW
- 2 TRANSFORM
- 3 EVOLVE
- 4 MAINTAIN**



PLANNING SECTORS

Established Growth Sector



Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
		Special
	Urban Service Area	Established
		Intended Growth
		Targeted Growth