

PINE CASTLE URBAN CENTER

BCC Work Session



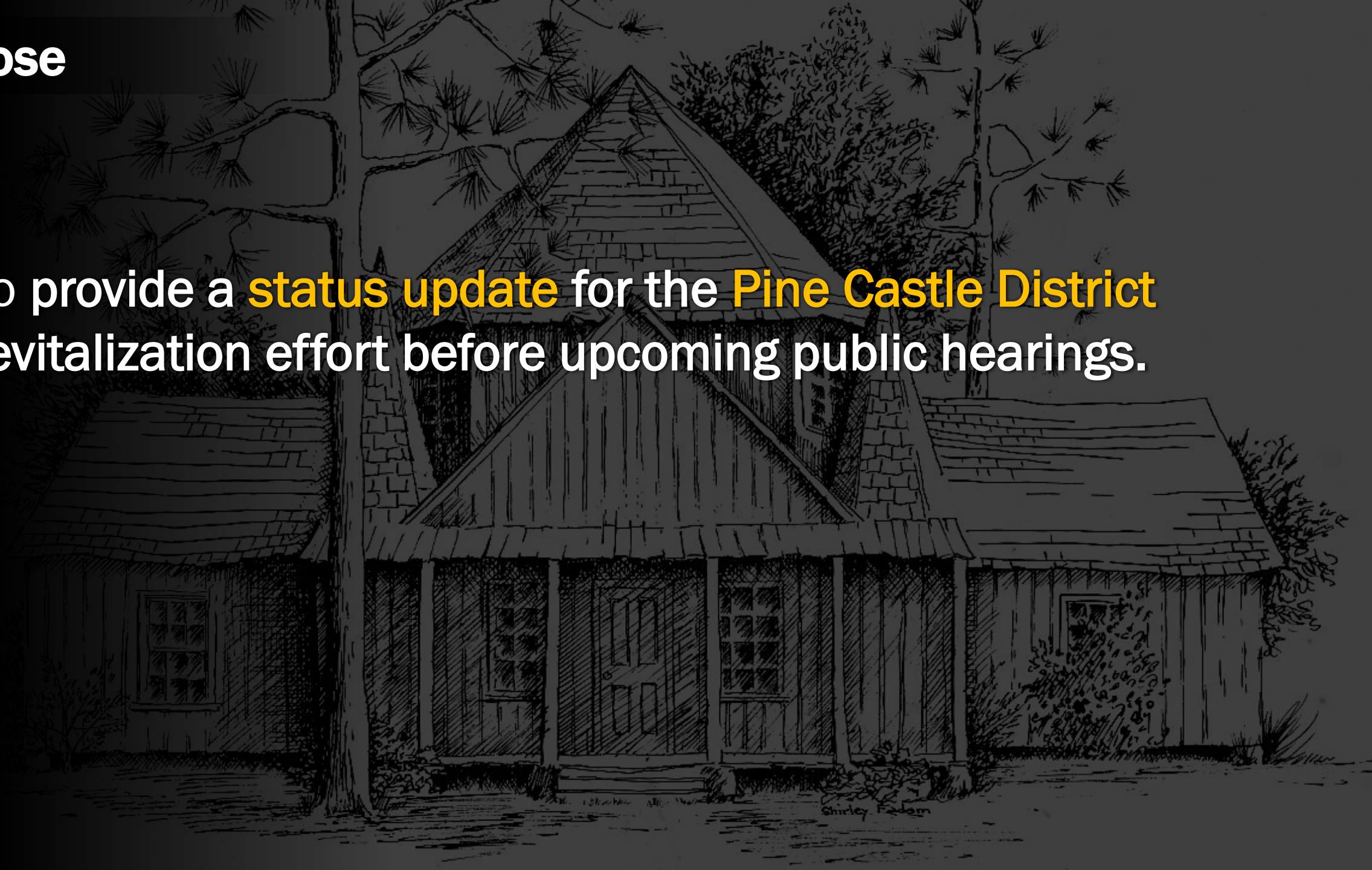
November 28, 2017

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

Purpose

To provide a **status update** for the **Pine Castle District** revitalization effort before upcoming public hearings.



