

*myregion.org*

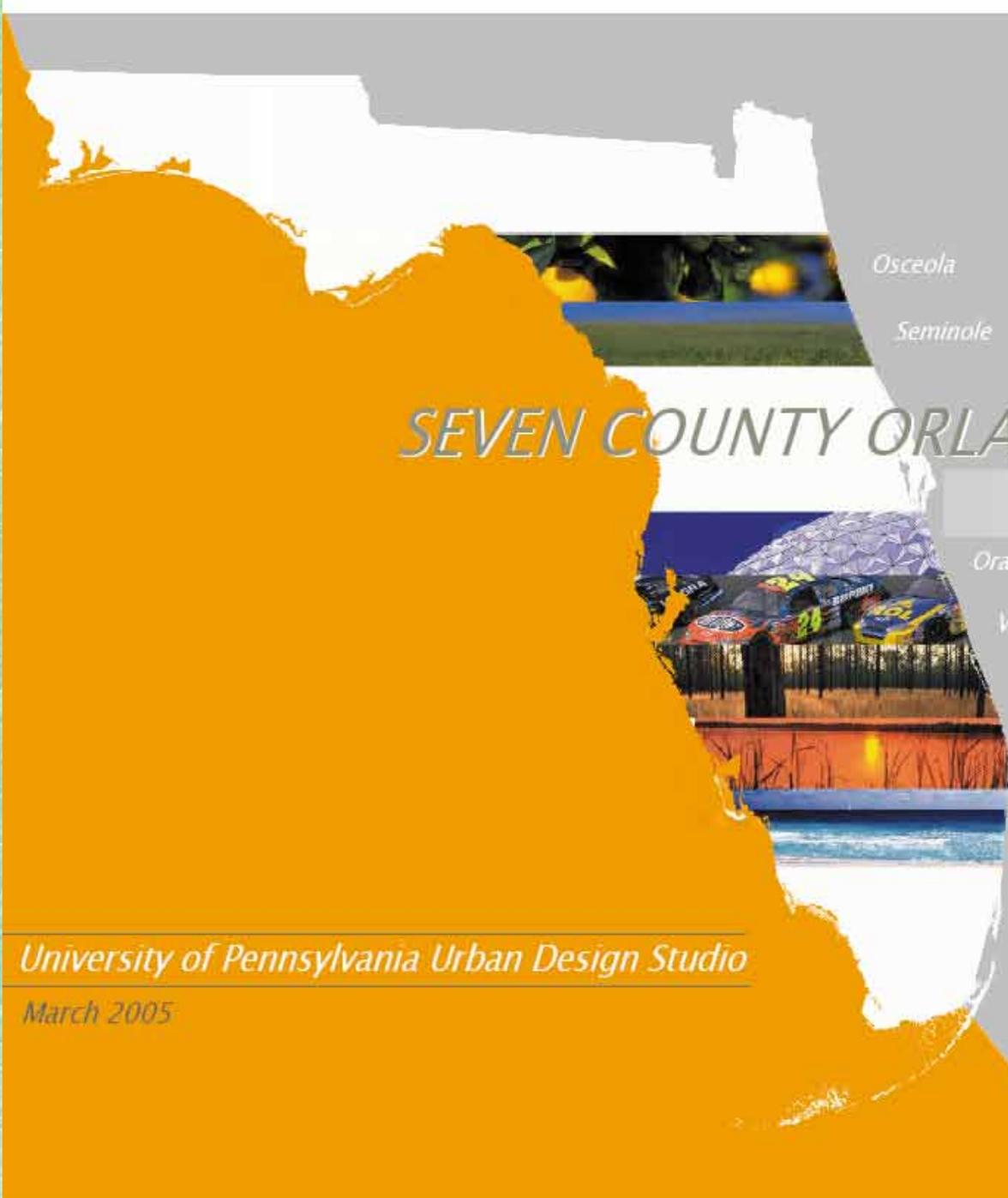
# “How Shall We Grow?”

**Update for:  
the Lake County  
Board of County Commissioners  
June 13, 2006**

**Phil Laurien, Executive Director, ECFRPC**

# *myregion.org*- How Shall We Grow?

- Looking forward, we know the region will grow.
- 4 million newcomers will be here by 2050
- 2000 population: 3.05 million for 7 counties
- 2050 projected population: 7.2 million
- We have choices as to how we grow



