



**Smart Growth America**  
Making Neighborhoods Great Together

**Routinely creating great environments for  
active transportation**

# Changing philosophy

## Previous:

- Focus on motorists
- Little or no distinction by land use

## New:

- Focus on **people**
- All travelers treated with respect
- Defines land use
- Context-sensitive
- Set expectations

# Six-Step Process

## Existing & Future Conditions

1. Define Land Use Context

2. Define Transportation Context

## Goals and Objectives

3. Identify Deficiencies

4. Describe Future Objectives

## Decision-making

5. Define Street Type and Initial Cross-Section

6. Describe Trade-Offs and Select Cross-Section

# Project development questions

- Does the project's scope include walking, bicycling, and transit?
  - Why not?
- What are the project's goals?
- How will you measure success?
- Who wins and who loses in design trade-offs?
- How do the trade-offs relate to the project objectives?

Sample location: Semoran Blvd, Orlando

# Location: Semoran Blvd, Orlando



SR 436 Semoran Blvd  
at Curry Ford Rd



# Semoran, SB approaching La Costa



# Semorán, SB, south of La Costa



# Semorán, SB, north of Curry Ford



# Semorán, NB, approaching Curry Ford



# Semorán, SB, looking north toward access to shopping center

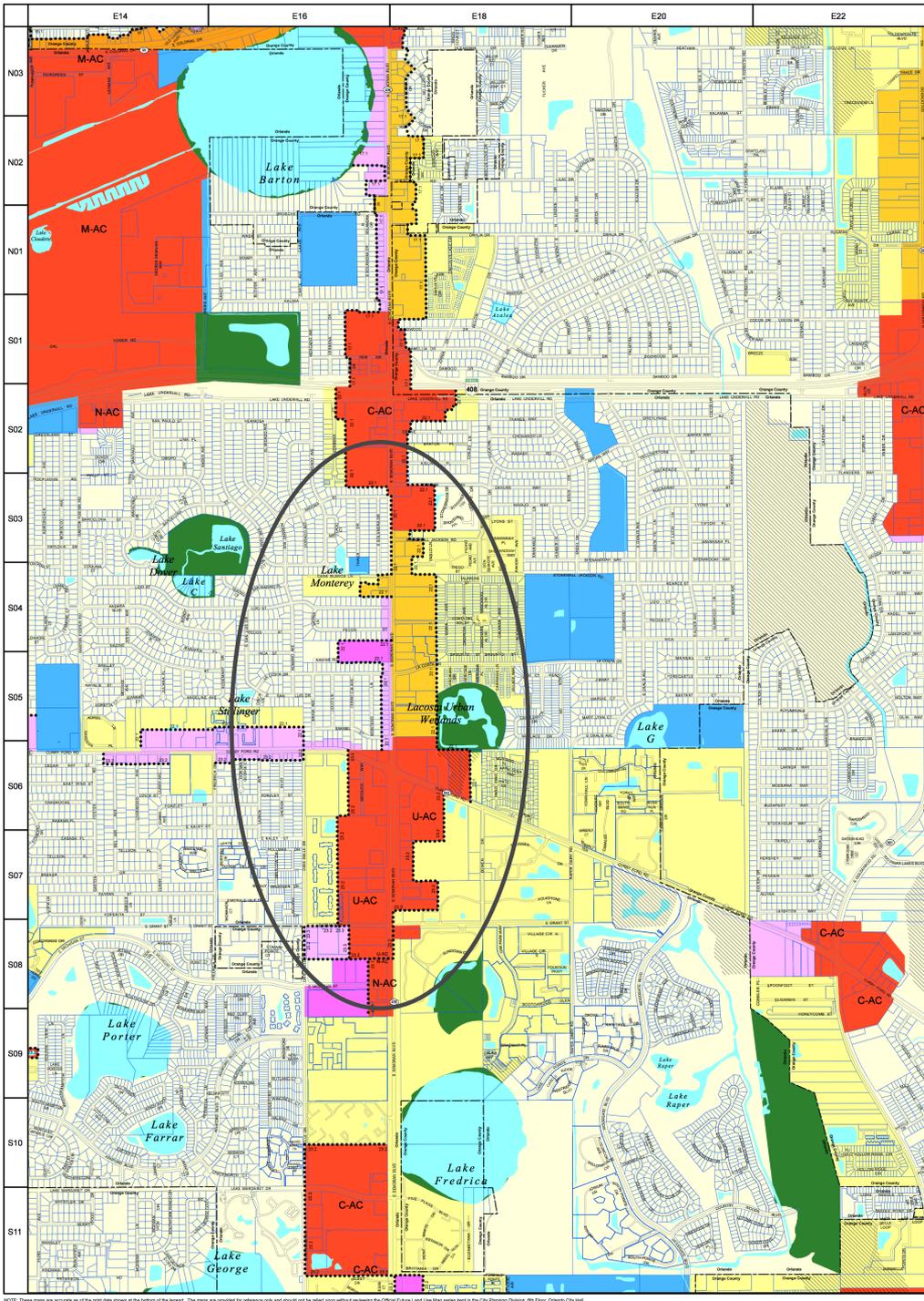


# Semoran, SB, looking south toward southernmost access to shopping center



# Design assumptions

- Urban Arterial
- Posted speed 45 mph