Previous Meetings



2017

June 15

PZC Comp Plan Transmittal

July 11

BCC Comp Plan Transmittal

Aug 1

BCC Brownfield Designation Adoption

Outline

1. Background

2. Components

- Infrastructure Plan
- Comprehensive Plan Update
- Code Update

3. Outstanding Items

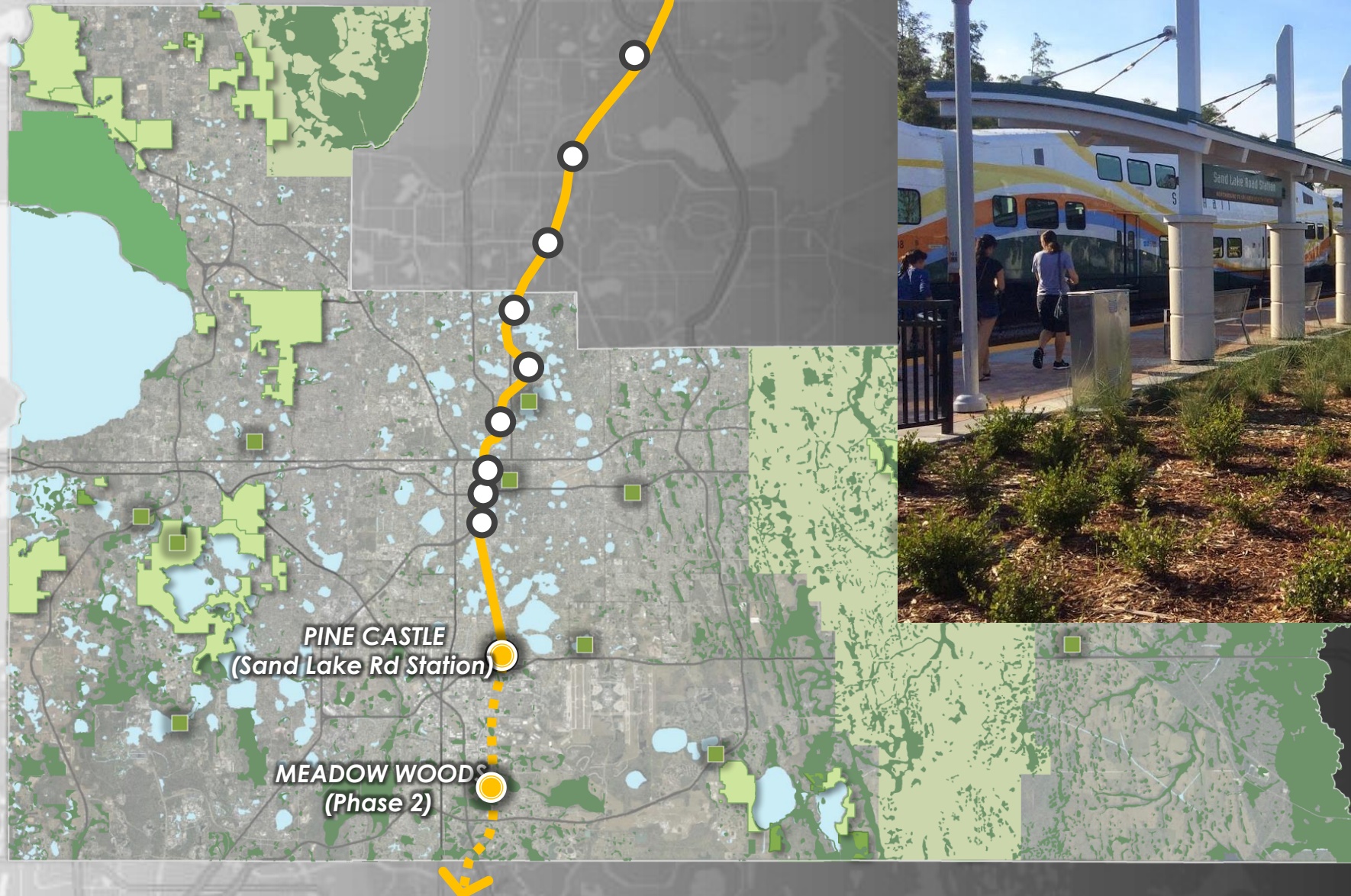
4. Summary



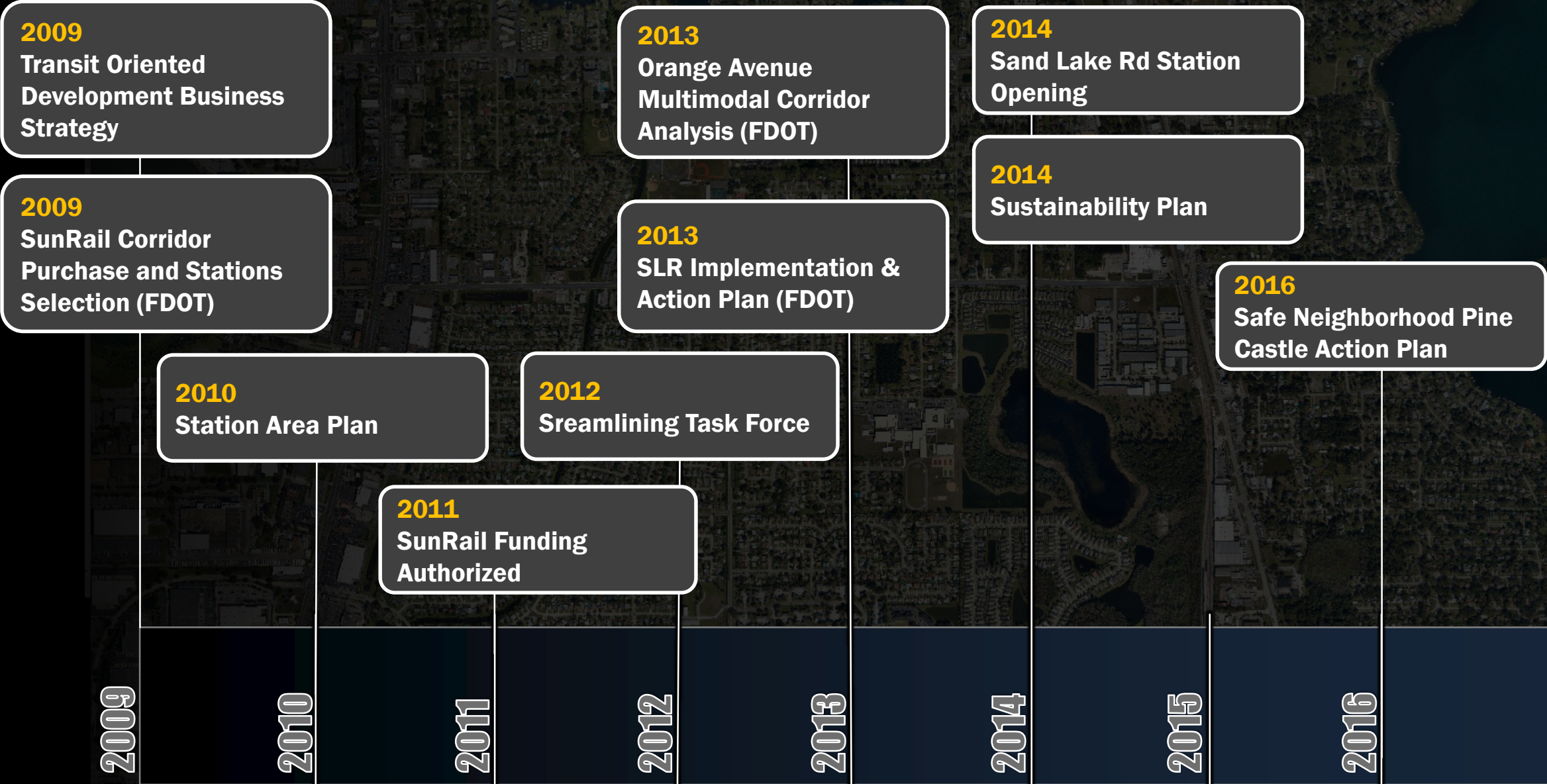


1. BACKGROUND

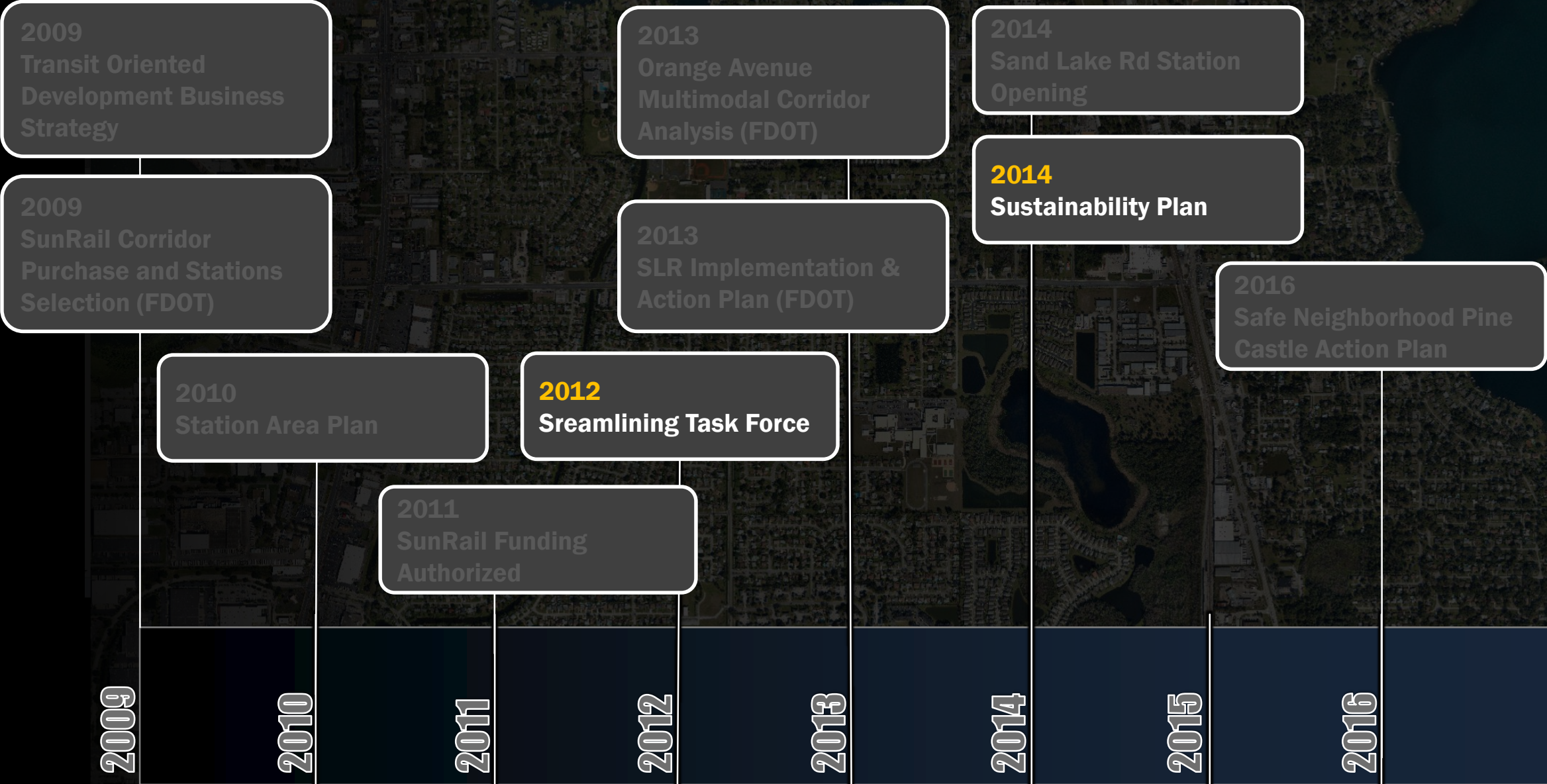
1st Transit Oriented Development



Previous Efforts

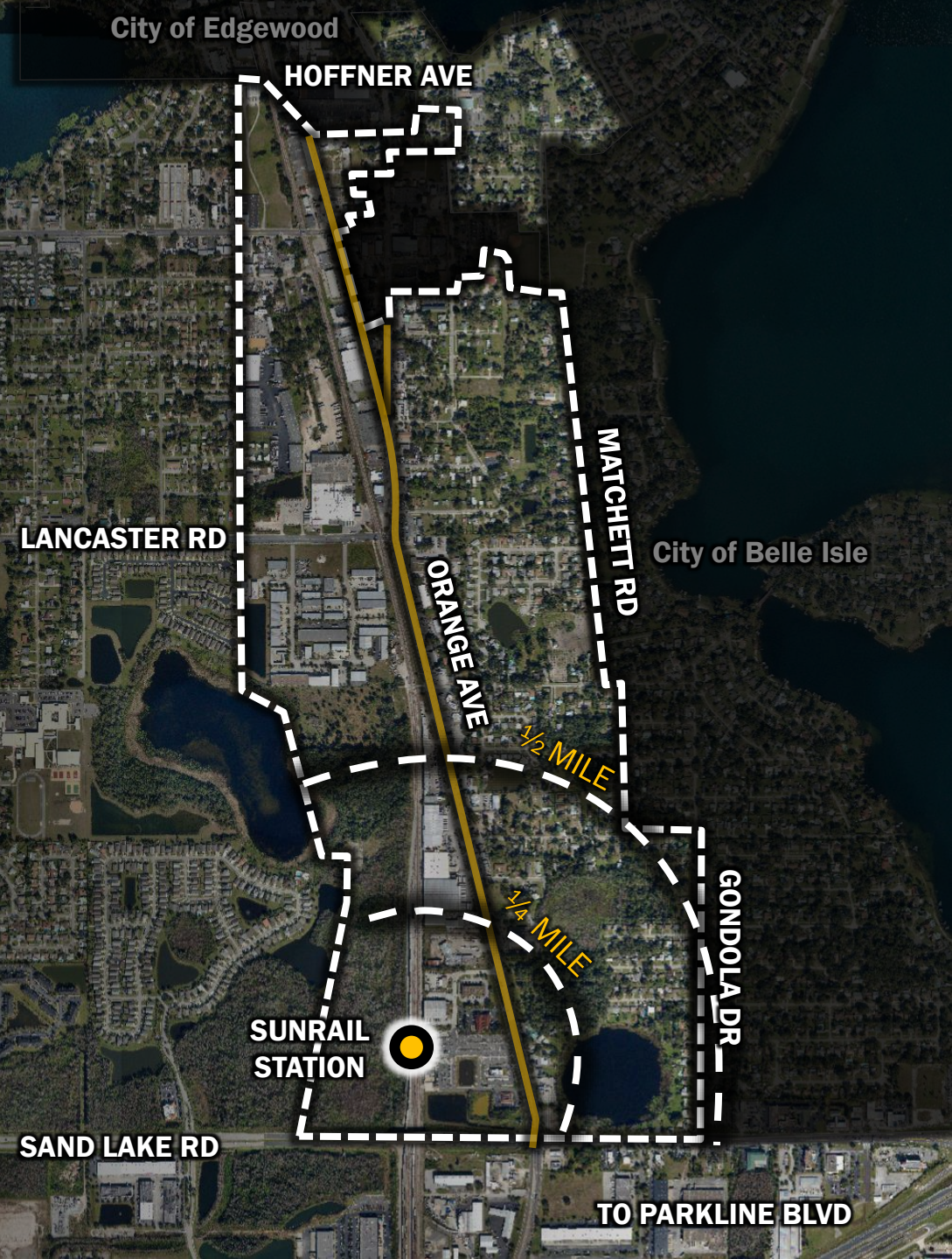


Previous Efforts



Pine Castle Boundary

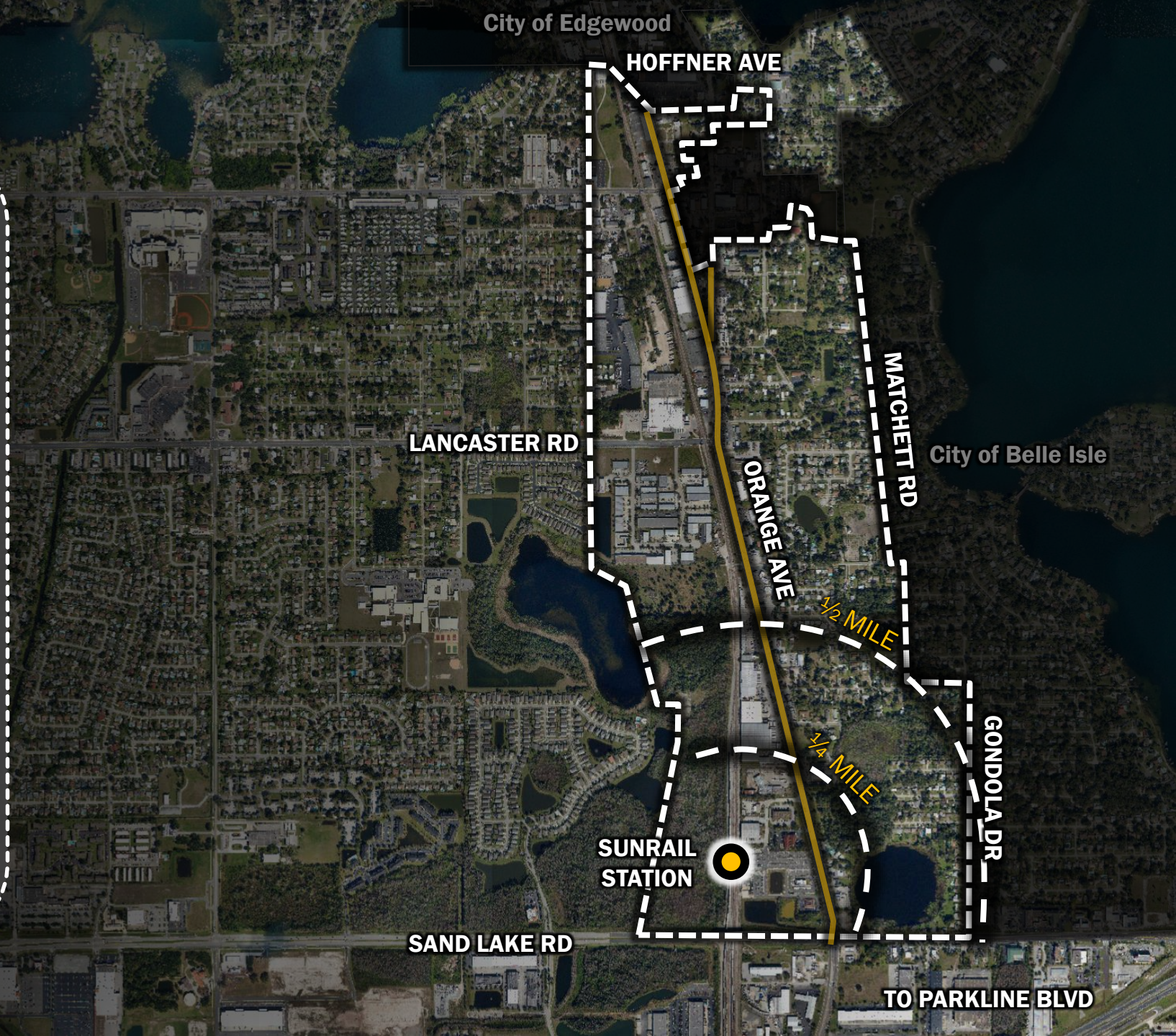
- Station Area $\frac{1}{4}$ and $\frac{1}{2}$ mile
- Orange Ave Corridor
- Existing Neighborhoods
- ~ 525 acres



SunRail

JAN 2017 RIDERSHIP

Pine Castle	8,627
DeBary	8,495
Church St	7,788
LYNX	7,416
Winter Park	7,171
Lake Mary	6,684
Sanford	5,106
Altamonte	5,034
Longwood	4,963
Health Village	3,892
Maitland	3,515
Orl Amtrak	2,854



Community Outreach

2016

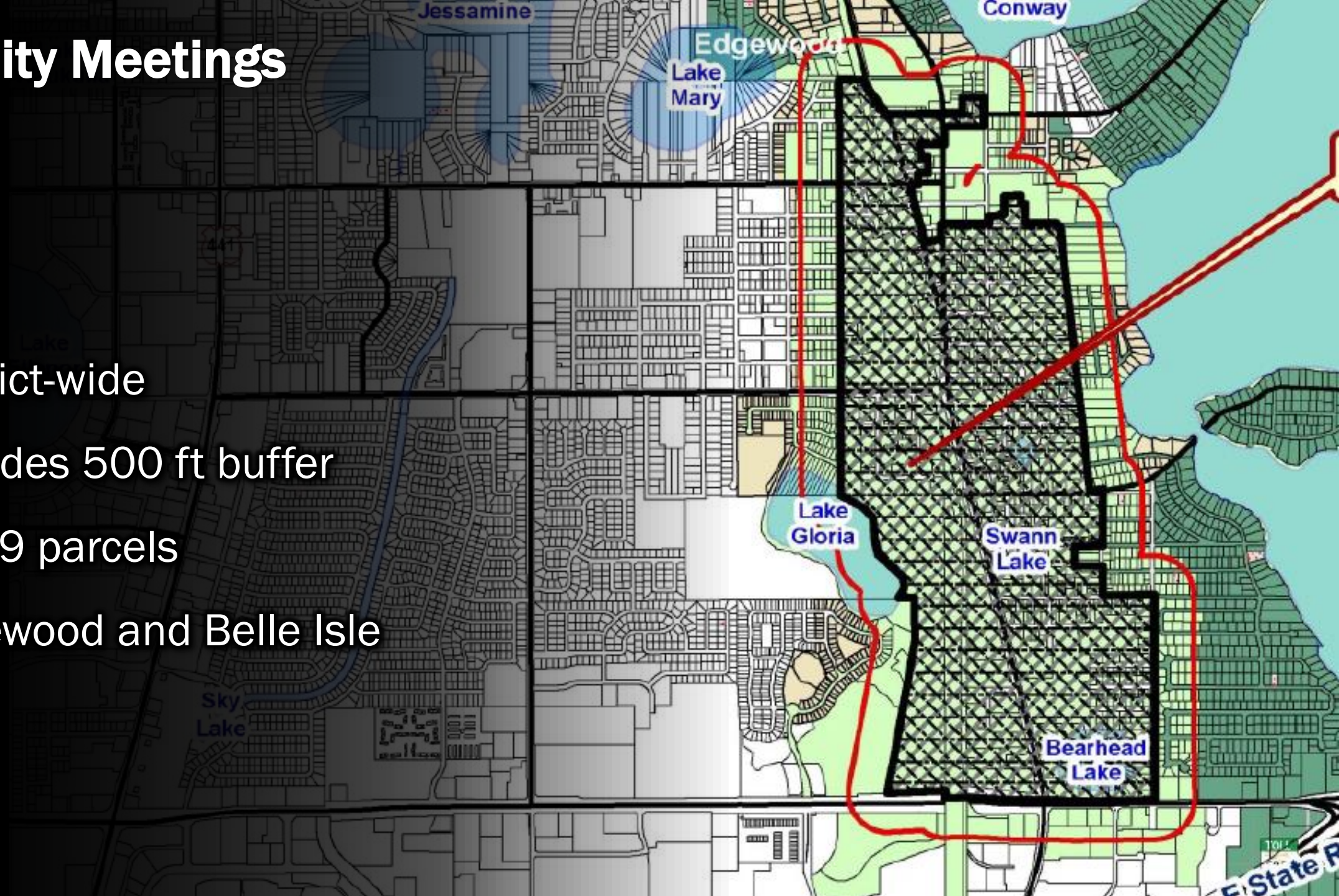
Oct 27	Review Group 9 - 11 am
Nov 18	Review Group 9 - 11 am
Dec 16	Review Group 9 - 11 am

2017

Feb 6	Safe Neighborhoods 7 - 8 pm
Feb 17	Review Group 9 - 11 am
Mar 17	Review Group 9 - 11 am
Apr 3	Safe Neighborhoods 7 - 8 pm
May 25	Chamber of Commerce 12 noon
June 14	Community-wide Meeting 6pm
Sept 27	Community-wide Meeting 6pm

Community Meetings

- District-wide
- Includes 500 ft buffer
- 1,869 parcels
- Edgewood and Belle Isle



Review Group Members

John Trembly, **Realtor**

Gail Padgett, **Pine Castle Women's Club**

Bob Harrell, **Developer**

Gary Meloon, **Business Owner**

Jo'an Rice, **Pine Castle Safe Neighborhoods**

Jacqueline Arnault, **Pool Pleaser**

Micajah Young, **Prestige Electric**

Wayne Vigor, **ServCo**

Bill Agner, **Agner Auto**

Ernie Cox, **Ardaman**

Kevin Gilliam, **GM-1 Partnership**

Doug Gordon, **Lincoln Trust**

Mike Black, **CKS Packaging**

Bob LeBlanc, **Schuler Family LLC**

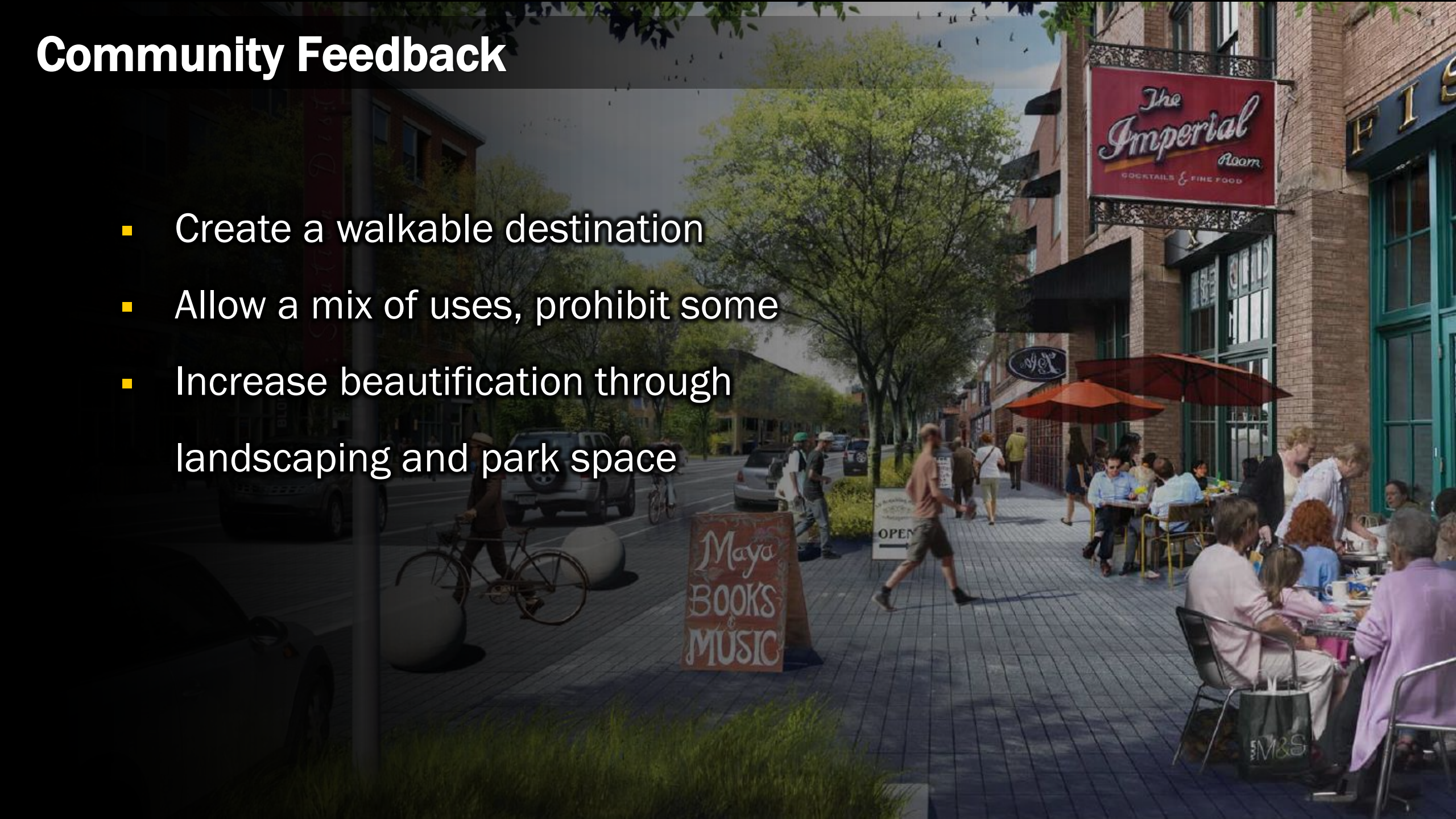
Angela Pilkinton, **Correct Craft**

Tom & Kathy Preston, **Homeowners**

Shirley Cannon, **PC Women's Club**

Community Feedback

- Create a walkable destination
- Allow a mix of uses, prohibit some
- Increase beautification through landscaping and park space



Dixie Highway Pine Castle, Fla.





Office

S Orange Ave

Walk Score
33

Walkability

Intersection Density	140 = good
Church St	145
FL Hospital	130
Winter Park	118
Maitland	55
Pine Castle	31

Walk Score	(1-100)
Church St	95
Winter Park	94
FL Hospital	68
Maitland	68
Pine Castle	33

Walk Score
33



N 99

DESCRIPTION

Beginning 376.8' N. of & post in East Boundary of Section 25,
T-23S. R. 29E, thence run West 1091.84' to Right of Way of R.R.
R.R, thence South-easterly along said R.R. S. 13° 40' E. 1521', thence
East 376.0' to center of ditch, thence N. 5° 41' E. 729.8' to point of
beginning, containing 1725 acres, more or less, known as lot "B."

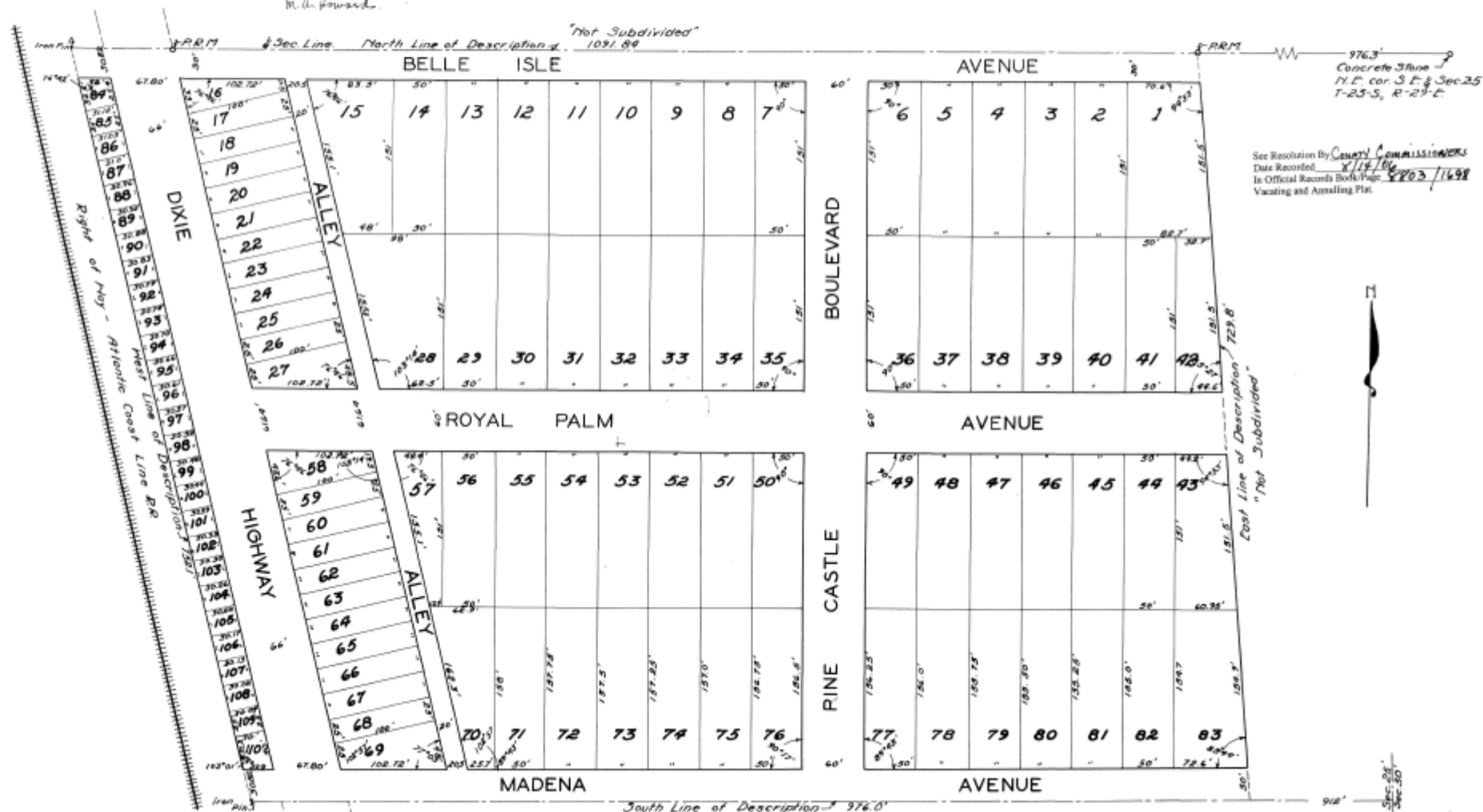
THE BISHOP ENGINEERING CO.
ORLANDO-FLORIDA