*SEVEN COUNTY ORLANDO REGION*  
*A Vision for 2050*

*Osceola*

*Seminole*

*Orange*

*Volusia*

*Polk*

*Lake*

*Brevard*

*University of Pennsylvania Urban Design Studio*

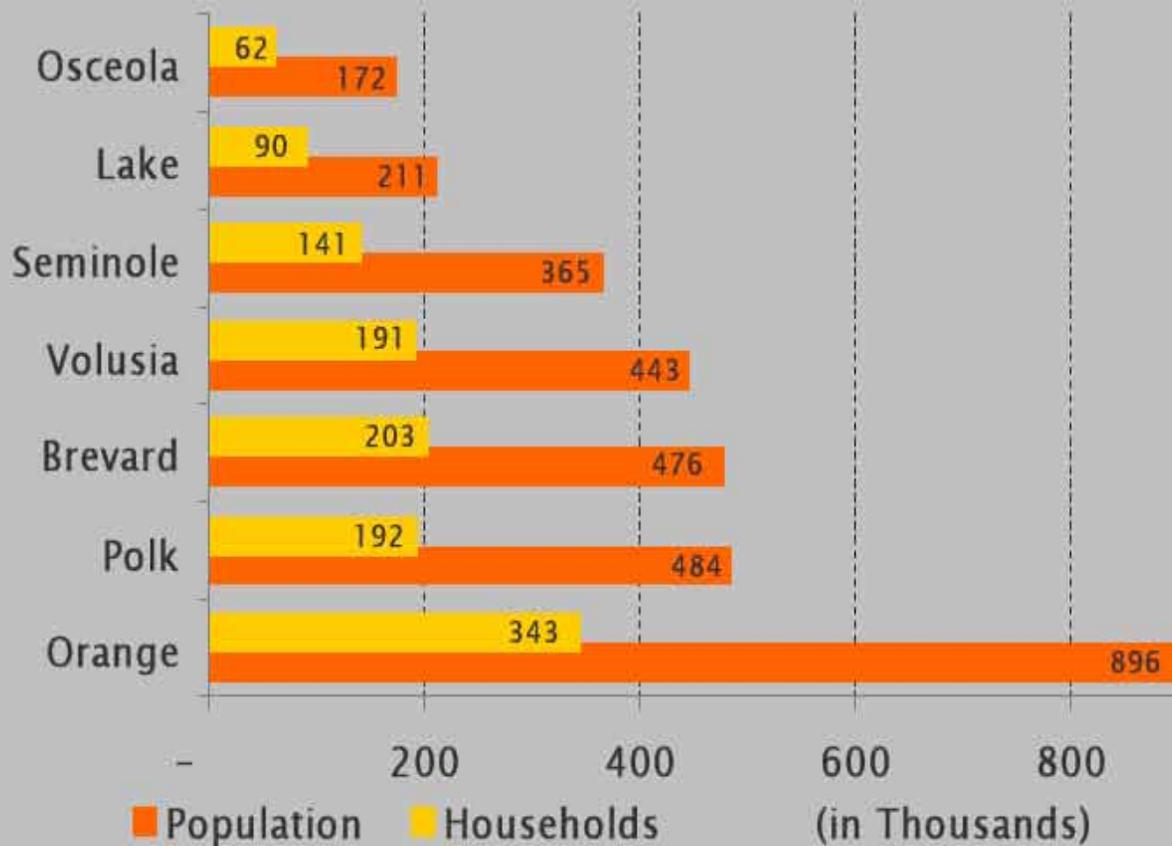
*March 2005*

# Population and Households

2000

County with the largest HH size = Osceola (2.79)

County with the smallest HH size = Volusia (2.32)