- North of Curry Ford:
  - 56k AADT
  - 2,052 trucks
  - 115' ROW
  - 10'-11' travel lanes
  - ~14' median
  - 5' sidewalks
- South of Curry Ford:
  - 53,500 AADT
  - 2675 trucks
  - 180' ROW
  - 11.5'-12' travel and turn lanes
  - 4' bike lanes
  - 8' sidewalks
  - ~15'-30' median



# Future Land Use Map 10

Map 10 Effective Date: January 19, 2013  
 Updated Through 12-1ESR

### LEGEND

- Residential Low Intensity  
Max: 12 DU/Acre and/or 0.30 FAR  
Min: None
- Residential Medium Intensity  
Max: 30 DU/Acre  
Min: 12 DU/Acre
- Residential High Intensity  
Max: 200 DU/Acre and/or 0.30 FAR  
Min: 12 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 3.0 FAR  
Min: 30 DU/Acre and/or 0.7 FAR
- Neighborhood Activity Center  
Max: 30 DU/Acre and/or 0.3 FAR  
Min: 15 DU/Acre
- Community Activity Center  
Max: 40 DU/Acre and/or 0.7 FAR  
Min: 20 DU/Acre and/or 0.35 FAR
- Urban Activity Center  
Max: 100 DU/Acre and/or 1.0 FAR  
Min: 30 DU/Acre and/or 0.5 FAR
- Metropolitan Activity Center  
Max: 200 DU/Acre and/or 3.0 FAR  
Min: 75 DU/Acre and/or 0.75 FAR
- 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 and/or 0.7 FAR  
Min: 12 DU/Acre
- 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
- 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  
See Goal 4 and Associated Objectives and Policies
- Resource Protection Overlay  
See Goal 4 and Associated Objectives and Policies
- Growth Management Plan Subarea Policy  
(See Future Land Use Element)
- Jurisdiction Boundary