January 1926

CERTIFICATE OF APPROVAL

Approved by the County Commissioners
of Orange County Florida July 24, 1926

Chairman
Approved: BVMC Division
By: [Signature]

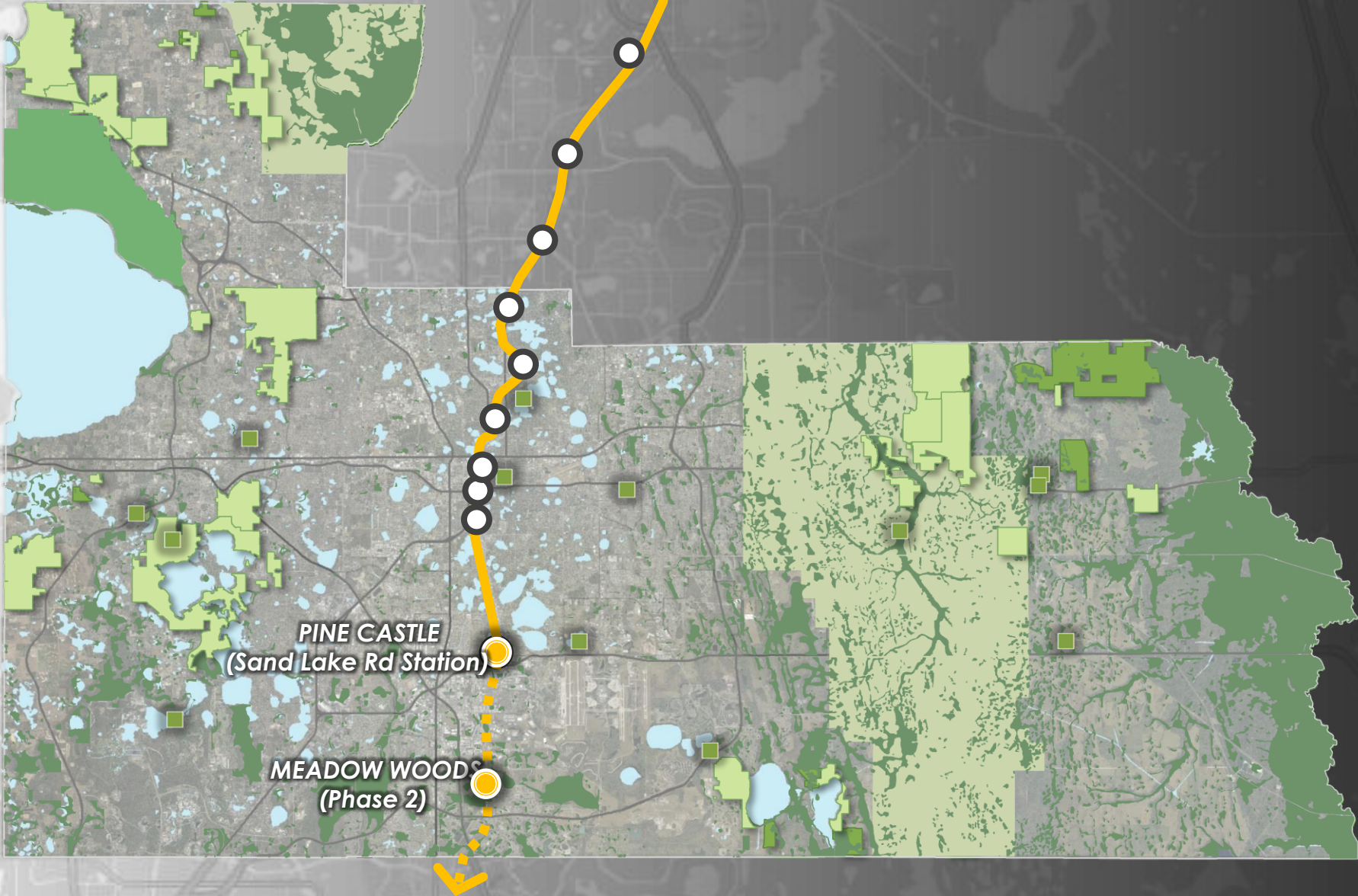


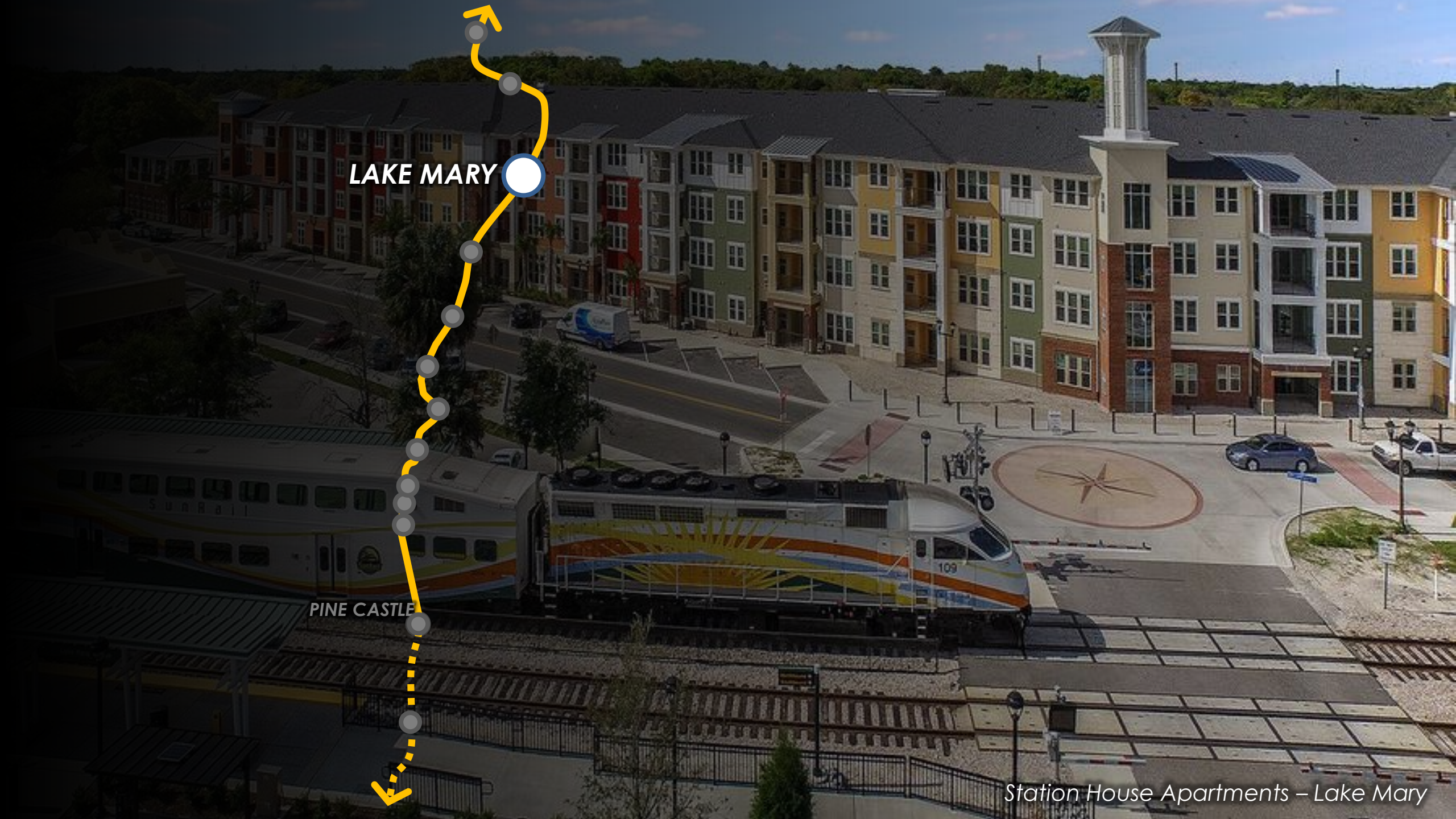
SEE MINUTE BOOK 42 PAGE 22, 11/7/46 CHANGING
PINE CASTLE BOULEVARD TO HARVEY STREET.

Not Subdivided

SEE CORING, MINUTE BOOK 24 PAGE 534 DATE 1/20/58

SunRail





LAKE MARY

PINE CASTLE

Station House Apartments – Lake Mary



LAKE MARY

\$8M

2015
Assessed Value

\$133k

2015
Gross Tax Revenue

Source: Seminole County Tax Appraiser

Station House Apartments – Lake Mary



LAKE MARY

\$8M

2015
Assessed Value

\$133k

2015
Gross Tax Revenue

\$25M

2016
Assessed Value

\$414k

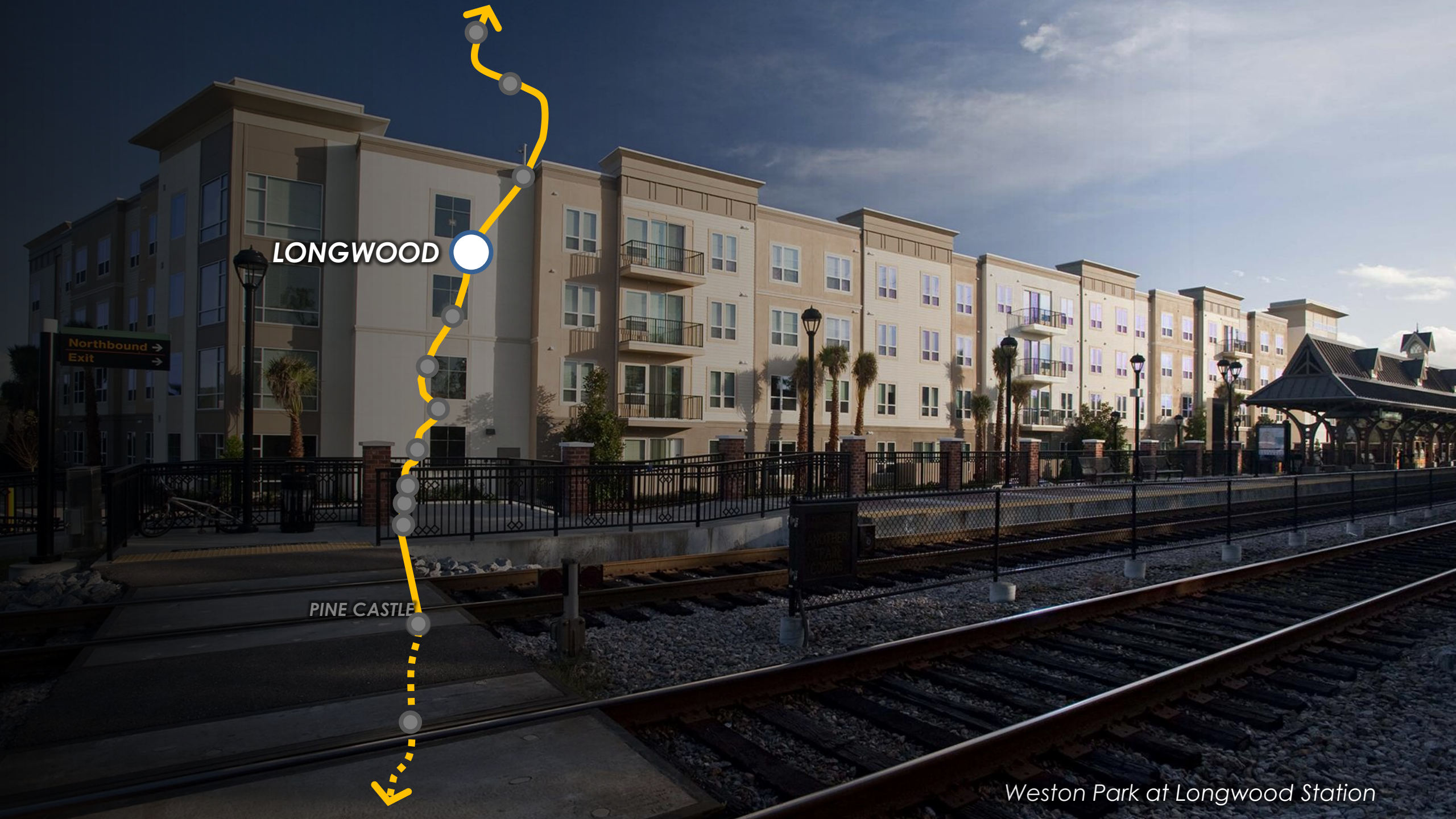
2016
Gross Tax Revenue



LAKE MARY

211%

Increased Gross Tax Revenue
(Yr to Yr)