## SEVEN COUNTY ORLANDO REGION

Context

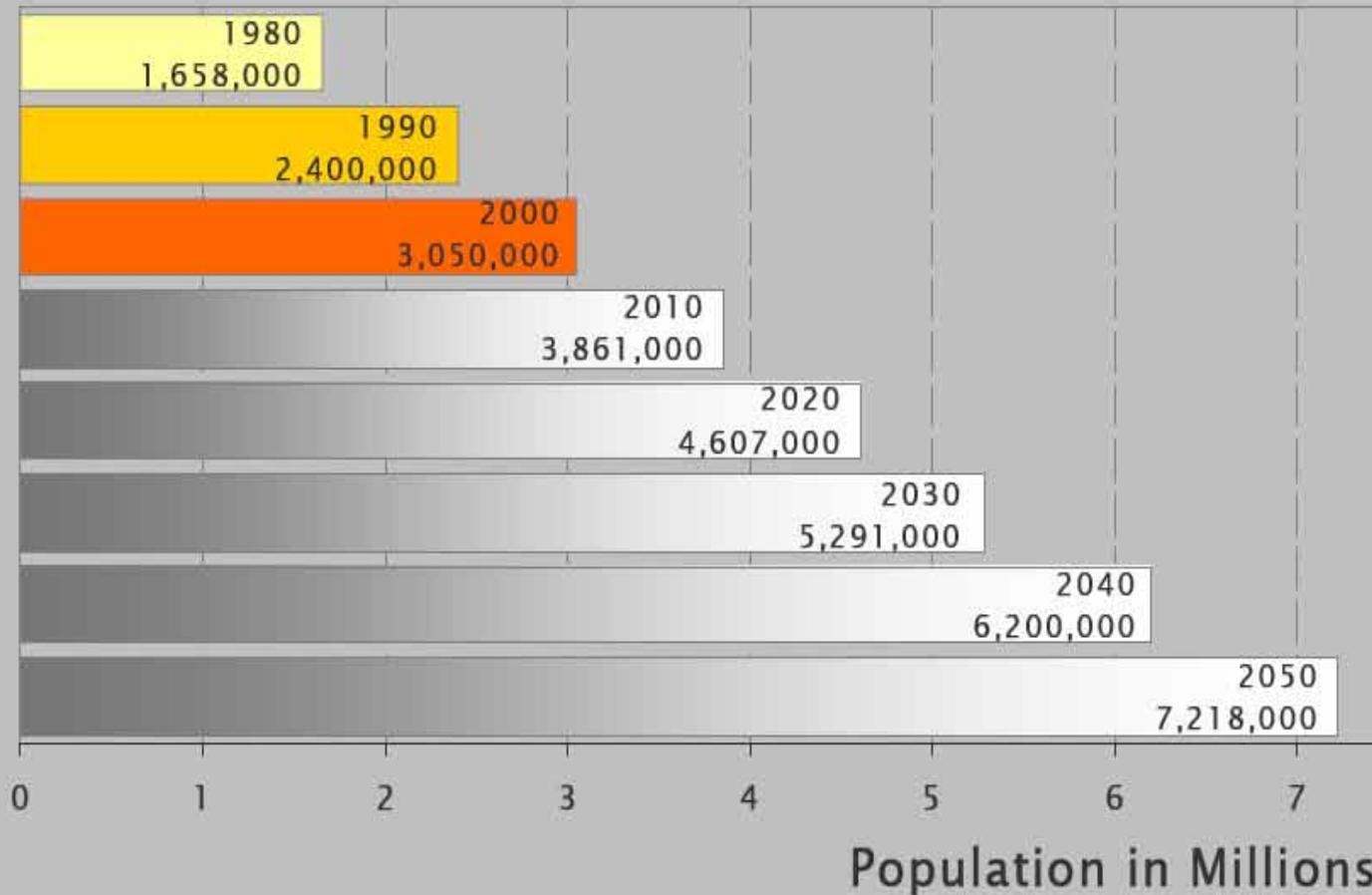
Objectives

History

**Population**

Environment

# *Population Expectations Through 2050*



## *SEVEN COUNTY ORLANDO REGION*

*Context*

*Objectives*

*History*

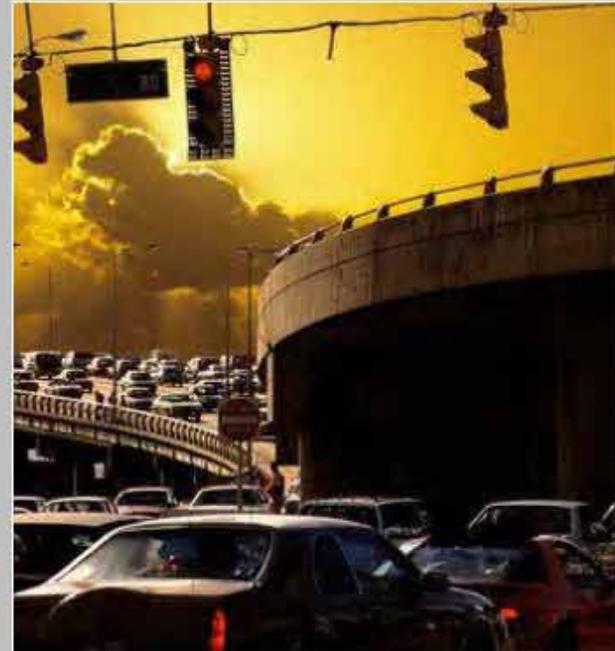
*Population*

*Environment*

# *Important Considerations*

## *Existing Transportation*

- Transportation is dominated by over 26,000 miles of roadways
- 94% of the region's commuters are auto-dependent
- 4 independent public bus systems, LYNX, SCAT, VOTRAN, and WHAT, are funded through general taxes
- 26<sup>th</sup> largest metropolitan region with 12<sup>th</sup> largest airport