## FUTURE LAND USE - LEGEND

RES-LOW 255,259.219	<b>Residential Low Intensity</b> Max.: 12 DU/Acre and/or 0.30 FAR Min.: None	INDUST 200,200.200	<b>Industrial</b> Max.: 0.7 FAR Min.: None
RES-MED 255,259.548	<b>Residential Medium Intensity</b> Max.: 30 DU/Acre and/or 0.30 FAR Min.: 12 DU/Acre	AIR-MED 225,225.48	<b>Airport Support District Med. Intensity</b> See Goal 4 and Associated Objectives and Policies
RES-HIGH 255,259.3	<b>Residential High Intensity</b> Max.: 200 DU/Acre and/or 0.35 FAR Min.: 30 DU/Acre	AIR-HIGH 204,171.38	<b>Airport Support District High Intensity</b> See Goal 4 and Associated Objectives and Policies
MIX-MD 183,259.73	<b>Mixed Use/Neigh. Development</b> Max.: 12 DU/Acre and/or 0.4 FAR Min.: None	URB-VL 127,255.212	<b>Urban Village</b> Determined by Adopted GMP Subarea Policy, consistent with Future Land Use Policy 2.4.4
OFFICE-LOW 255,183.255	<b>Office Low Intensity</b> Max.: 21 DU/Acre and/or 0.4 FAR Min.: None	PUB-RECREAT 75,183.255	<b>Public/Recreational &amp; Institutional</b> Max.: None Min.: None
OFFICE-MED 255,110.255	<b>Office Medium Intensity</b> Max.: 40 DU/Acre and/or 0.7 FAR Min.: 12 DU/Acre and/or 0.3 FAR	CONSERV 166,255.255	<b>Lake / Conservation</b> Max.: 1 DU/5 Acres, 0.05 FAR Min.: None
OFFICE-HIGH 255,259	<b>Office High Intensity</b> Max.: 200 DU/Acre and/or 1.0 FAR Min.: 30 DU/Acre and/or 0.4 FAR	CONSERV 47,127.47	<b>Conservation</b> Max.: 1 DU/5 Acres, 0.05 FAR Min.: None
MIX-MED 255,257.42	<b>Mixed Use Corridor Med. Intensity</b> Max.: 30 DU/Acre and/or 0.5 FAR Min.: 15 DU/Acre	URBAN-RESERVE 47,127.47	<b>Urban Reserve</b> Max.: 1 DU/10 Acres, 0.05 FAR Min.: None
MIX-HIGH 255,193.2	<b>Mixed Use Corridor High Intensity</b> Max.: 200 DU/Acre and/or 1.0 FAR Min.: 30 DU/Acre and/or 0.4 FAR	TRANS-WILDLIFE 183,259	<b>Transitional Wildlife Habitat Overlay</b>
N-AC N-AC 255,171.37	<b>Neighborhood Activity Center</b> Max.: 30 DU/Acre and/or 0.3 FAR Min.: 15 DU/Acre	RES-PRO 183,259	<b>Resource Protection Overlay</b>
C-AC C-AC 255,171.37	<b>Community Activity Center</b> Max.: 40 DU/Acre and/or 0.7 FAR Min.: 20 DU/Acre and/or 0.35 FAR	GMP 2,1	<b>Growth Management Plan Subarea Policy</b> (See Future Land Use Element)
U-AC U-AC 255,171.37	<b>Urban Activity Center</b> Max.: 100 DU/Acre and/or 1.0 FAR Min.: 30 DU/Acre and/or 0.5 FAR	Jurisdiction Boundary	<b>Jurisdiction Boundary</b>
M-AC M-AC 255,171.37	<b>Metropolitan Activity Center</b> Max.: 200 DU/Acre and/or 3.0 FAR Min.: 75 DU/Acre and/or 0.75 FAR	Example RES-LOW 255,259	<b>Example:</b> RES-LOW / RES-PRO ↑ Density
D-AC D-AC 255,171.37	<b>Downtown Activity Center</b> Max.: 200 DU/Acre and/or 4.0 FAR Min.: 75 DU/Acre and/or 0.75 FAR		

**Notes/Definitions**  
 Areas shown and assigned Future Land Use categories on the Official Future Land Use Map Series which are not within the Jurisdiction of the City of Orlando are only conceptual and do not assign any legally binding land use 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.  
 FAR: Floor Area Ratio  
 GMP: Growth Management Plan  
 DU: Dwelling Units