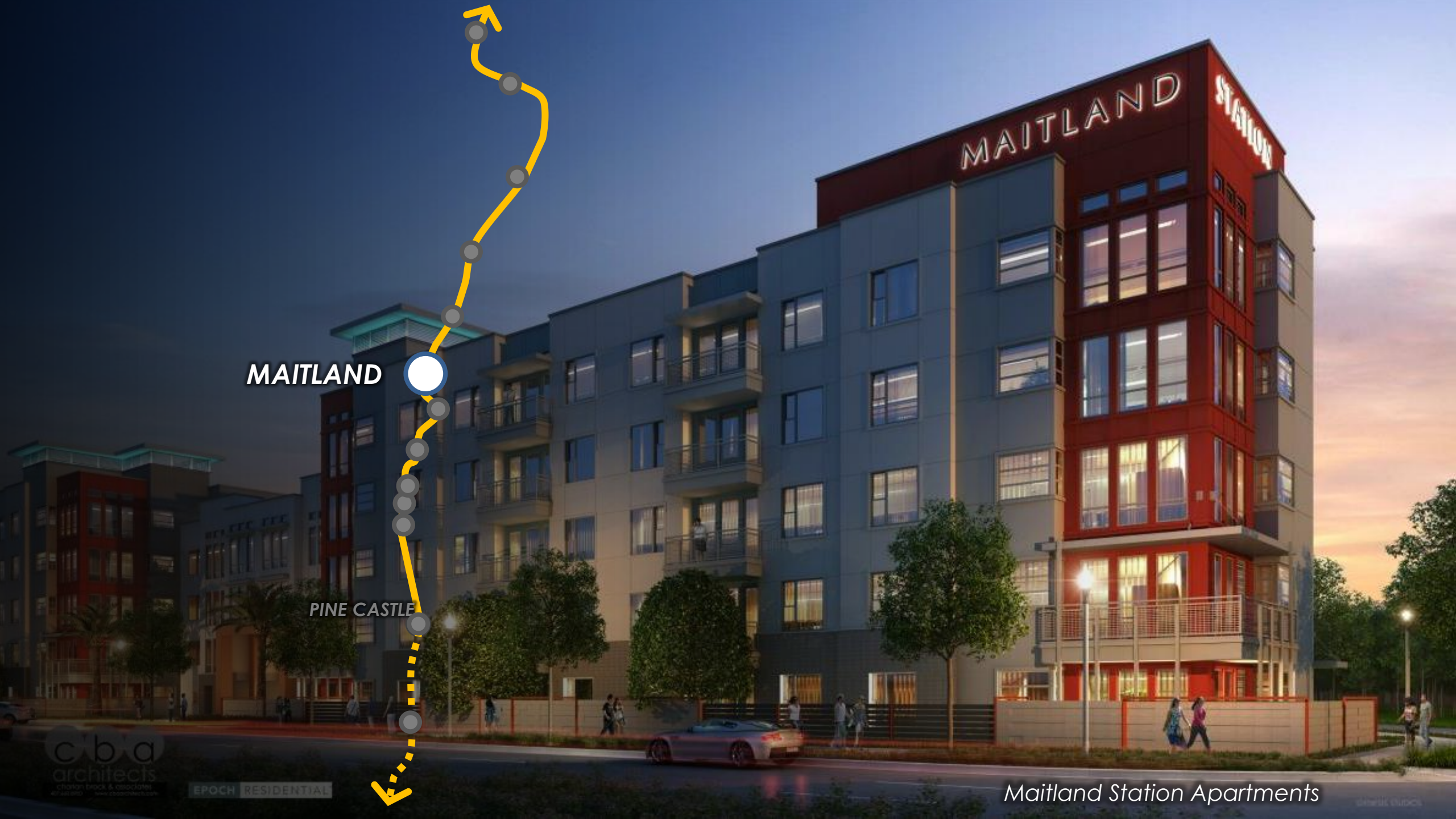


LONGWOOD

PINE CASTLE

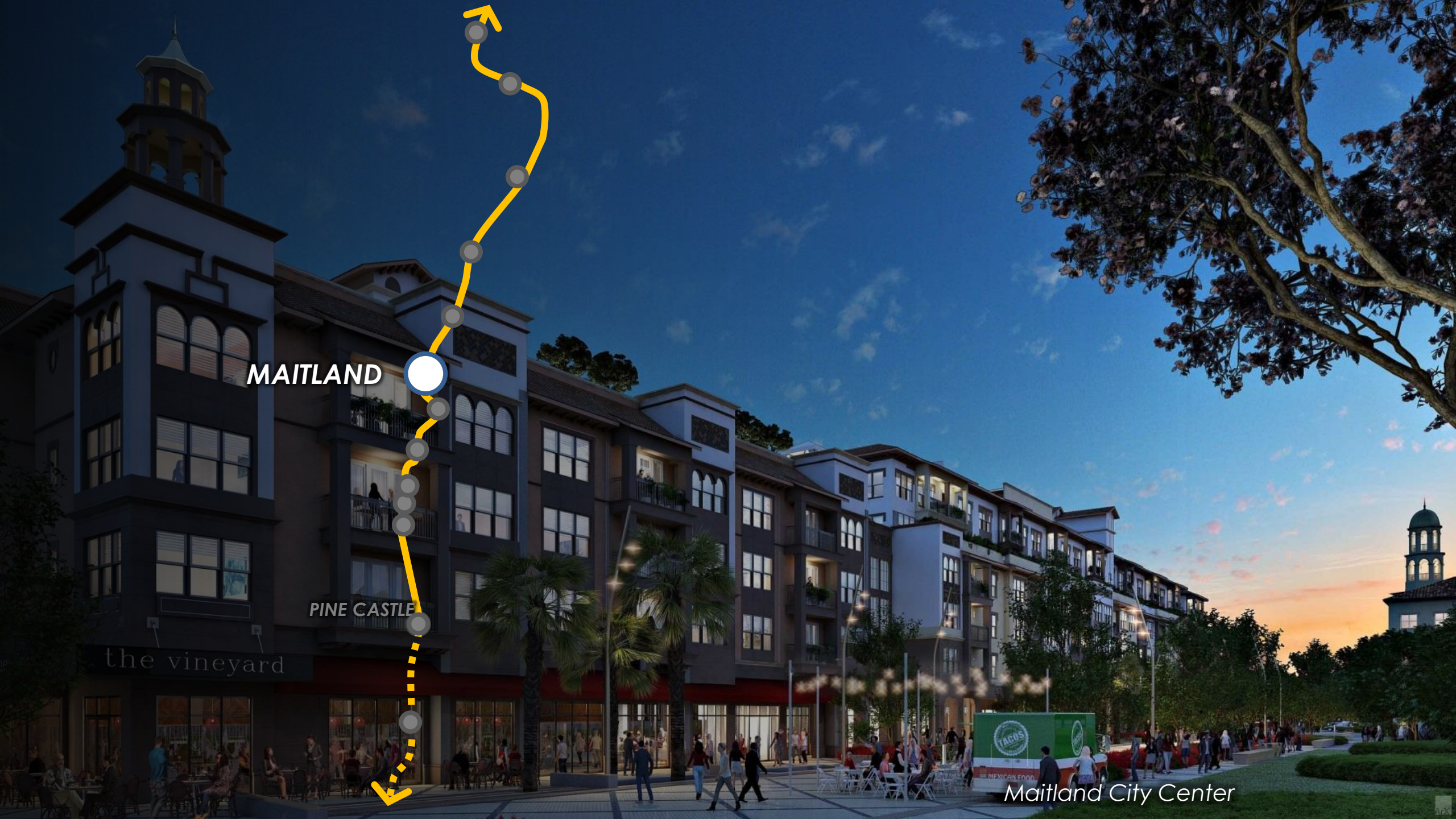
Northbound →
Exit →

Weston Park at Longwood Station



MAITLAND

PINE CASTLE



MAITLAND

PINE CASTLE

the vineyard

Maitland City Center



WINTER PARK

PINE CASTLE

Park Hill Townhomes

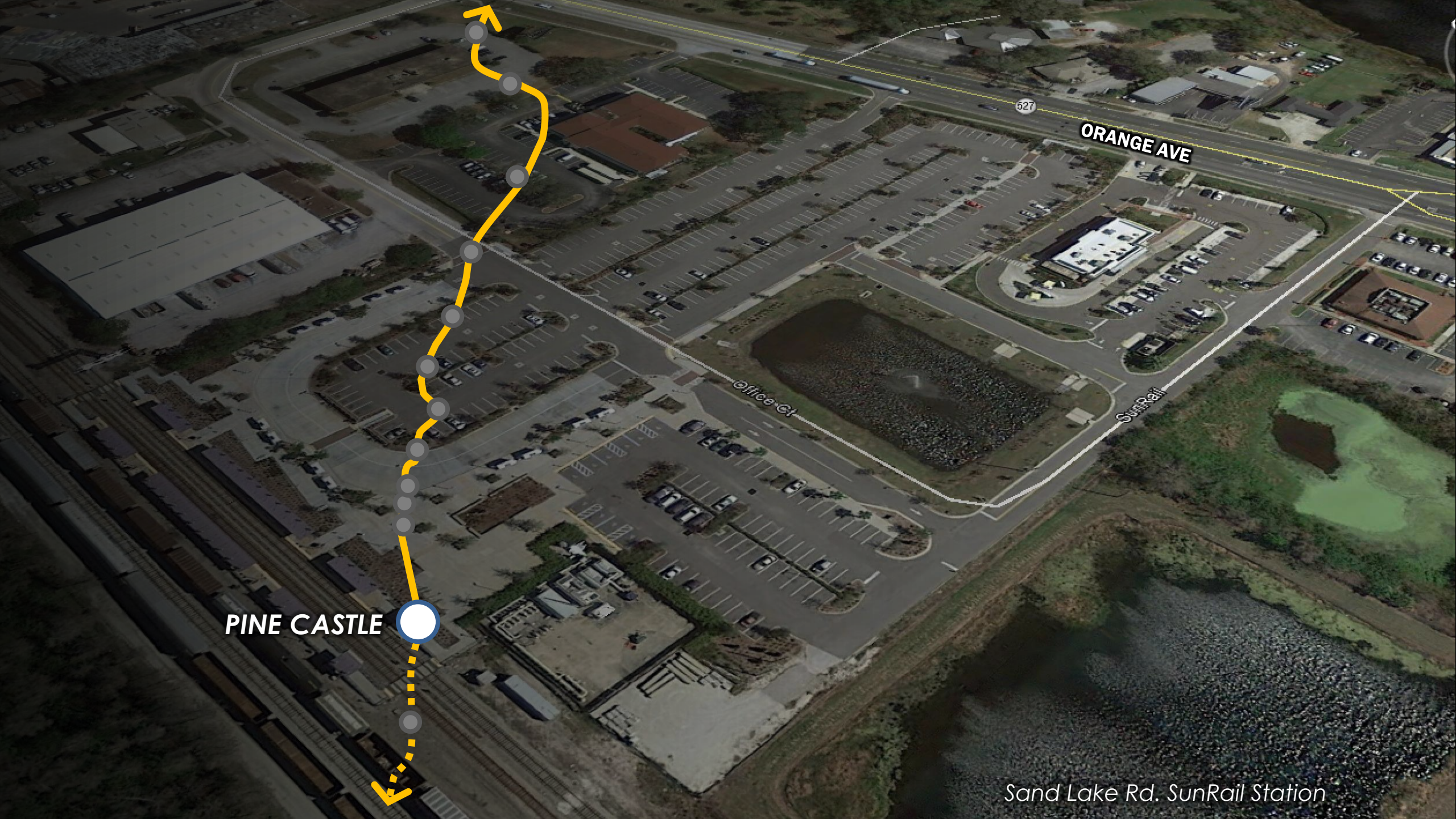


FL HOSPITAL

PINE CASTLE

THE YARD

The Yard - Orlando



PINE CASTLE

ORANGE AVE

527

Office Ct

SunRail

Sand Lake Rd. SunRail Station

Green Infrastructure Plan

RENDERING

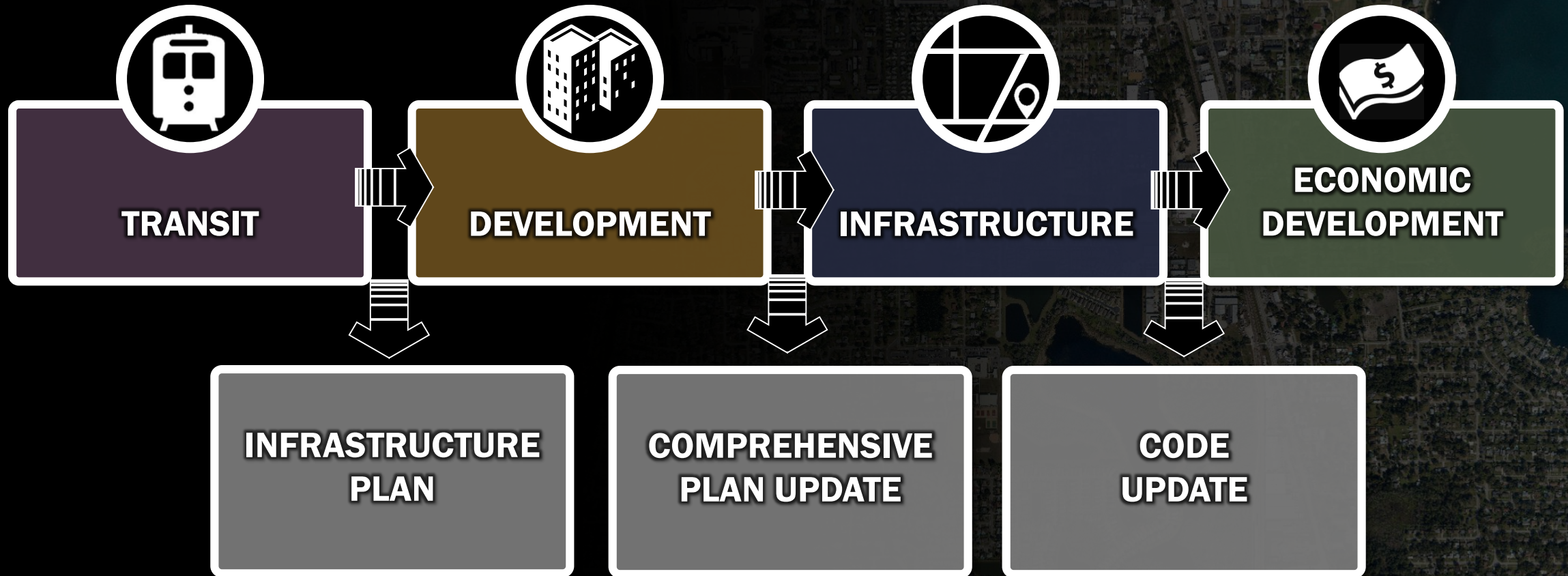


Pine Castle, FL



2. COMPONENTS

Components



Components



Infrastructure Plan

INCENTIVIZING DEVELOPMENT

1. Green Infrastructure
2. Orange Ave Streetscape
3. Brownfield Designation

Green Infrastructure Plan

THIS YEAR

- Stormwater Parks
- Improved water quality
- Florida Friendly Landscaping
- Low Impact Development
- Financing

Green Infrastructure Plan



Downtown Clermont, FL

Green Infrastructure Plan

RENDERING



Pine Castle, FL

Green Infrastructure Plan

FLORIDA - DEPT OF ECONOMIC OPPORTUNITY

Community Planning
Technical Assistance Grant

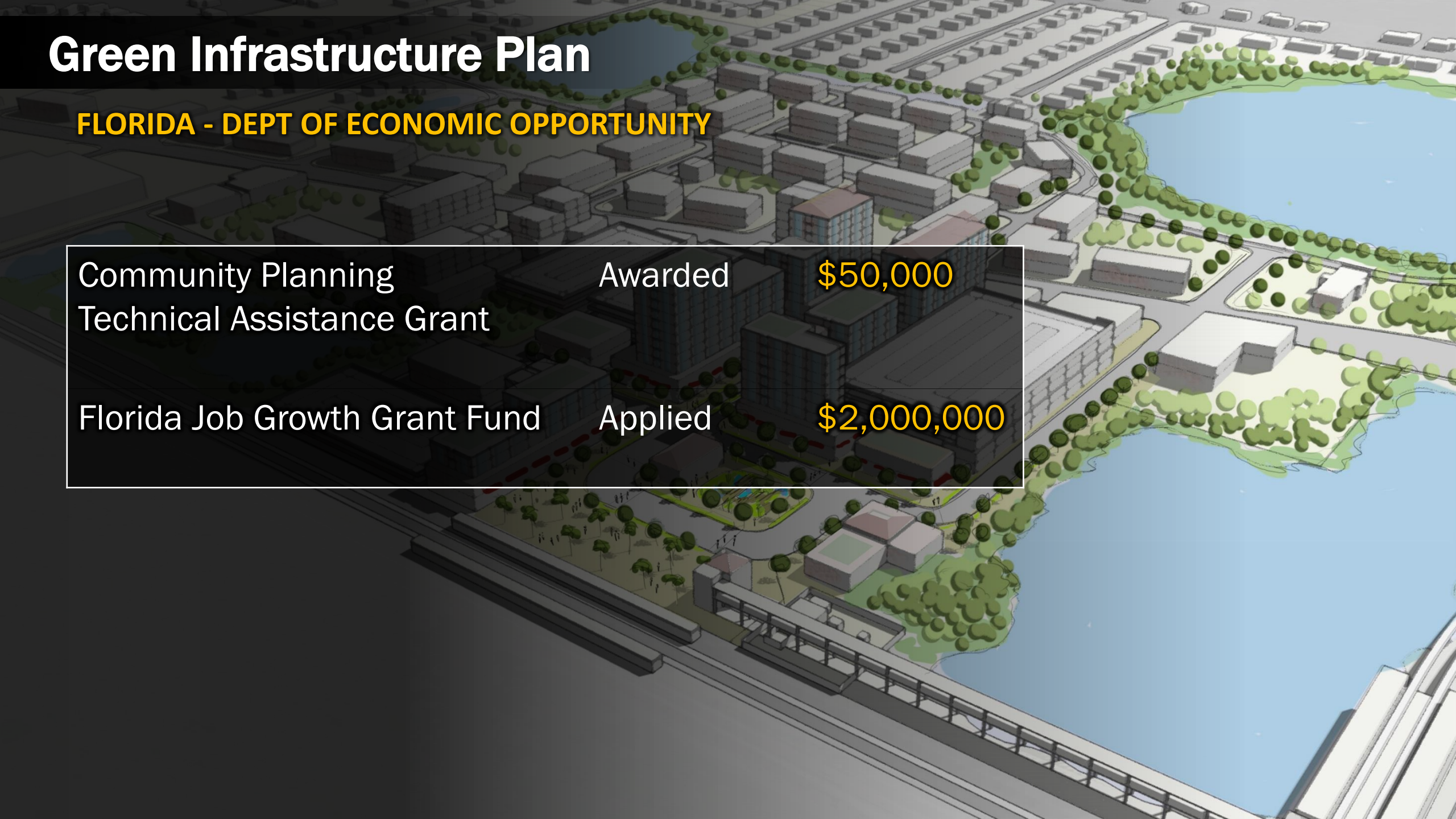
Awarded

\$50,000

Florida Job Growth Grant Fund

Applied

\$2,000,000



Orange Ave (FDOT)