## *SEVEN COUNTY ORLANDO REGION*

*Economics*

*Transportation*

*Development*

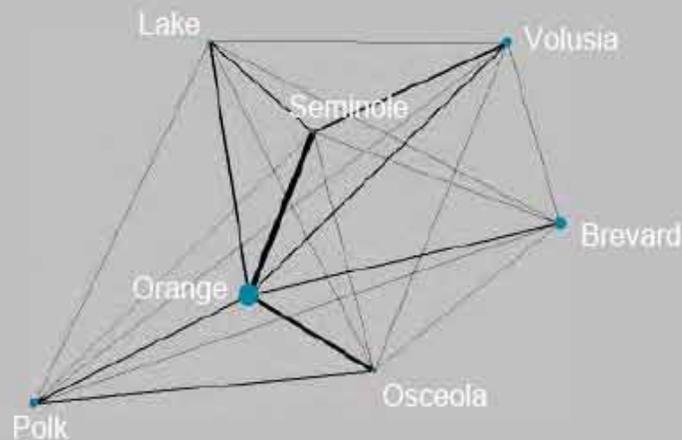
*Trend Model*

*Alternatives*

# Important Considerations

## Commuting Patterns

- 80% of work trips within the region are intra-county trips
- 33% of work trips are to and around Orange County



		Destination						
		Brevard	Lake	Orange	Osceola	Polk	Seminole	Volusia
Origin	Brevard	189,056	96	2,020	330	86	1,111	1,397
	Lake	153	51,842	7,063	1,628	1,005	1,645	874
	Orange	6,122	20,009	376,709	34,085	11,823	80,875	11,011
	Osceola	286	1,110	11,900	38,416	3,869	1,523	194
	Polk	170	432	1,400	560	170,637	258	82
	Seminole	712	2,979	31,926	1,264	358	96,293	16,653
	Volusia	711	1,536	1,413	161	51	2,368	149,832

## SEVEN COUNTY ORLANDO REGION

Economics

**Transportation**

Development

Trend Model

Alternatives

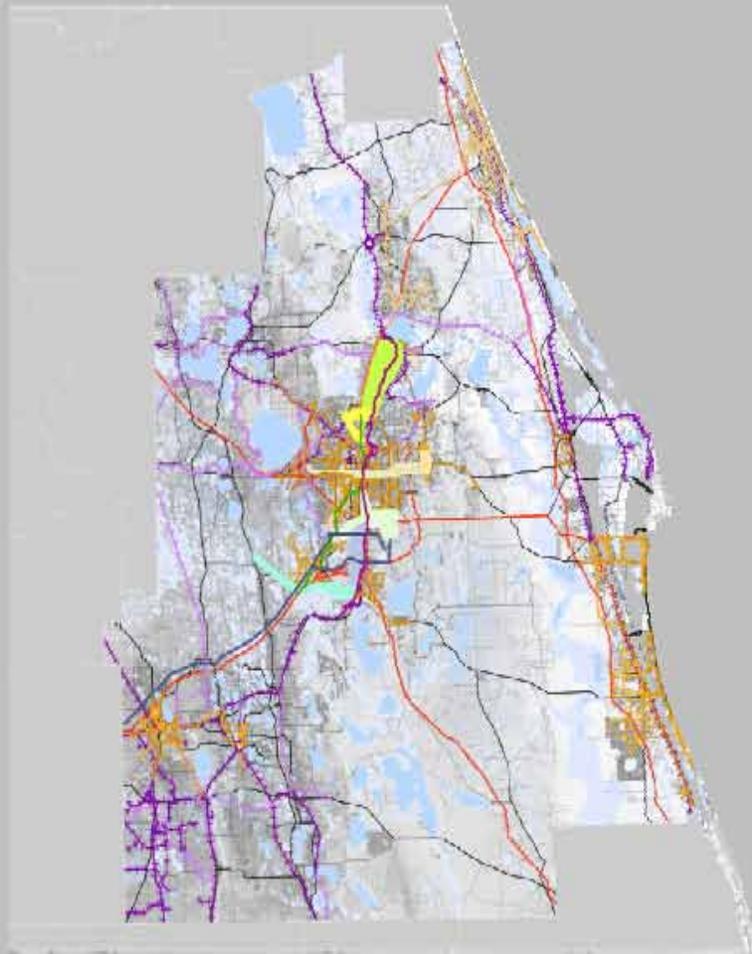
## **Most expensive commuter cities in USA** (Orlando Sentinel June 12, 2006)

1. Atlanta- \$5,770\*
2. Birmingham Ala.
3. **Orlando, FL \$5,400\***
4. Jacksonville, FL
5. Pensacola, FL

\*for 2 persons, 2 cars, for mileage commuted, time spent in traffic and fuel cost

# *Important Considerations*

## *Imbalanced Transportation System*



- The existing bus systems have a steady rider base and provide reliable service
- Bus system to bus system connectivity is limited, and inter-system service is non-existent
- Existing mass transit proposals have limited scope
- The transit systems are not sufficiently designed for a key market: tourists

## **SEVEN COUNTY ORLANDO REGION**

*Economics*

***Transportation***

*Development*

*Trend Model*

*Alternatives*

## *Transportation: Conclusions*

The **magnitude** of growth projected for the area will **overload** a road system that is already **highly congested**.