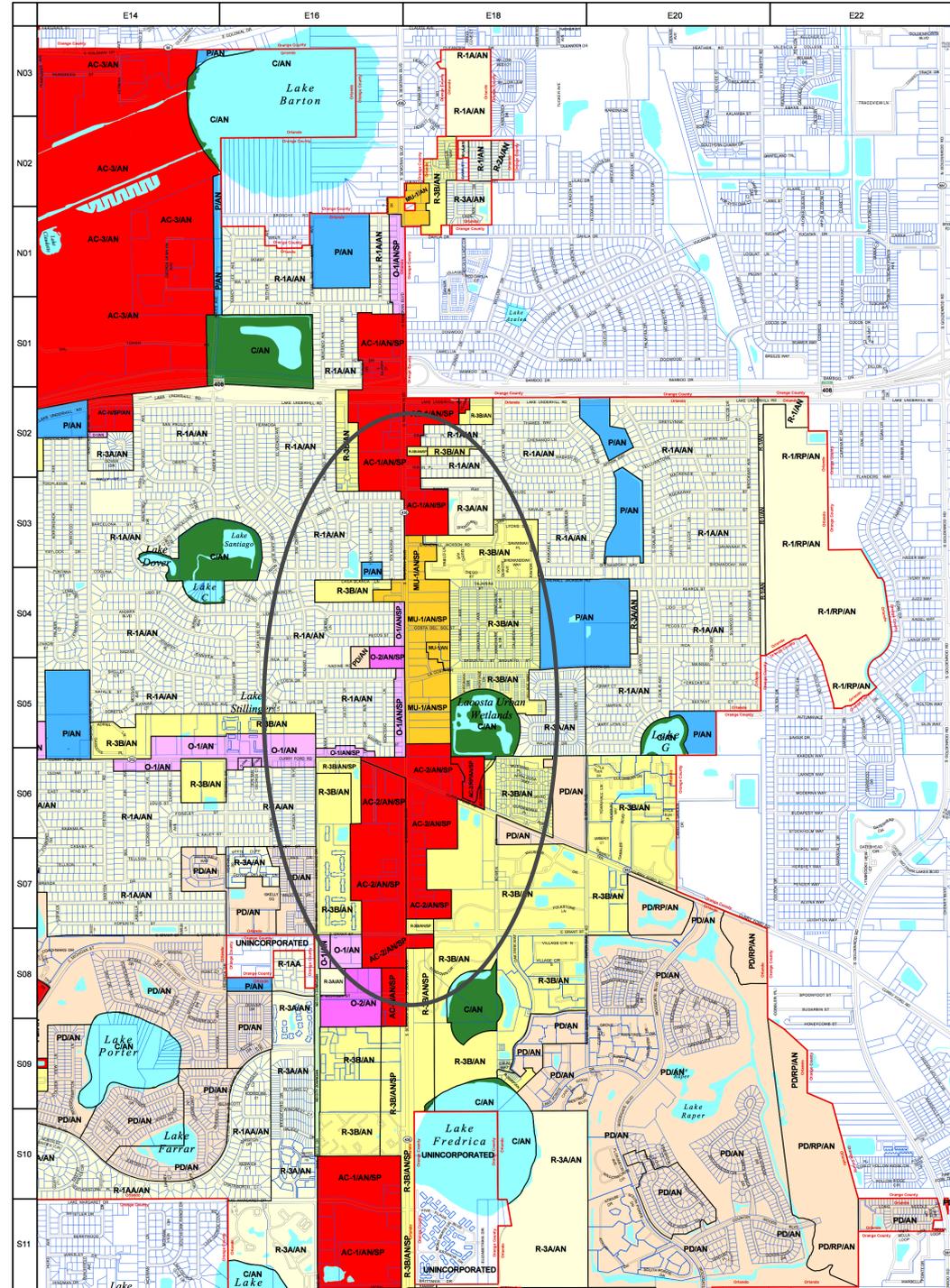
City of Orlando, Economic Development Department, City Planning Division, May 2005

**Notes/Definitions**  
 FAR: Floor Area Ratio DU: Dwelling Units  
 GMP: Growth Management Plan

(1) Industrial Future Land Use Designation: When allowed by the applicable Subarea Policy and Zoning District, residential uses may be allowed within the Industrial CUB through a Conditional Use Permit.  
 (2) Areas shown and assigned Future Land Use categories on the Official Future Land Use Map Series which are not within the Jurisdiction of the City of Orlando are only conceptual and do not assign any legally binding land use 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.



# Zoning



## Zoning Districts Map 10 LEGEND

Example: Zoning District  
**R-2A/T/HP/SP**  
Overlay District

- Residential Districts**
- R-1** One Family Residential (Minimum 10,000 S.F., R-1A, R-1B, R-1AA) (See Land Development Code, Chapter 54, Figure 7)
  - R-2A** One or Two Family Residential (Density Range: 8 to 12 Dwellings)
  - R-3A** Low Intensity Development (Density Range: 8 to 12 Dwellings)
  - RN** Residential Neighborhood District (Density Range: 8 to 12 Dwellings)
  - R-2B** One to Five Family Residential (Density Range: 8 to 12 Dwellings)
  - R-3B** Medium Intensity Development (Density Range: 12 to 20 Dwellings)
  - R-3C** Medium Intensity Development (Density Range: 12 to 20 Dwellings)
  - R-3D** High Intensity Development (Density Range: 20 to 30 Dwellings)