SAND LAKE RD – HOFFNER AVE

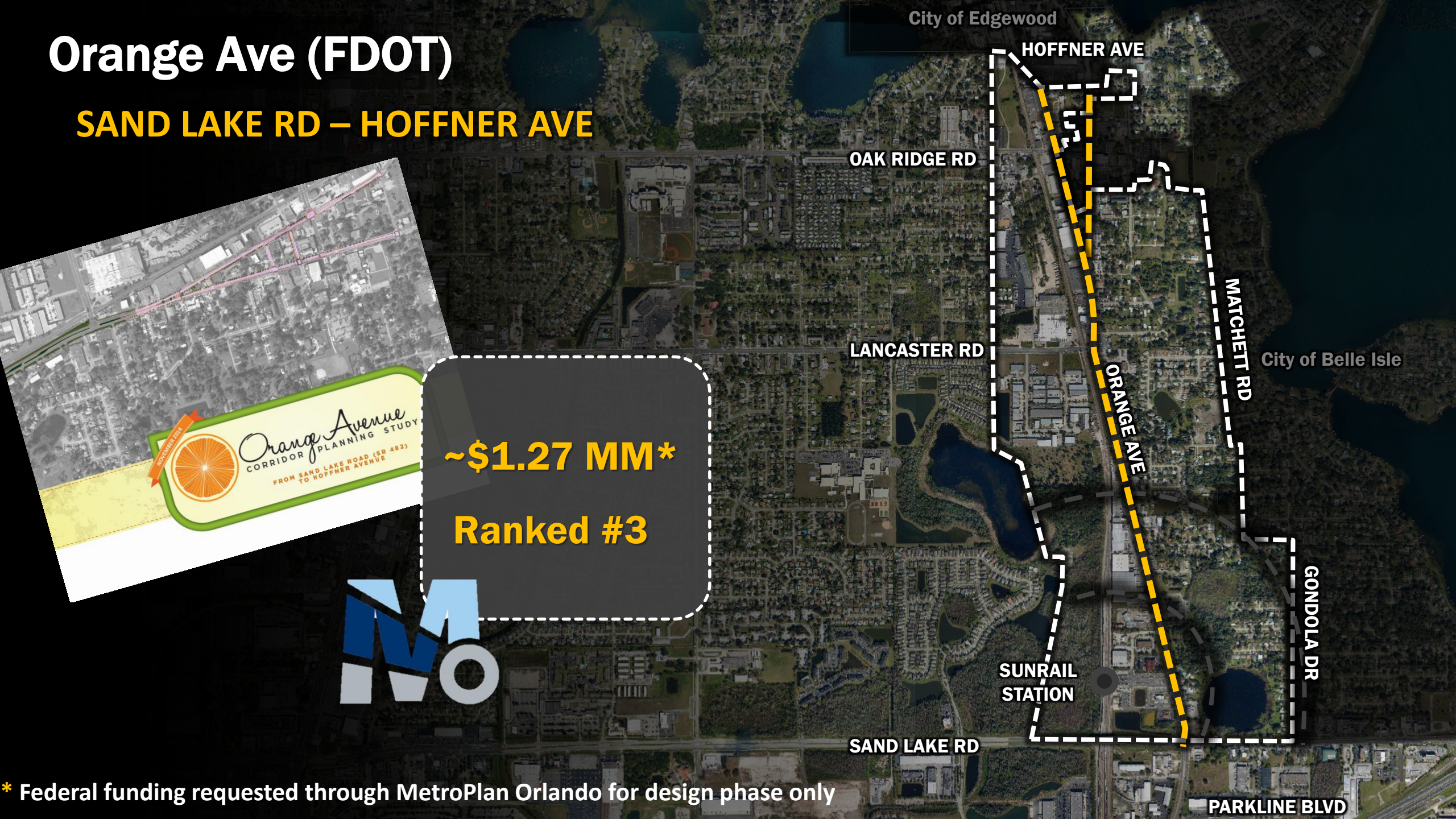


~\$1.27 MM*

Ranked #3



* Federal funding requested through MetroPlan Orlando for design phase only





Office

S Orange Ave

YOU CAN

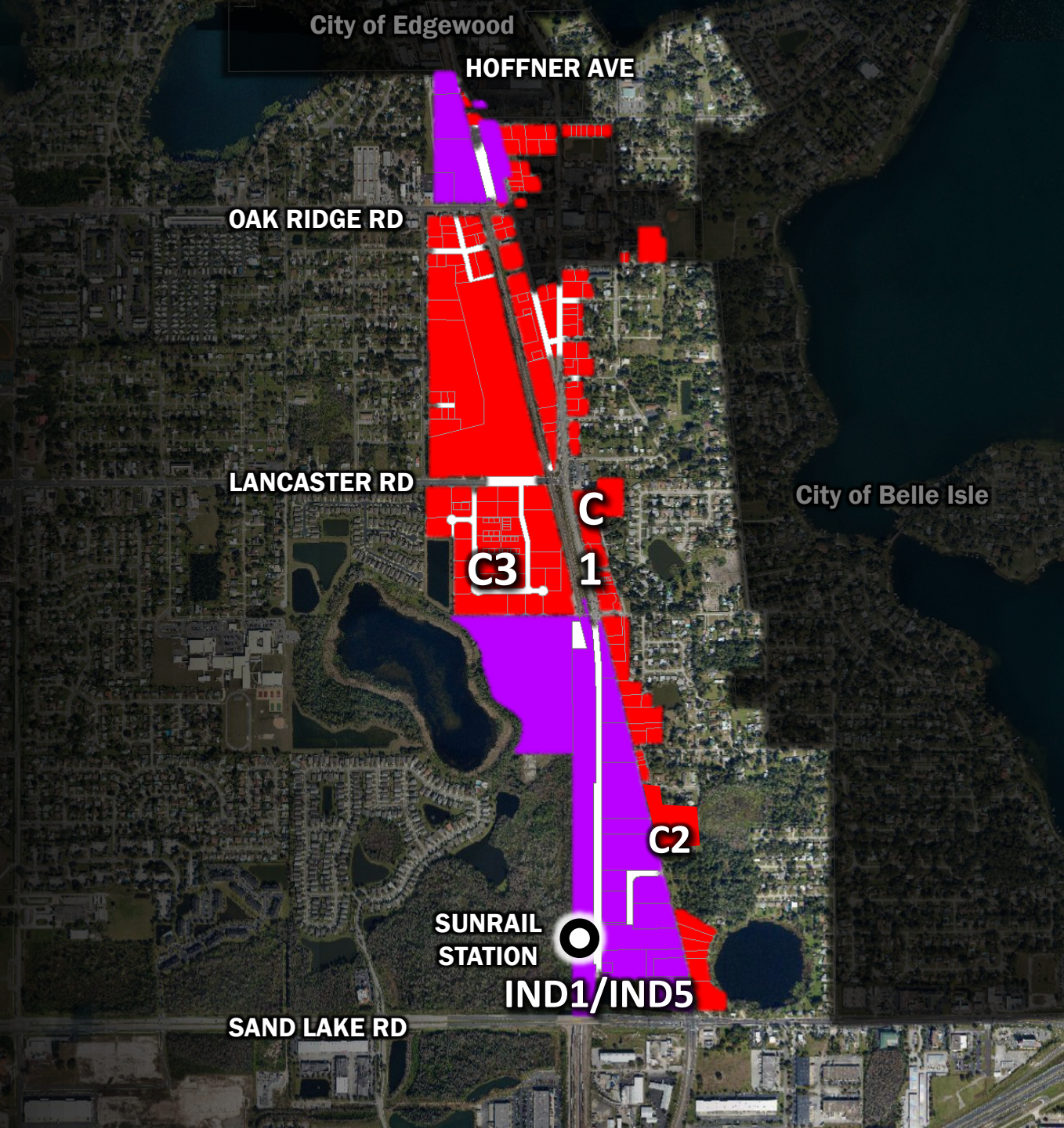


Orange Avenue
CORRIDOR PLANNING STUDY

ORANGE AVENUE
SOUTHBOUND AT OFFICE COURT

Brownfield Designation

RESOLUTION ADOPTED



Infrastructure Plan

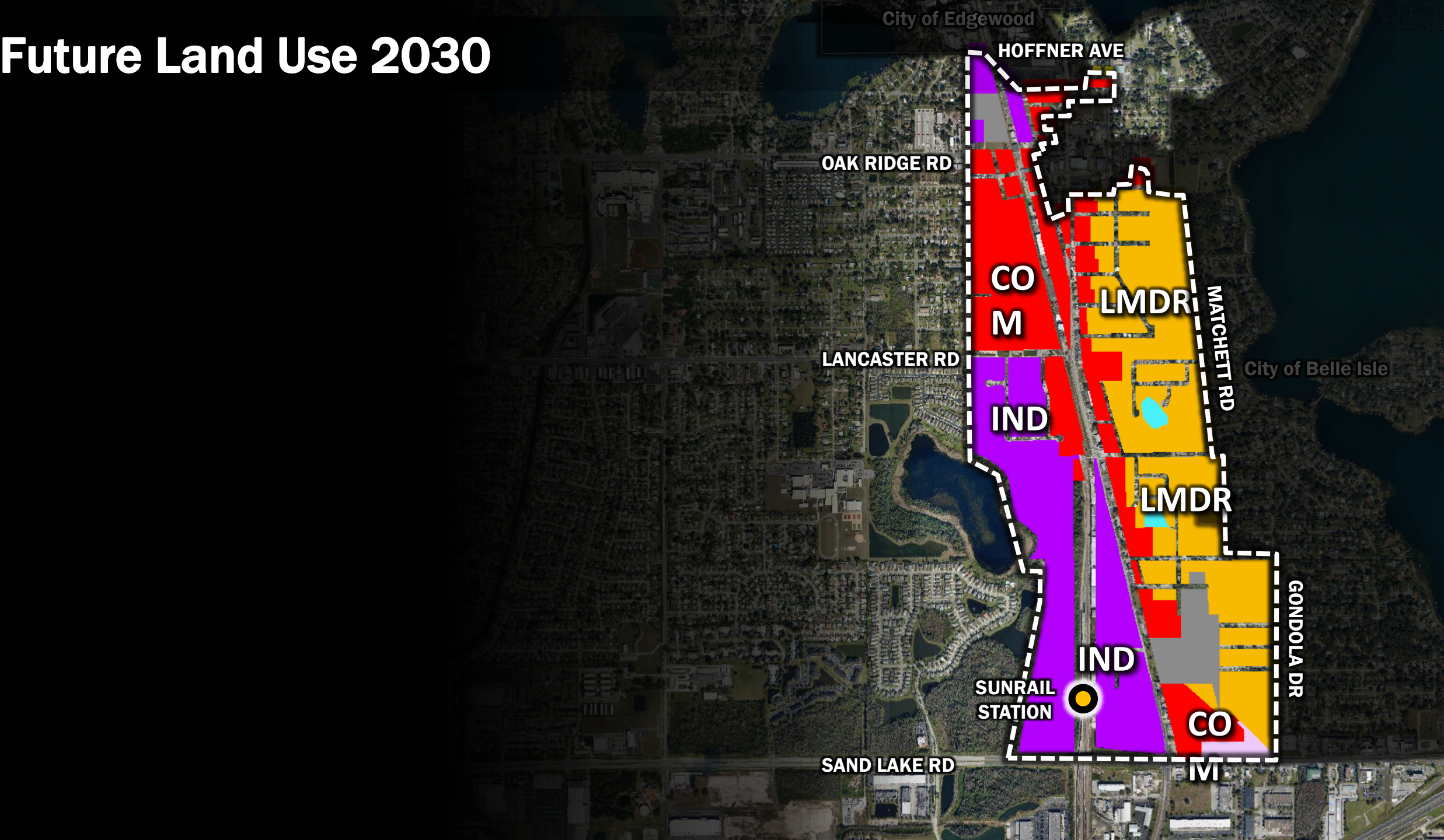
INCENTIVIZING DEVELOPMENT

1. Green Infrastructure
2. Orange Ave Streetscape
3. Brownfield Designation

Components

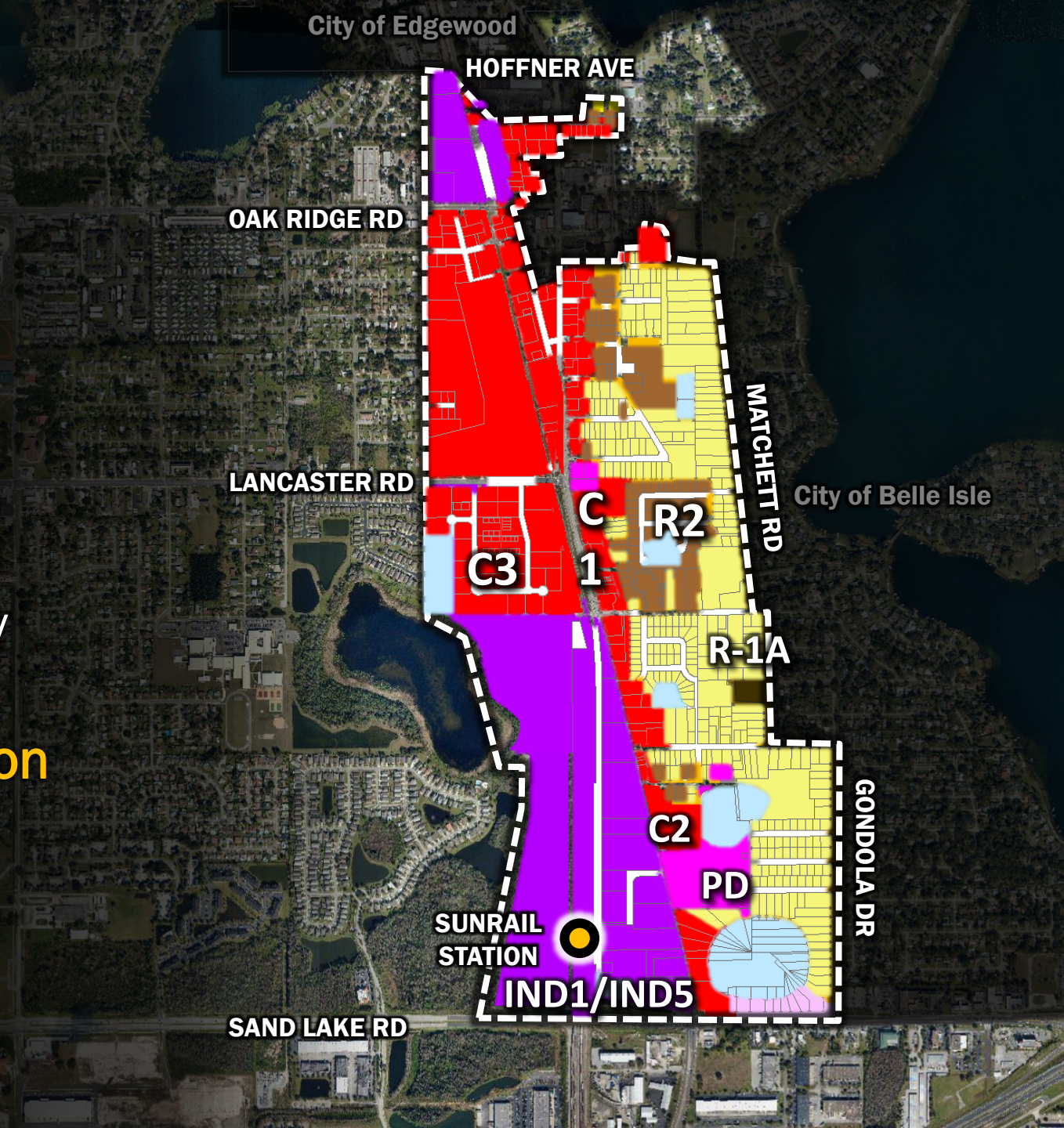


Future Land Use 2030



Existing Zoning

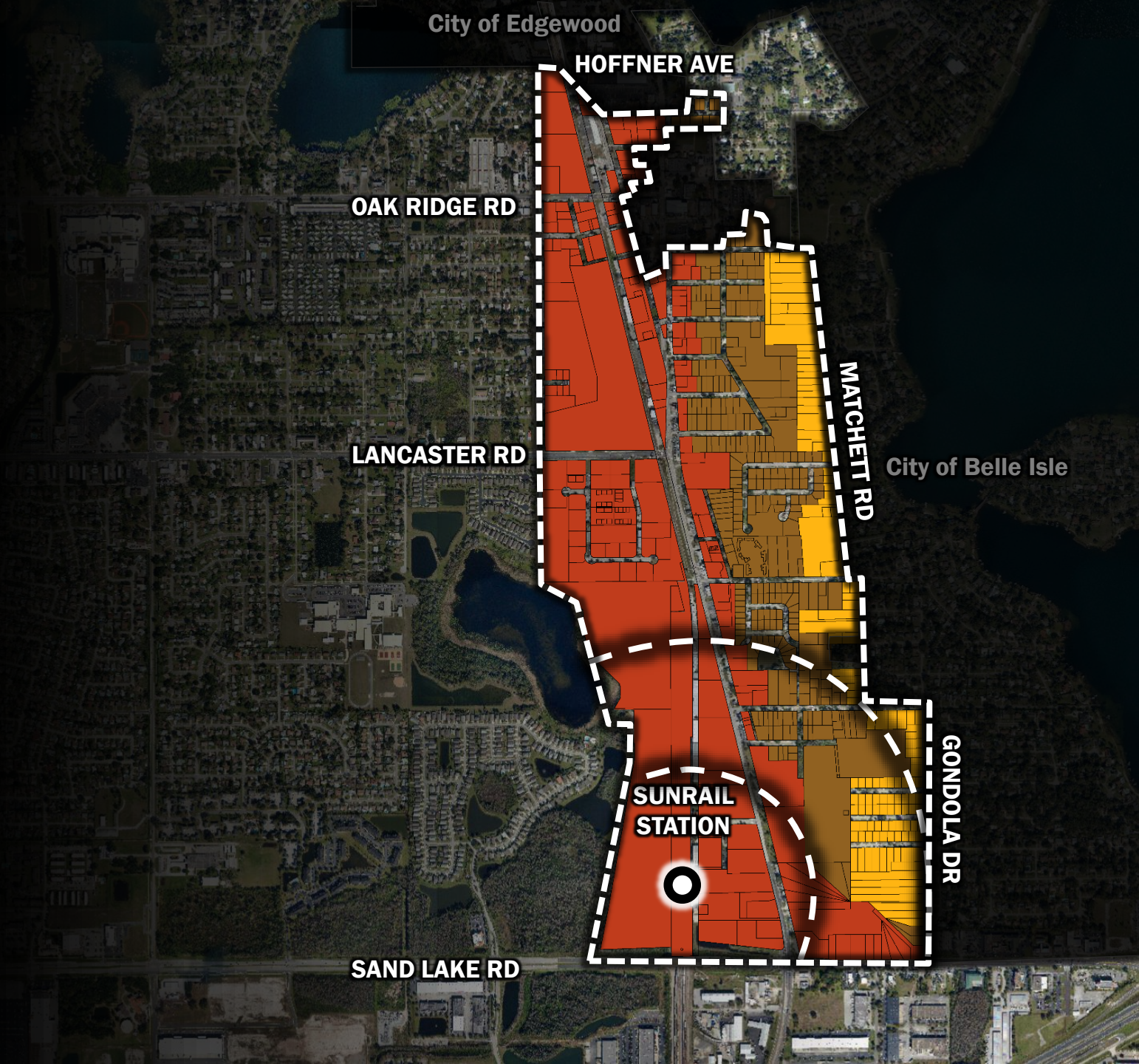
- Development barrier
- Mix of uses not allowed
- **Inflexible** to changing economy
- Standards do not promote **vision**



Future Land Use 2040

TRANSMITTED

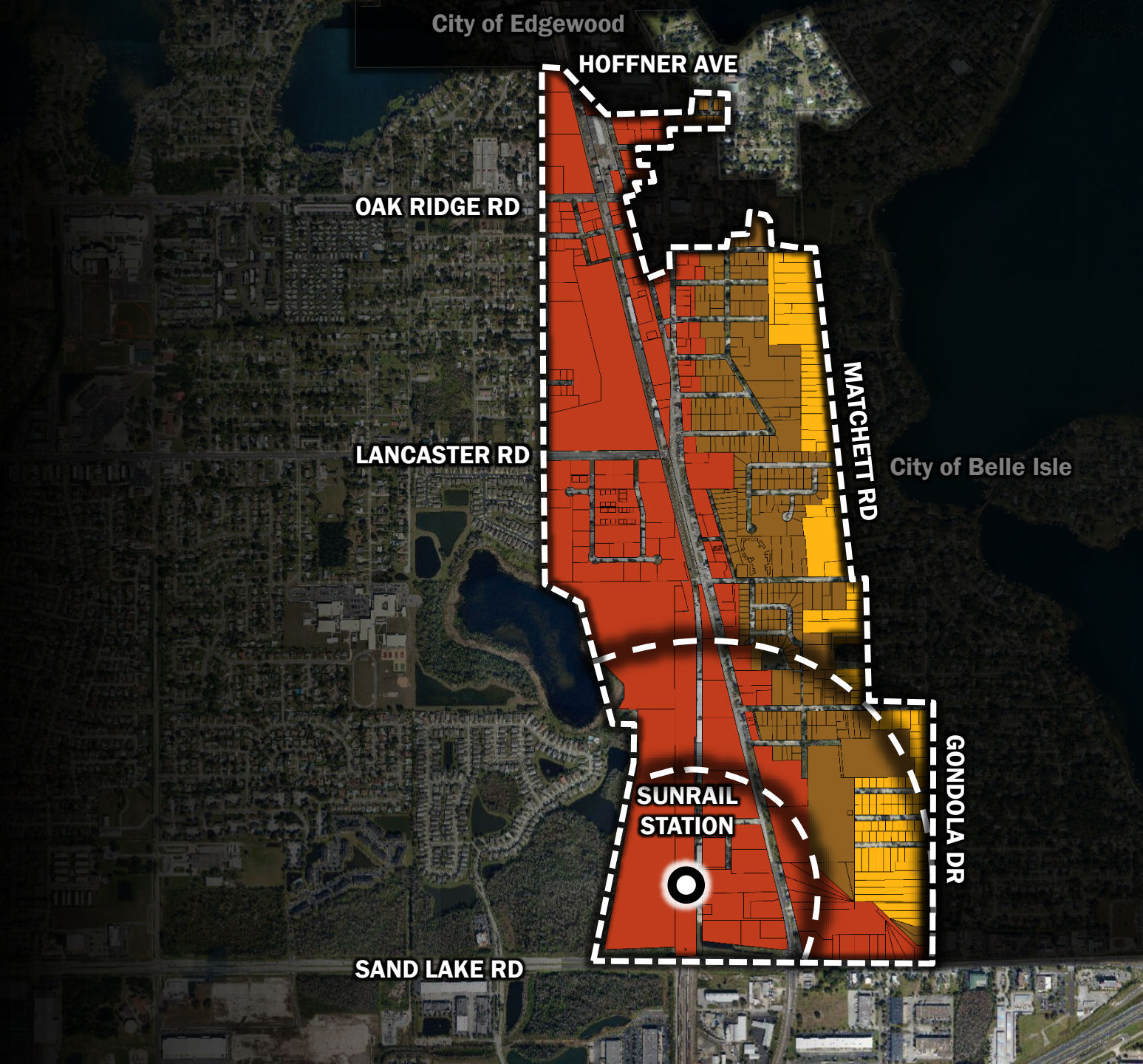
Future Land Use	Density
Mixed-Use (MU)	T6 150 du/ac T5 65 du/ac
Urban Neighborhood (UN)	20 du/ac max.
Suburban Neighborhood (SN)	10 du/ac max.