Transit would **strengthen** existing centers, **anchor** future growth, **relieve strain** on the road system, and help protect the air quality and **fragile ecosystem** of central Florida.

### *SEVEN COUNTY ORLANDO REGION*

*Economics*

*Transportation*

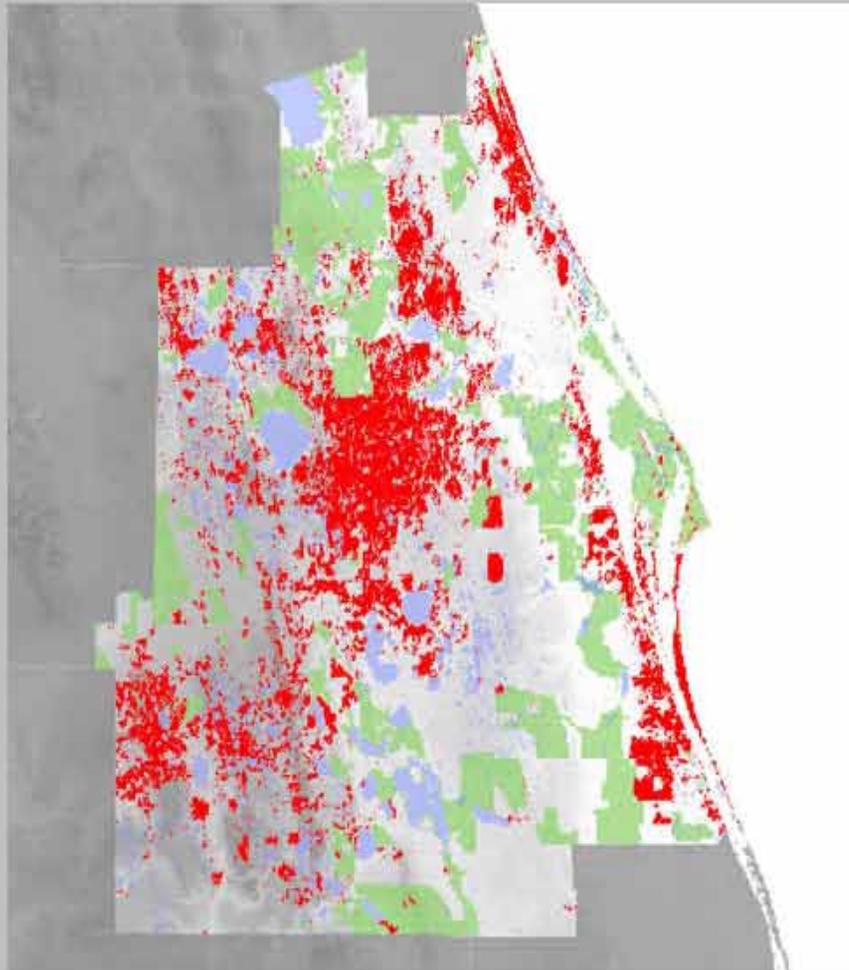
*Development*

*Trend Model*

*Alternatives*

# *Developed Land*

*2000*



*Total acres: 5,312,627*

16% Developed Land

19% Preserved Land

10% Water

55% Undeveloped Land

## *SEVEN COUNTY ORLANDO REGION*

*Economics*

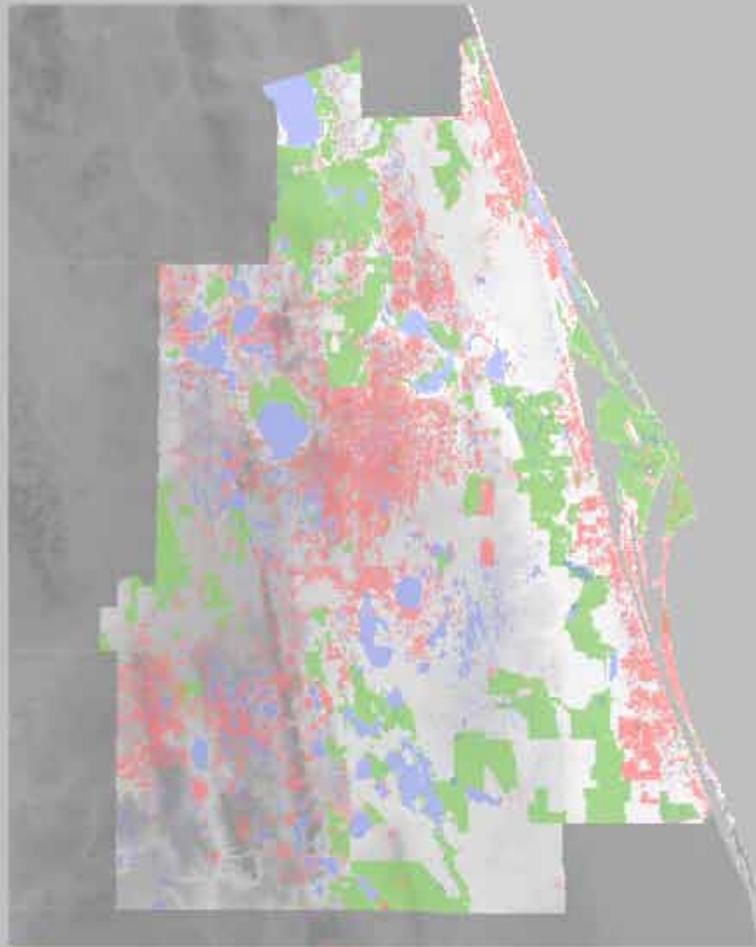
*Transportation*

*Development*

*Trend Model*

*Alternatives*

# Trend Model 2000



■ protected lands 2000   
 ■ developed areas 2000  
■ water bodies

3,852,599 developable acres  
 3,048,058 2000 regional population