- Mixed Residential, Office Districts**
- MXD1** Medium Intensity Mixed Residential - Office (Density Range: 20 to 30 Dwellings and 0.25 to 0.50 FAR)
  - MXD2** High Intensity Mixed Residential - Office (Density Range: 20 to 30 Dwellings and 0.50 to 1.00 FAR)

- Office - Residential Districts**
- O-1** Low Intensity Office - Residential (Density Range: 0 to 10 Dwellings and 0.25 to 0.50 FAR)
  - O-2** Medium Intensity Office - Residential (Density Range: 12 to 20 Dwellings and 0.25 to 0.50 FAR)
  - O-3** High Intensity Office - Residential (Density Range: 20 to 30 Dwellings and 0.50 to 1.00 FAR)

- Mixed Use Corridor Districts**
- MU-1** Medium Intensity Mixed Use Corridor (Density Range: 15 to 30 Dwellings and 0.25 FAR)
  - MU-2** High Intensity Mixed Use Corridor (Density Range: 20 to 30 Dwellings and 0.50 FAR)

- Industrial Districts**
- IG** General Industrial (Density Range: 0.5 to 1.0 FAR)
  - IP** Industrial Park (Density Range: 0.5 to 1.0 FAR)
  - IC** Industrial - Commercial (Density Range: 0.5 to 1.0 FAR)

- Airport Support Districts**
- ASD1** Airport Support District - Medium Intensity (See Full Code and Associated Ordinances and Policies)
  - ASD2** Airport Support District - High Intensity (See Full Code and Associated Ordinances and Policies)

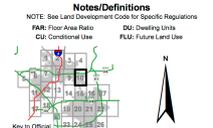
- Activity Center Districts**
- AC-N** Neighborhood Activity Center (Density Range: 0.5 to 1.0 FAR)
  - AC-C** Community Activity Center (Density Range: 0.5 to 1.0 FAR)
  - AC-U** Urban Activity Center (Density Range: 0.5 to 1.0 FAR)
  - AC-M** Metropolitan Activity Center (Density Range: 0.5 to 1.0 FAR)
  - AC-D** Downtown Metropolitan Activity Center (Density Range: 0.5 to 1.0 FAR)
  - TC-U** Town Center/Urban Transit Center District (See Full Code and Associated Ordinances and Policies)
  - TC-M** Major Center/Urban Transit Center District (See Full Code and Associated Ordinances and Policies)
  - TC-C** Core Center District (See Full Code and Associated Ordinances and Policies)
  - TC-N** Neighborhood Center District (See Full Code and Associated Ordinances and Policies)

- Other Zoning Districts**
- H** Holding/No City Zoning
  - P** Public Use
  - PD** Planned Development
  - CS** Conservation / Water
  - UR** Urban Reserve

- Overlay Districts**
- AN** Aircraft Noise
  - AR** Appearance Review
  - HP** Historic Preservation
  - MA** Major Attraction
  - PH** Palmetto Heritage
  - RP** Resource Protection
  - SP** Special Planned Area
  - T** Traditional City
  - W** Wetlands

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**Notes/Definitions**  
NOTE: See Land Development Code for Specific Regulations  
FAR: Floor Area Ratio DU: Dwelling Units  
D/C: Conditional Use R/P: Future Land Use





# Related policies, plans

- FDOT Complete Streets policy
- Semoran Blvd Vision Plan:
  - Welcoming and guiding customers to the goods and services they need
  - Promoting a walkable business district and main street-style development pattern
  - Visually de-emphasizing the automobile
  - Promoting a mixture of uses

# Observed and assumed deficiencies

- Opposite-side bus stop access
- Pedestrian safety
  - 4 fatalities on corridor in case study
- Need to reduce top end speeders (10mph+ over posted speed limit)

# Six-Step Process

Existing & Future Conditions

1. Define Land Use Context

2. Define Transportation Context

Goals and Objectives

3. Identify Deficiencies

4. Describe Future Objectives

Decision-making

5. Define Street Type and Initial Cross-Section

6. Describe Trade-Offs and Select Cross-Section

# What did you learn?



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