Future Land Use 2040

TRANSMITTED

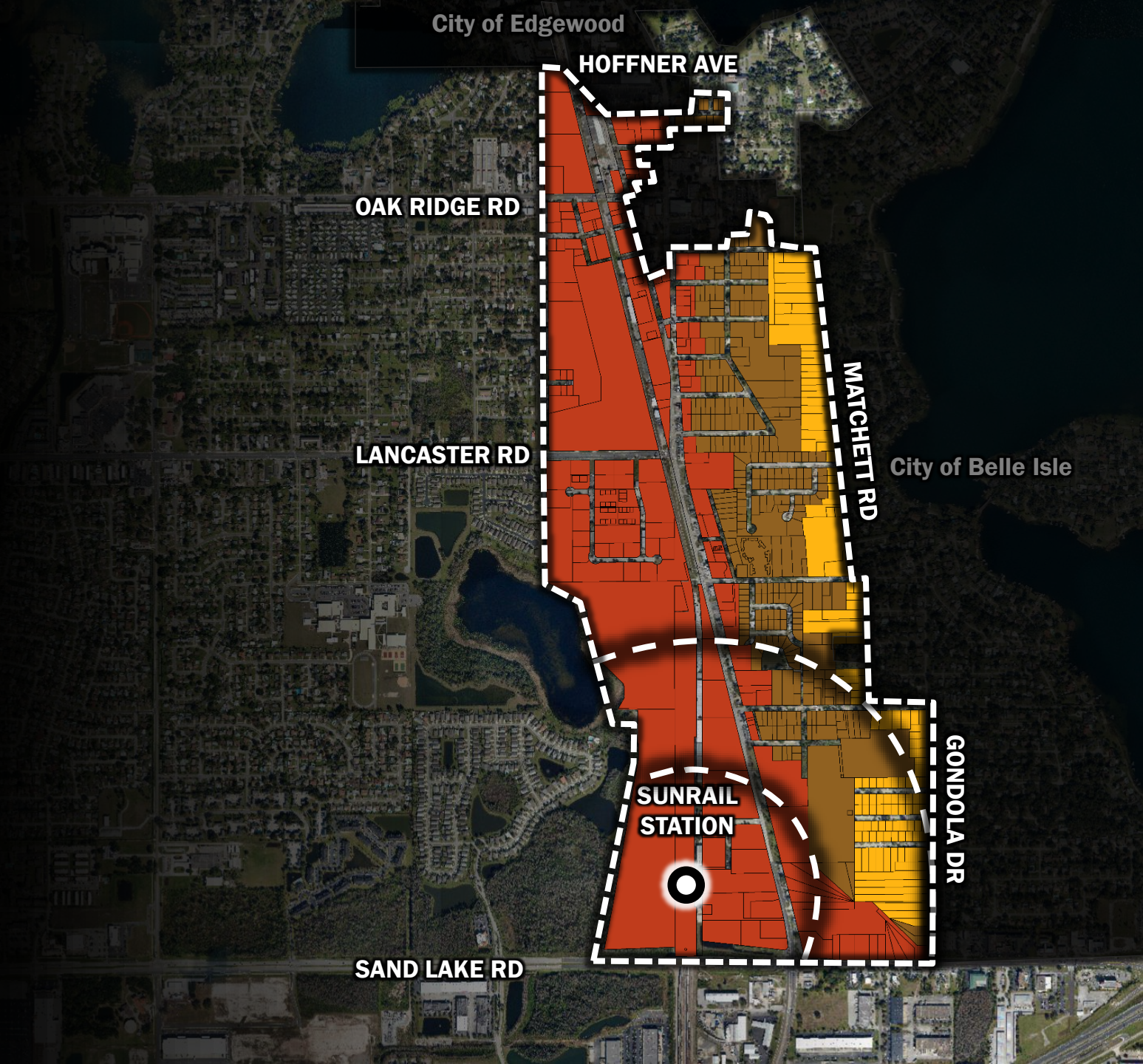
Future Land Use	Density
Mixed-Use (MU)	T6 150 du/ac T5 65 du/ac
Urban Neighborhood (UN)	20 du/ac max.
Suburban Neighborhood (SN)	10 du/ac max.



Future Land Use 2040

REVISED

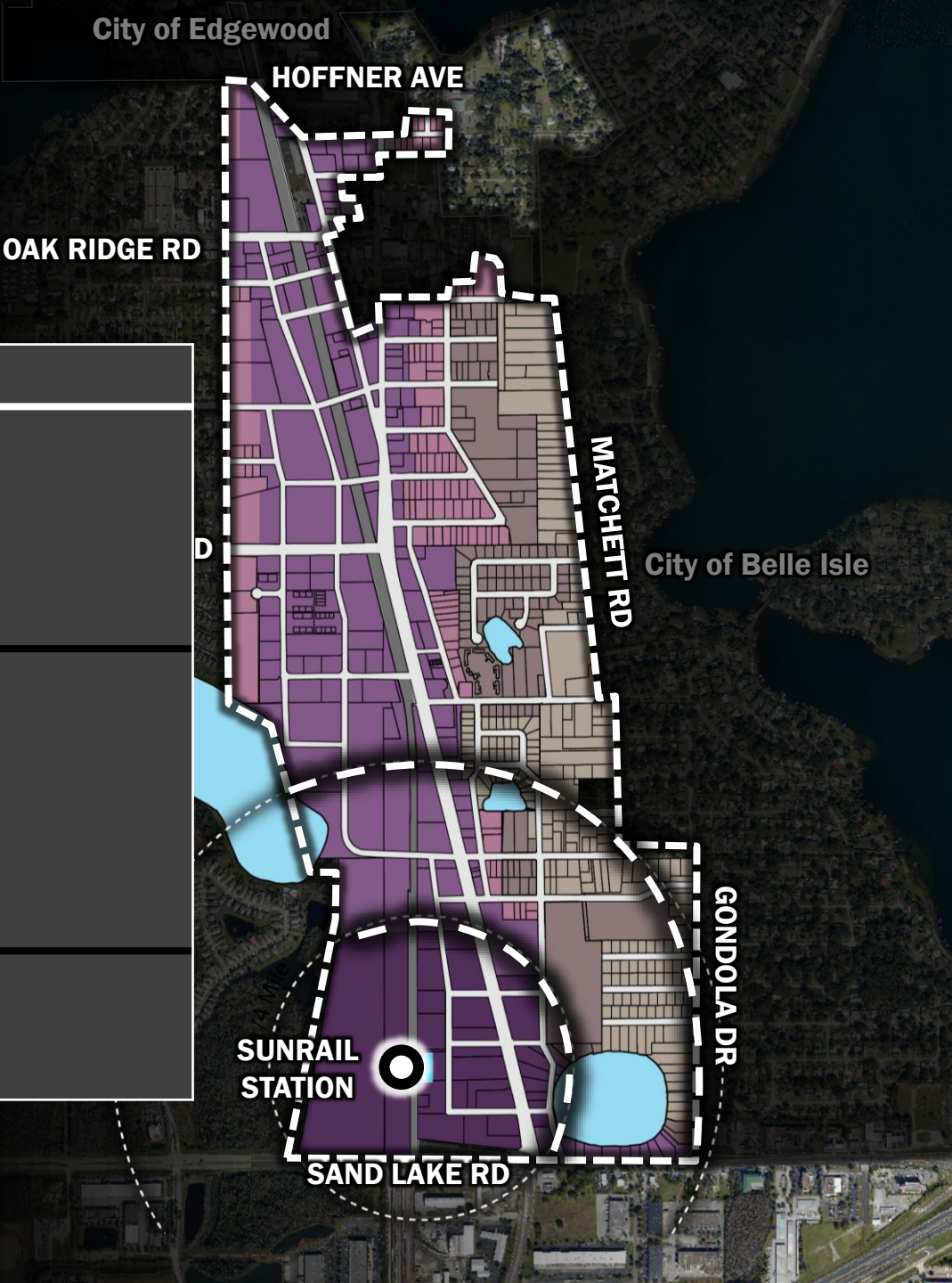
Future Land Use	Density
Mixed-Use (MU)	T6 65 du/ac T5 30 du/ac
Urban Neighborhood (UN)	20 du/ac max.
Suburban Neighborhood (SN)	10 du/ac max.



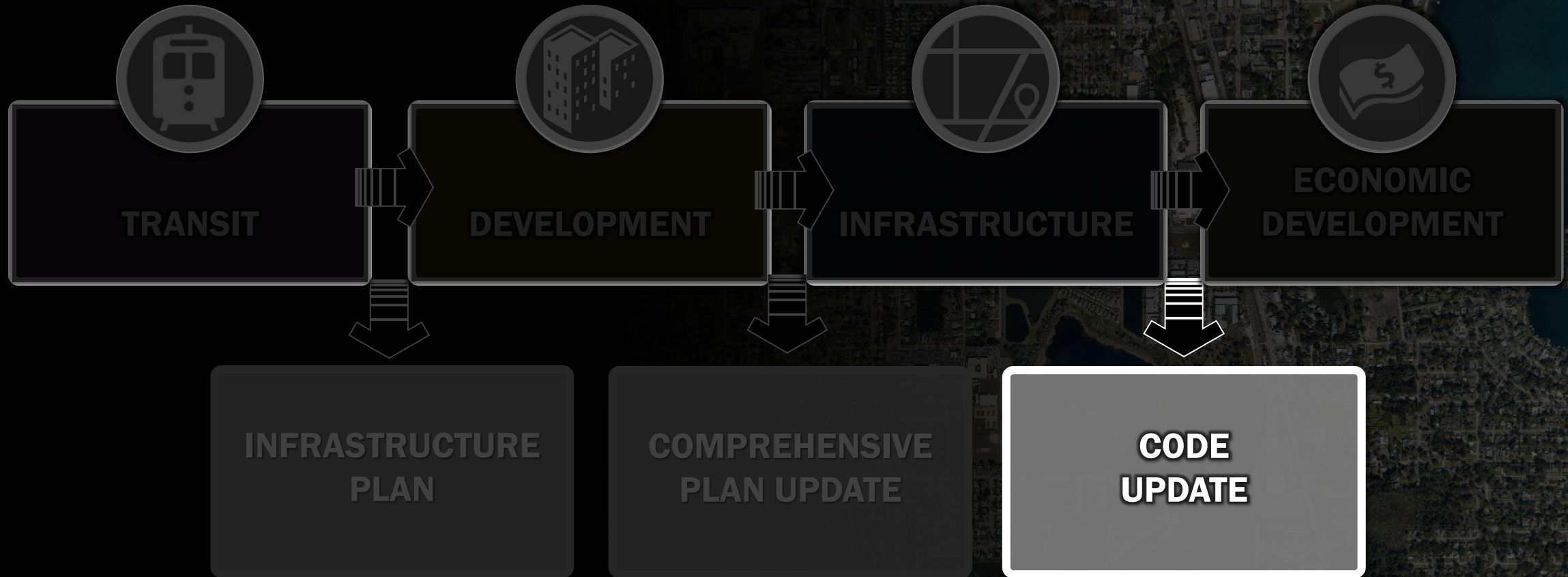
Future Land Use 2040

FLU and Transect Zone Correlation

Future Land Use	Density	Transect Zones
Mixed-Use (MU)	T6 65 du/ac T5 30 du/ac	<div></div> T6 Core B <div></div> T5 Center A
Urban Neighborhood (UN)	20 du/ac max.	<div></div> T4 Edge A <div></div> T4 Edge B <div></div> T3 Suburban
Suburban Neighborhood (SN)	10 du/ac max.	<div></div> T3 Suburban



Components



Code Overview

- Article I.** Place Types and Zones
- Article II.** Block Configuration
- Article III.** Street Types
- Article IV.** Open Space Types
- Article V.** Site and Building Requirements
- Article VI.** Uses
- Article VII.** Off-street Parking and Loading
- Article VIII.** Landscape
- Article IX.** Approval Requirements
- Article X.** Definitions



ARTICLE I.	Place Types & Zones	3
ARTICLE II.	Block Configuration	7
ARTICLE III.	Street Types	11
ARTICLE IV.	Open Space Types	23
ARTICLE V.	Site and Building Requirements	31
ARTICLE VI.	Uses	43
ARTICLE VII.	Off-street Parking and Loading	53
ARTICLE VIII.	Landscape	61
ARTICLE IX.	Approval Requirements	77
ARTICLE X.	Definitions	85

Code Overview

- Article I.** Place Types and Zones
- Article II.** Block Configuration
- Article III.** Street Types
- Article IV.** Open Space Types
- Article V.** Site and Building Requirements
- Article VI.** Uses
- Article VII.** Off-street Parking and Loading
- Article VIII.** Landscape
- Article IX.** Approval Requirements
- Article X.** Definitions

Figure (32). Building Siting with Rear Access Attached Garage.

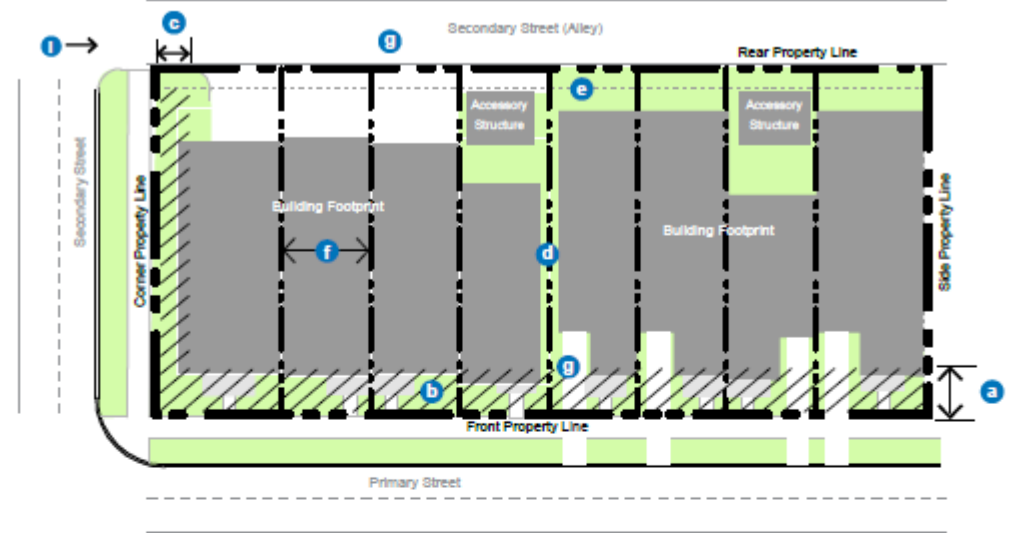


Figure (33). Height Requirements.

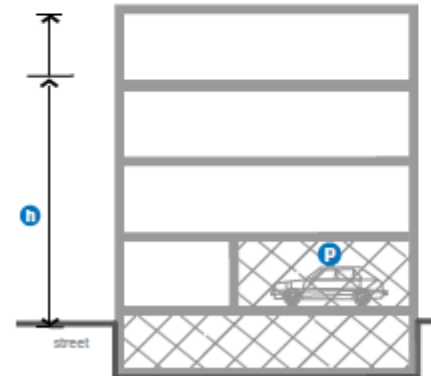
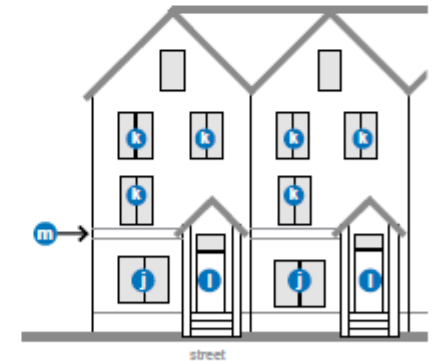
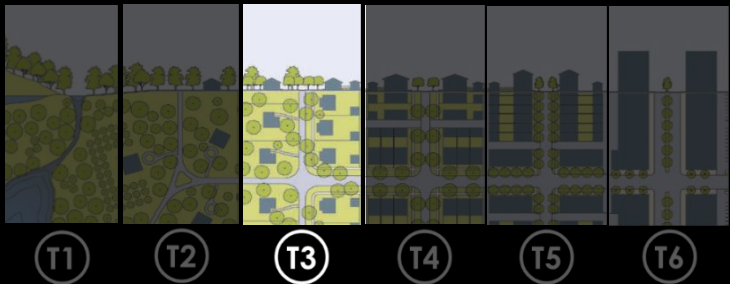


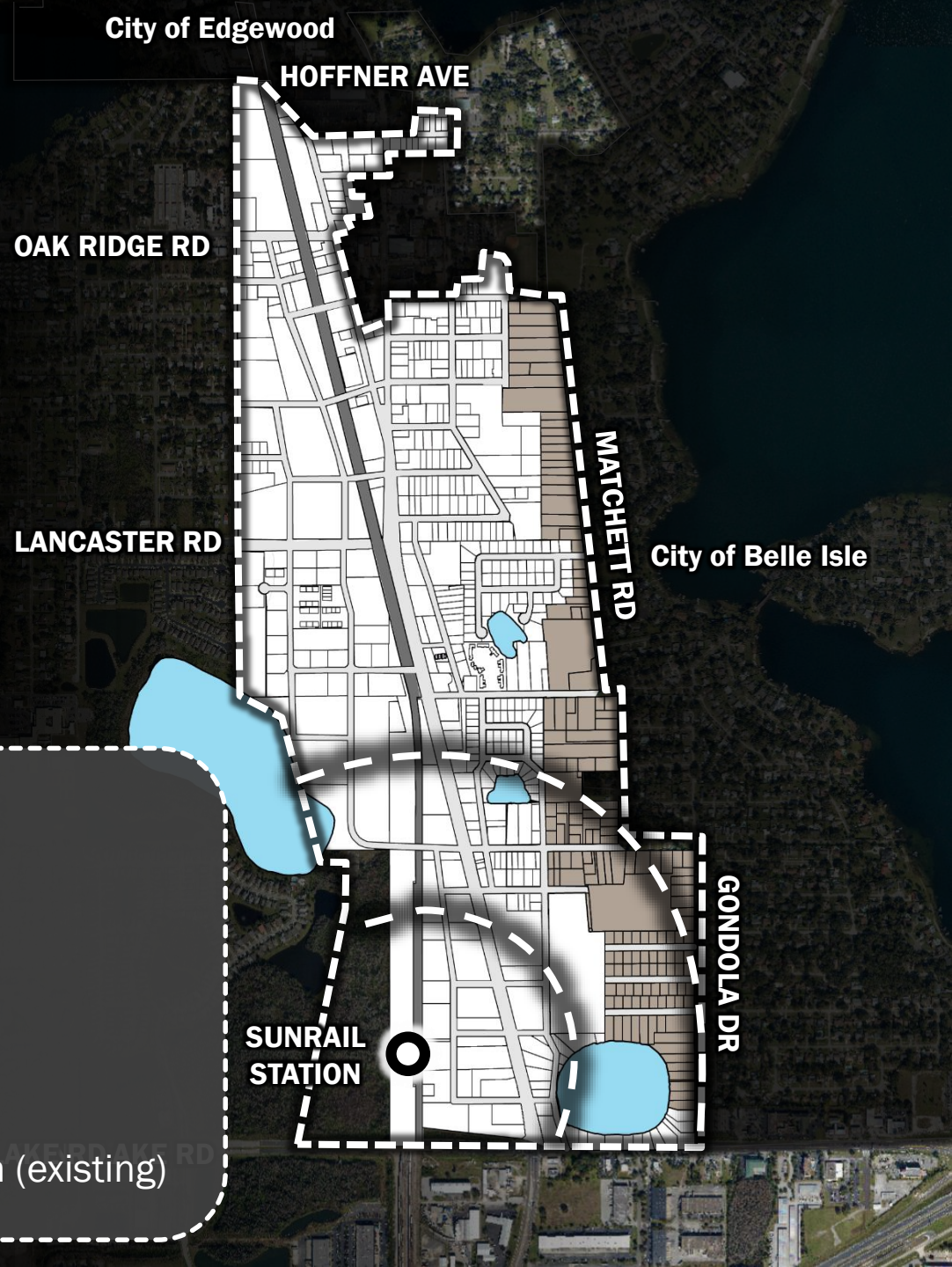
Figure (34). Frontage Requirements.