2.49 average household size  
 1,224,120 households

1.44 units per acre  
 849,350 developed acres

	<i>Area</i>	<i>Developable</i>	<i>Developed</i>	<i>Available</i>
Brevard	675,402	419,788	171,641	248,147
Lake	740,599	464,056	138,933	325,123
Seminole	220,743	175,830	92,135	83,695
Orange	642,122	499,004	222,877	276,127
Osceola	964,015	694,027	105,013	589,014
Polk	1,287,102	1,024,637	246,977	777,660
Volusia	782,644	575,257	178,712	396,545
<b>Total</b>	<b>5,312,627</b>	<b>3,852,599</b>	<b>1,156,308</b>	<b>2,696,291</b>

## SEVEN COUNTY ORLANDO REGION

Economics

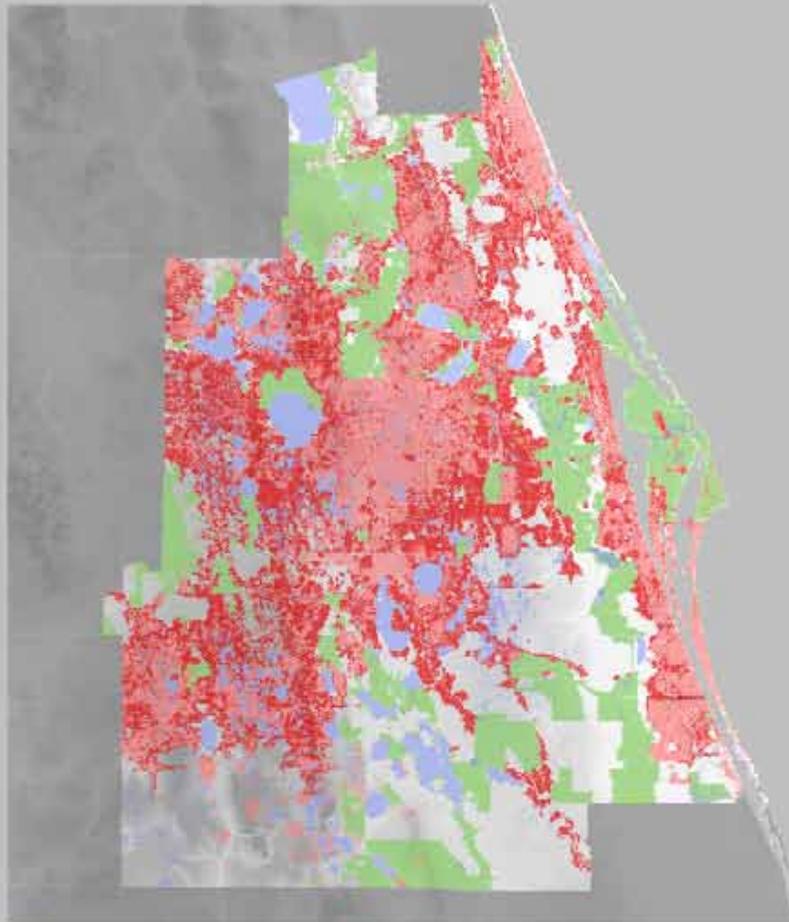
Transportation

Development

**Trend Model**

Alternatives

# Trend Model 2050



■ protected lands 2000    ■ developed areas 2000  
■ water bodies    ■ developed areas 2000-2050

