



ULI Developer Roundtable Panel Overview

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ULI Real Estate Development Panel to Critique
Development Review Process and
Vision 2050 & Orange Code Updates.
Focused on Factors Deterring Infill, Redevelopment,
Affordable & Market Rate Housing Projects.





What are current opportunities/constraints that support/hinder the creation of housing in unincorporated Orange County?

- **Constraints**
 - Fees do not take the affordability of the product into account.
 - The review process is arduous.
 - Entitlement requirements do not always align.
 - Market forces are always in flux.
- **Opportunities**
 - Use a supply-side lens when considering the market.
 - Move affordable housing projects through using an intentionally efficient process.



What improvements would you suggest to streamline or improve the efficiency of the development review process?

- **Potential Improvements**

- Create a faster, more efficient process.
- Ensure comprehensive comments are delivered during round one.
- Improve other review functions.
 - Plat review.
 - Title review.
- Leverage outside contractors.
- Create a review production line.



What Barriers in OrangeCode and Vision 2050 Might Deter Redevelopment, Infill Development or Might Deter Affordable Housing Development?

- The biggest barrier to infill, redevelopment and affordable housing development is process.
 - Recommendation: Streamline the review processes
- Requiring BCC hearings and approvals for every plan is a barrier to development.
 - Recommendation: Staff Approval Process for Development Plans within the Targeted Area that adhere to code
 - Recommendation: BCC Approval Process for Plans with Waivers and/ or Exceptions



Do the proposed transition standards in OrangeCode provide adequate buffering between more intense commercial/mixed uses and less intense residential uses?

Recommendations:

- Build in a timeframe for adjustments, such as parking ratios.
- Make transitions standards a staff approval item.
- Allow staff-reviewed waivers in the targeted areas
- Require BCC review for waivers in rural areas.
- Provide expedited review for projects in targeted areas.
 - Outsource review process for compliance
 - Staff review for items that require deeper insight and review.
 - These may shorten review process by 60-90 days.



What have we missed in OrangeCode or Vision 2050 that we should address or consider?

- Recommendations
 - Reconsider minimum lot size.
 - Increase landscaping standards.
 - Increase lighting requirements.
 - Revisit recreation requirements.



In Conclusion, The Developer Roundtable Panelists:

- Recommend Expedited/Streamlined Review Processes.
- Recommend Staff Approval Process for Developments in Compliance and in Target Areas.
- Support the Adoption and Implementation of Vision 2050 and Orange Code.