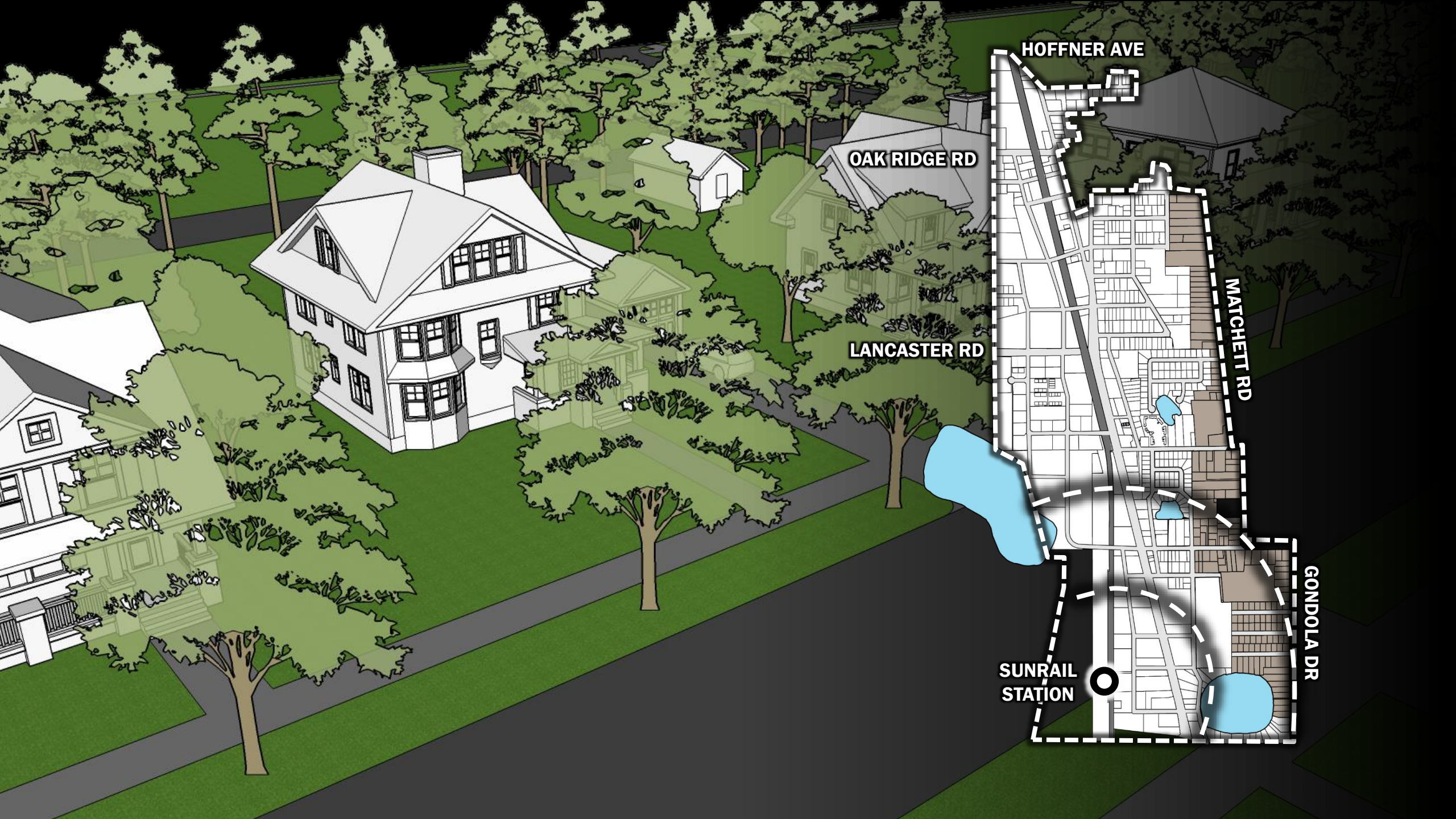




LEGEND

- T6 Core B
- T5 Center A
- T4 Edge A
- T4 Edge B
- T3 Suburban (existing)