3,852,599 developable acres  
3,048,058 2000 regional population

**7,217,534** 2050 regional population  
2.49 average household size  
2,898,608 households

1.44 units per acre  
**2,012,922** developed acres

	<i>Area</i>	<i>Developable</i>	<i>Developed</i>	<i>Available</i>
Brevard	675,402	419,788	264,612	155,176
Lake	740,599	464,056	355,406	108,650
Seminole	220,743	175,830	159,393	16,437
Orange	642,122	499,004	456,260	42,744
Osceola	964,015	694,027	257,241	436,786
Polk	1,287,102	1,024,637	461,555	563,082
Volusia	782,644	575,257	365,414	209,843
<b>Total</b>	<b>5,312,627</b>	<b>3,852,599</b>	<b>2,319,881</b>	<b>1,532,718</b>

## SEVEN COUNTY ORLANDO REGION

Economics

Transportation

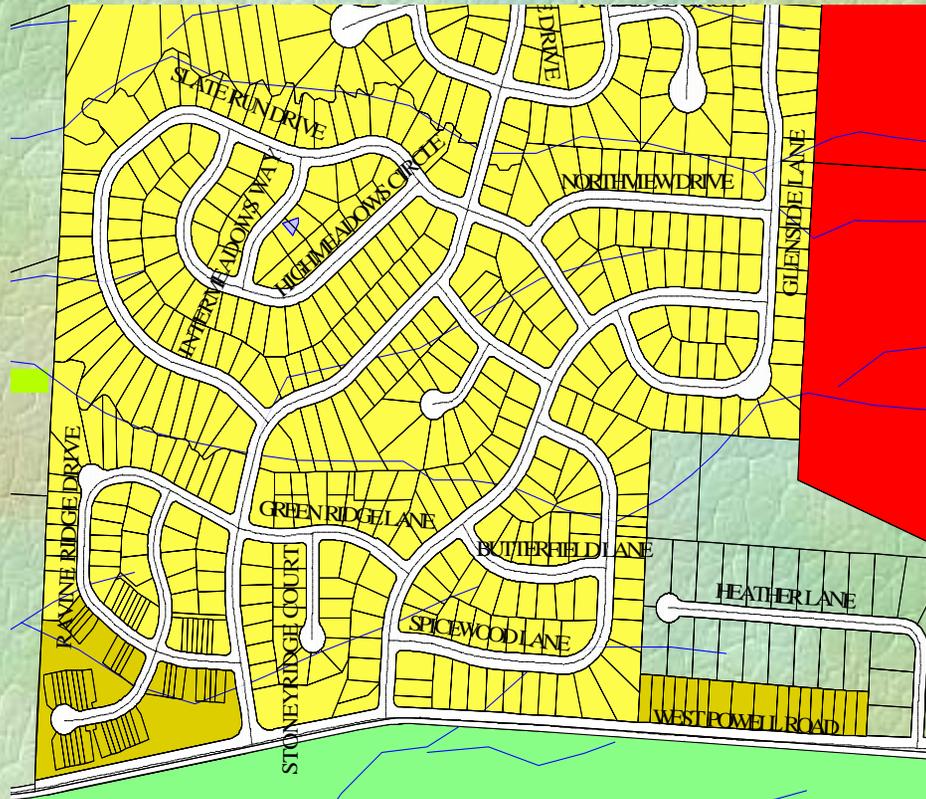
Development

**Trend Model**

Alternatives

# *myregion.org*- How Shall We Grow?

**Choice #1: Do nothing; just continue existing development patterns**



**Post World War II-** Low density suburban sprawl with curvilinear, unconnected streets become the norm for auto oriented development. Open spaces are forgotten, sidewalks and streets are abandoned. Separation of uses by zoning results in every human need resulting in an auto trip , which causes traffic congestion.

# *Important Considerations*

*Typical Development : Lake*



**SEVEN COUNTY ORLANDO REGION**

*Economics*

*Transportation*

***Development***

*Trend Model*

*Alternatives*

# *myregion.org*- How Shall We Grow?

If we continue existing development patterns:

- **Pro:** We know how that looks and works.
- **Con:** We know how that looks and works

**Con:** The 2005 Penn Design study found that current low density development patterns are land consumptive.

- In 1993 there was an average gross residential density of 1.56 dwelling units per acre in the 7 county region.
- By 2000, average residential density had dropped to .99 units per acre, which is a 33% increase in the amount of land needed to house the same population.
- In 2000 there was a total of 849,350 acres of developed land
- 1.16 million acres of additional developed land will be needed by 2050 to accommodate 4.15 million new residents under current development patterns.