HOFFNER AVE

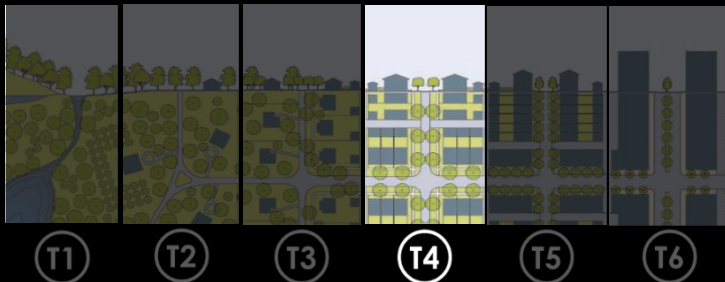
OAK RIDGE RD

LANCASTER RD






MATCHETT RD

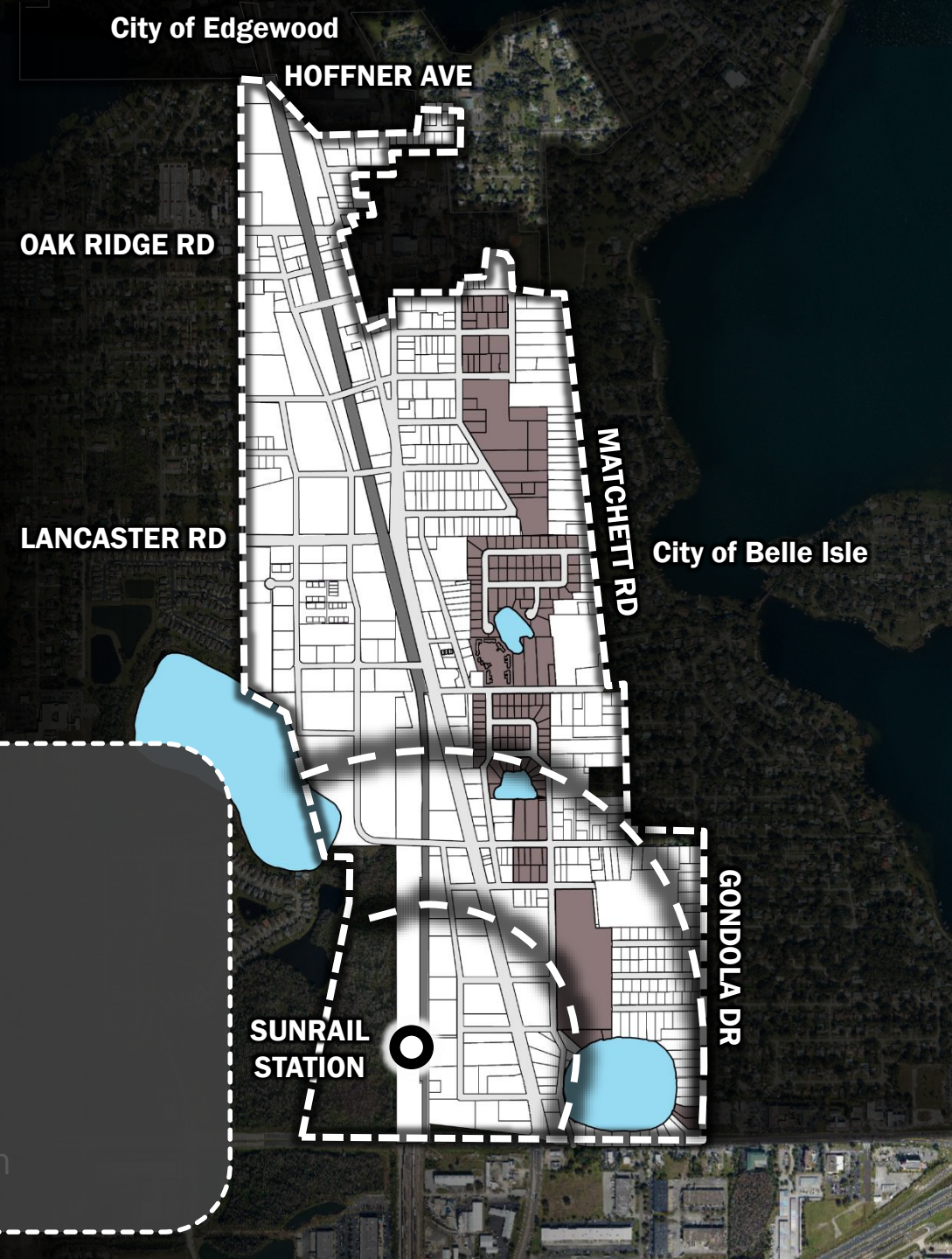
GONDOLA DR

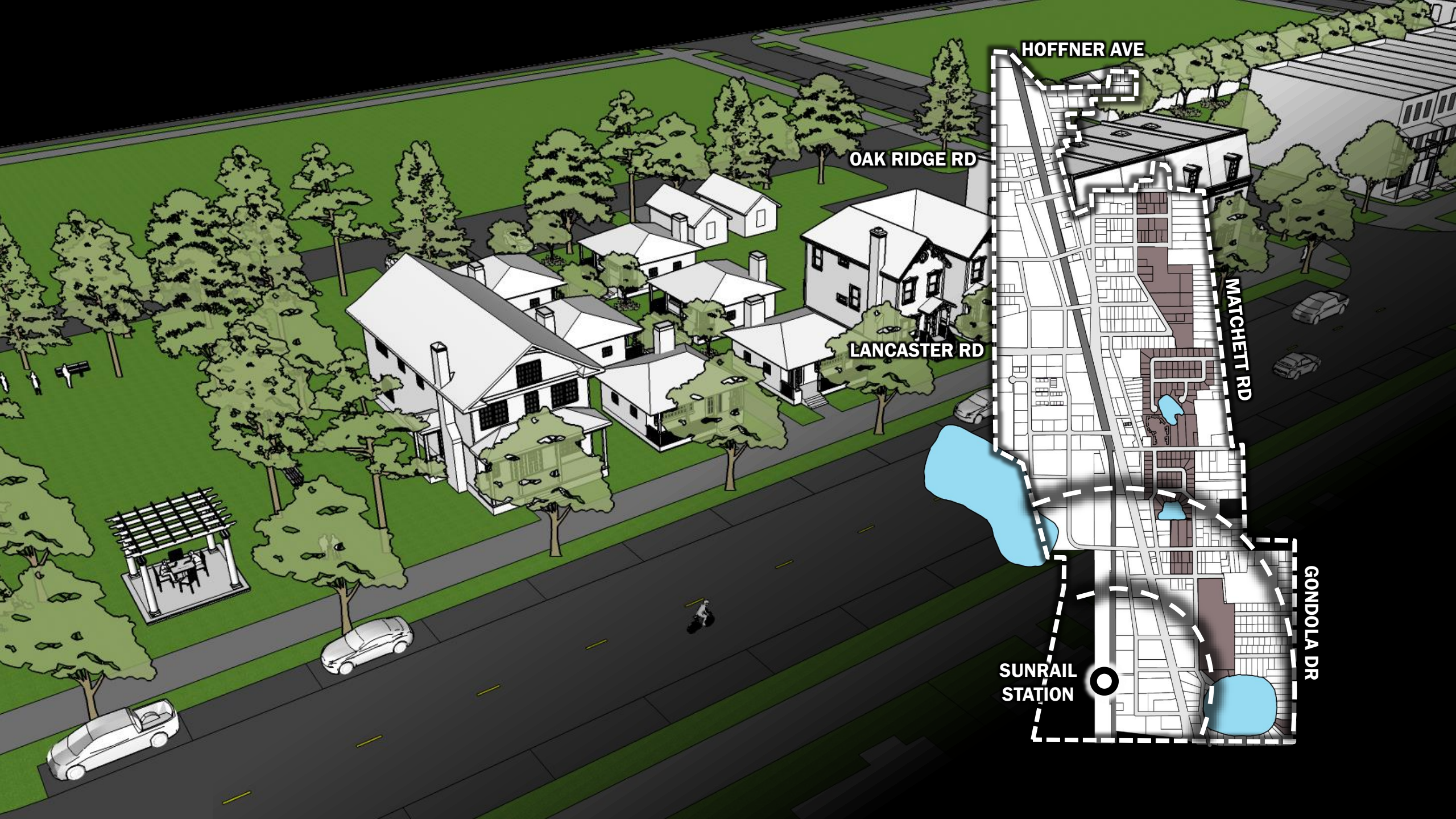
SUNRAIL
STATION



LEGEND

-  T6 Core B
-  T5 Center A
-  T4 Edge A
-  T4 Edge B
-  T3 Suburban





HOFFNER AVE

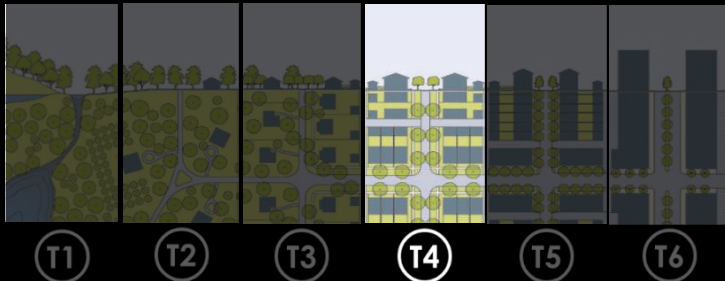
OAK RIDGE RD

LANCASTER RD


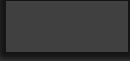

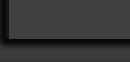

MATCHETT RD

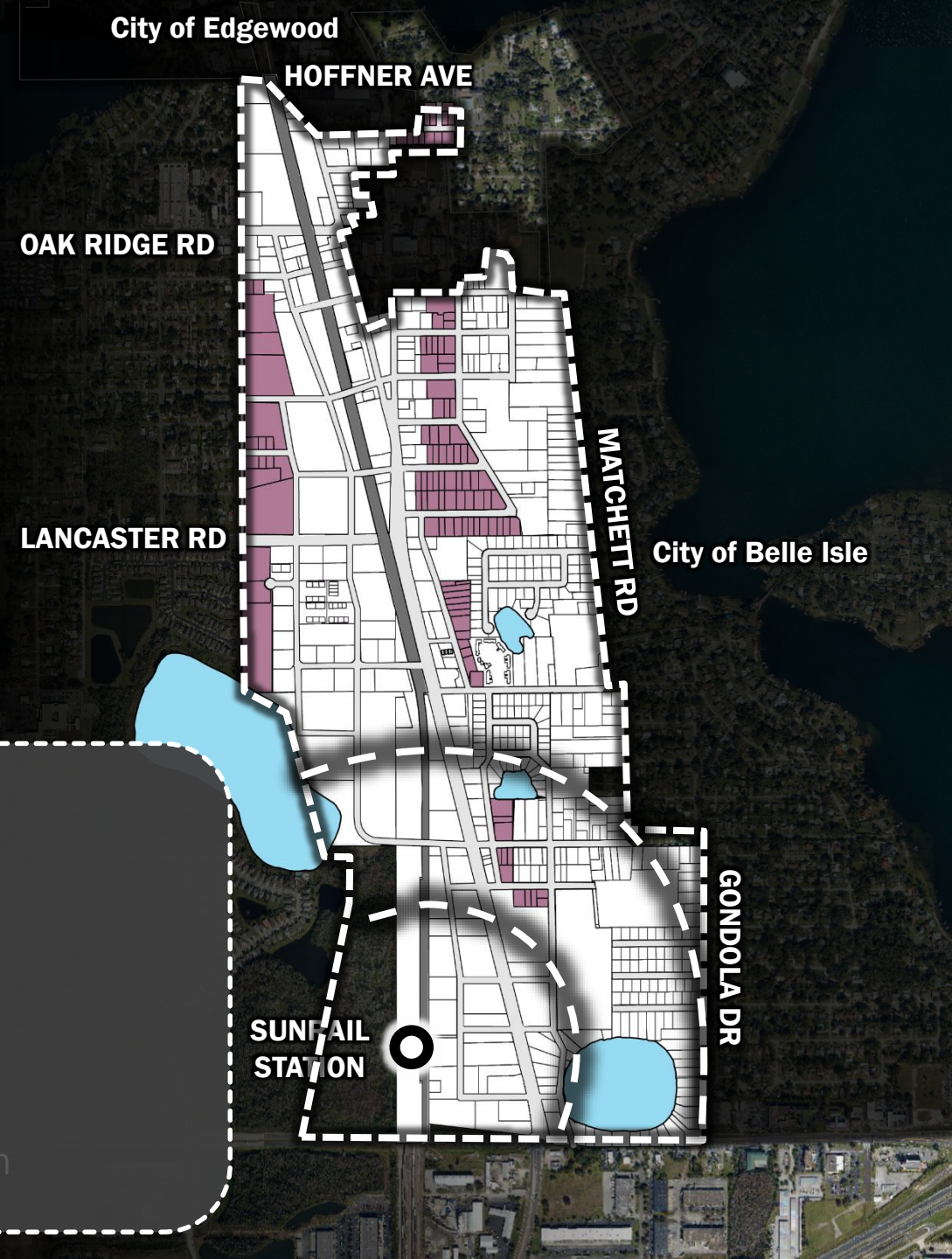
SUNRAIL
STATION

GONDOLA DR

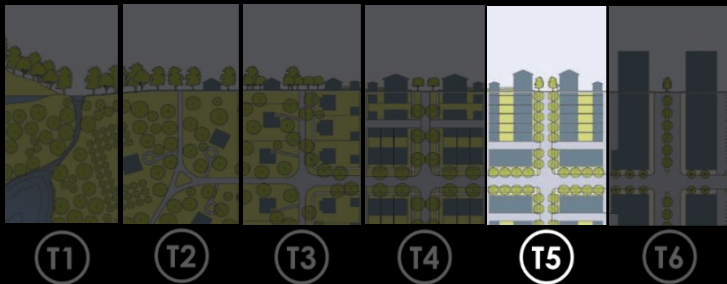


LEGEND

-  T6 Core B
-  T5 Center A
-  T4 Edge A
-  T4 Edge B
-  T3 Suburban

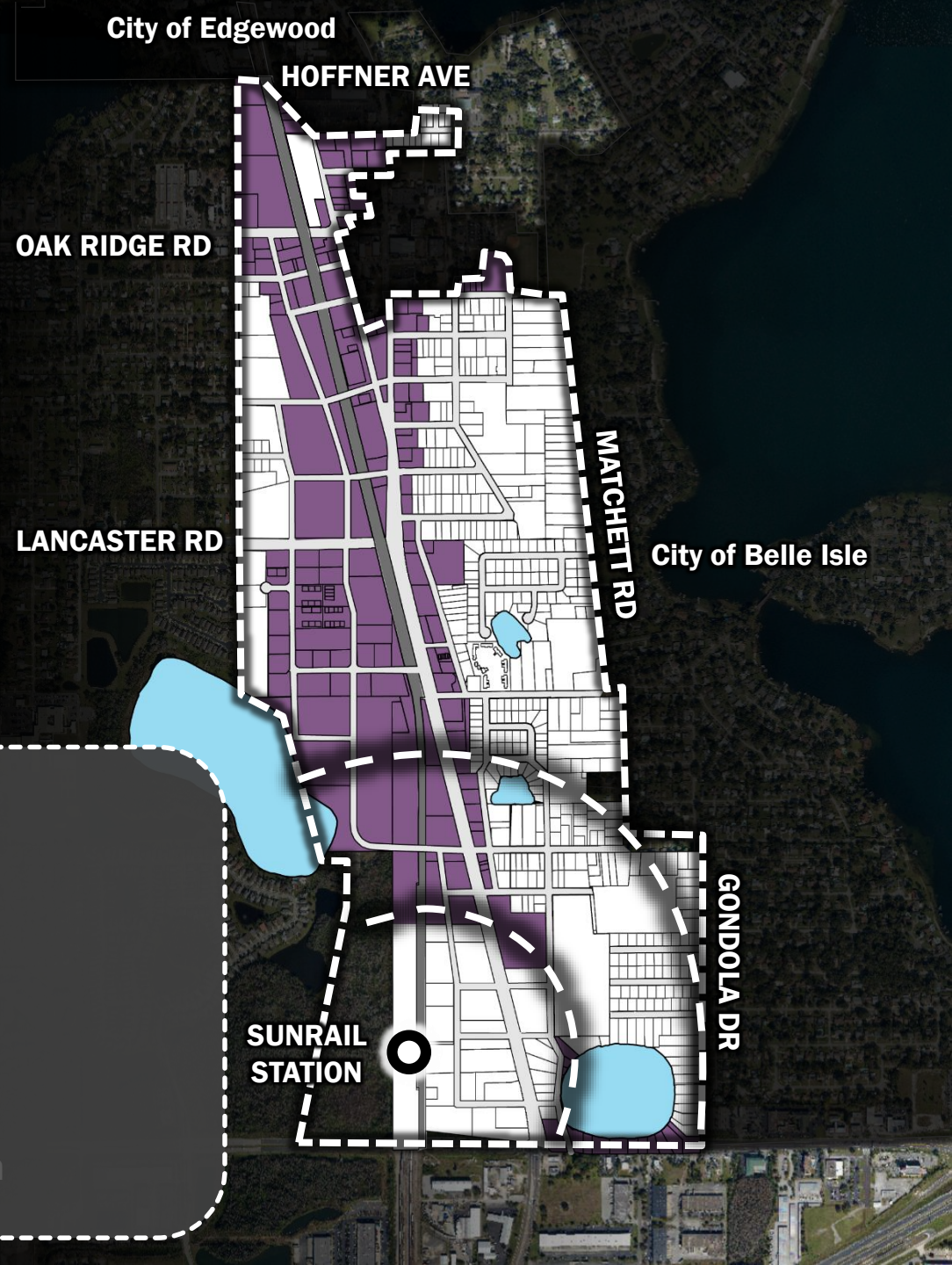


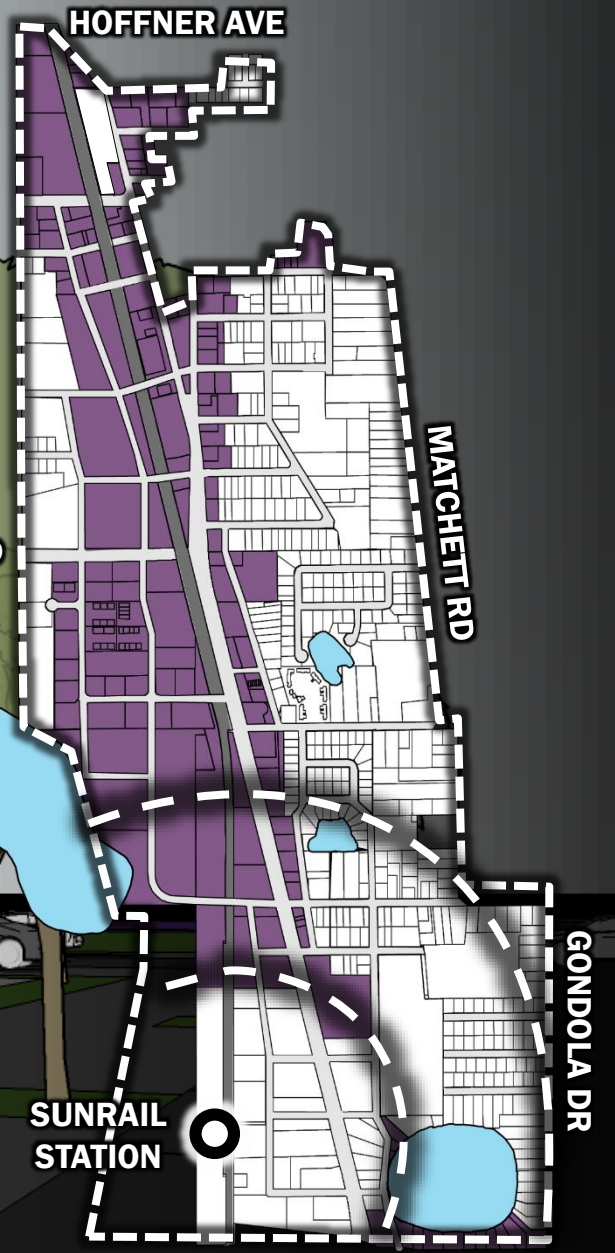




LEGEND

- T6 Core B
- T5 Center A
- T4 Edge A
- T4 Edge B
- T3 Suburban





HOFFNER AVE

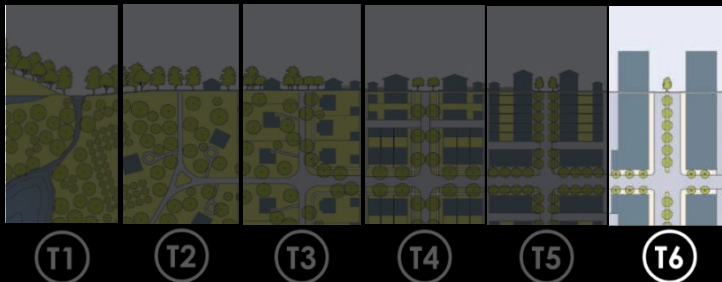
OAK RIDGE RD

LANCASTER RD

MATCHETT RD

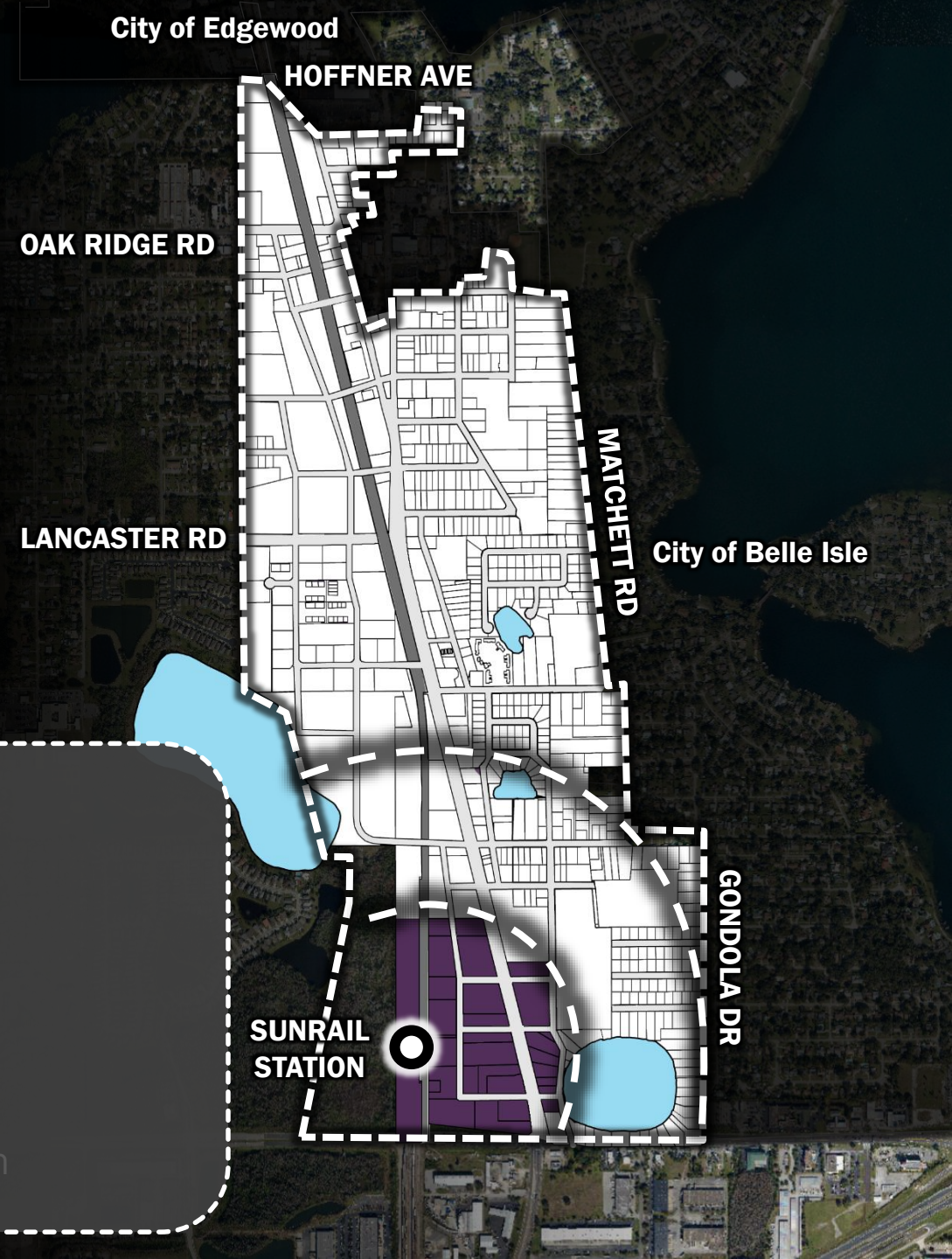
GONDOLA DR

SUNRAIL
STATION



LEGEND

- T6 Core B
- T5 Center A
- T4 Edge A
- T4 Edge B
- T3 Suburban







Outstanding Items

Administrative Rezoning

Challenges related to school capacity

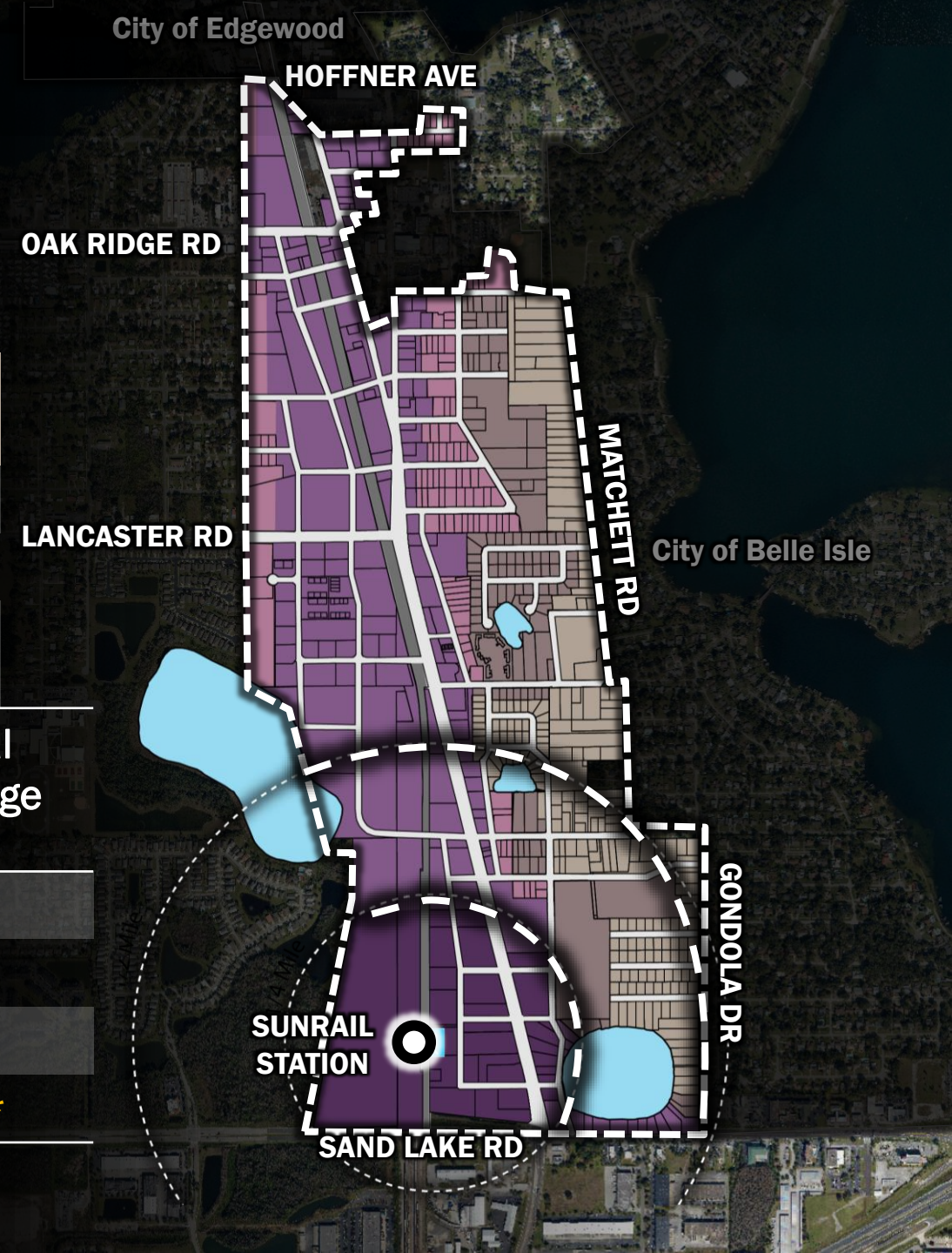
- Agreement (CEA) between property owners and OCPS
- Required prior to rezoning
- Parcel by parcel

Residential and School Capacity

	Total (all zones)	T6	T5	T4	T3
Total Units	13,885	1,885	7,950	3,360	690
-Vested	769				
Total Units (less vested)	13,116				

Schools	Conveyance Trigger (units)	Required Schools	Required Acreage (per school)	Total Acreage
Elementary	4,180	3	10	30
Middle	14,468	1	12	12
High	29,738	0	40	0
Total	-	4	-	42*

*School sites must be located within two (2) mile radius of district.



Outstanding Items

Options

- Property owners would have to rezone
- Separate school capacity agreements required for each development (includes smaller infill lots)
- Streamline process and reduced fees to incentivize rezonings
- Continue discussions with OCPS

Schedule

2017

June 15	PZC - Comp Plan Transmittal
July 11	BCC - Comp Plan Transmittal
Sept 21	PZC - Work Session
Nov 28	BCC - Work Session

2018

TBD	PZC - Public Hearing (Comp Plan and Code)
TBD	BCC - Public Hearing (Comp Plan and Code)
TBD	BCC - Public Hearing (Code)

Summary

1. Orange County's 1st Transit Oriented Development

2. Components

- Infrastructure Plan
- Comprehensive Plan Update
- Code Update

3. Outstanding Items

- Rezoning and School Capacity