## **Low density development patterns are expensive to service.**

- The Penn Design study estimated it cost \$90,000 per acre to provide roads, utilities and other services to newly developed land with current development patterns.
- Developing the 1.16 million acres of new land by 2050 would cost \$104 billion.

## **Penn Design also found that:**

- If we change development patterns to allow higher densities on **just 25% of the land area**, then 420,410 acres could accept the 4.15 million new residents.
- Most of that higher density could be in town homes and low rise apartments.
- The cost savings on infrastructure alone **would be enough money to buy all environmentally sensitive lands and pay for a transit system in the high density corridors.**

**If we continue existing patterns,** it is a matter of local choice how we grow, but there are regional consequences:

- **Traffic.** Low density development is a traffic generator, causing *10 new trips for each new home per day*. Our roads become congested, and ultimately result in gridlock.
- Alternative, mixed use development can generate as little as *4 trips per home per day. 60% less traffic!*

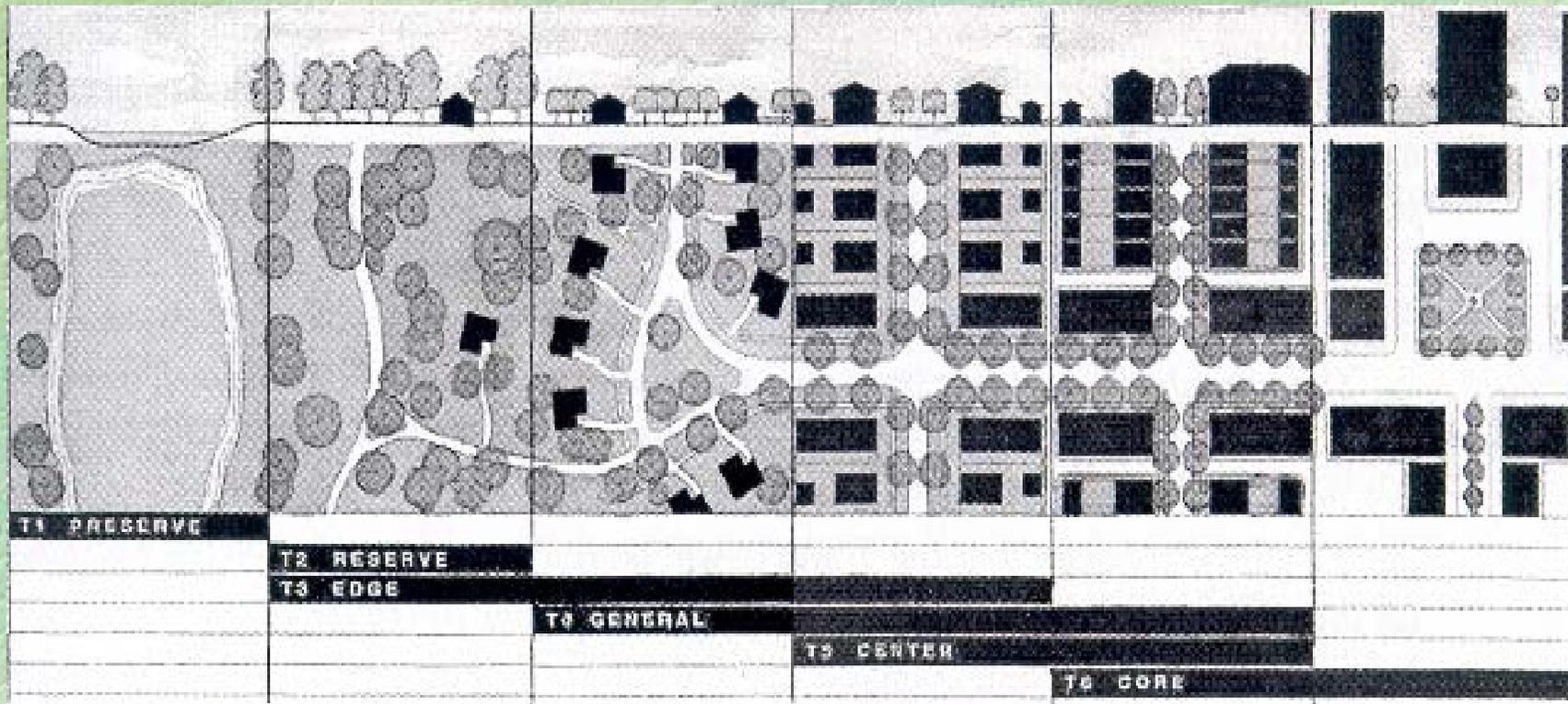
# *myregion.org*- How Shall We Grow?

- **Choice #2- Consider alternative development patterns**
  - Which ones?
  - Where?
  - Who gets to choose?

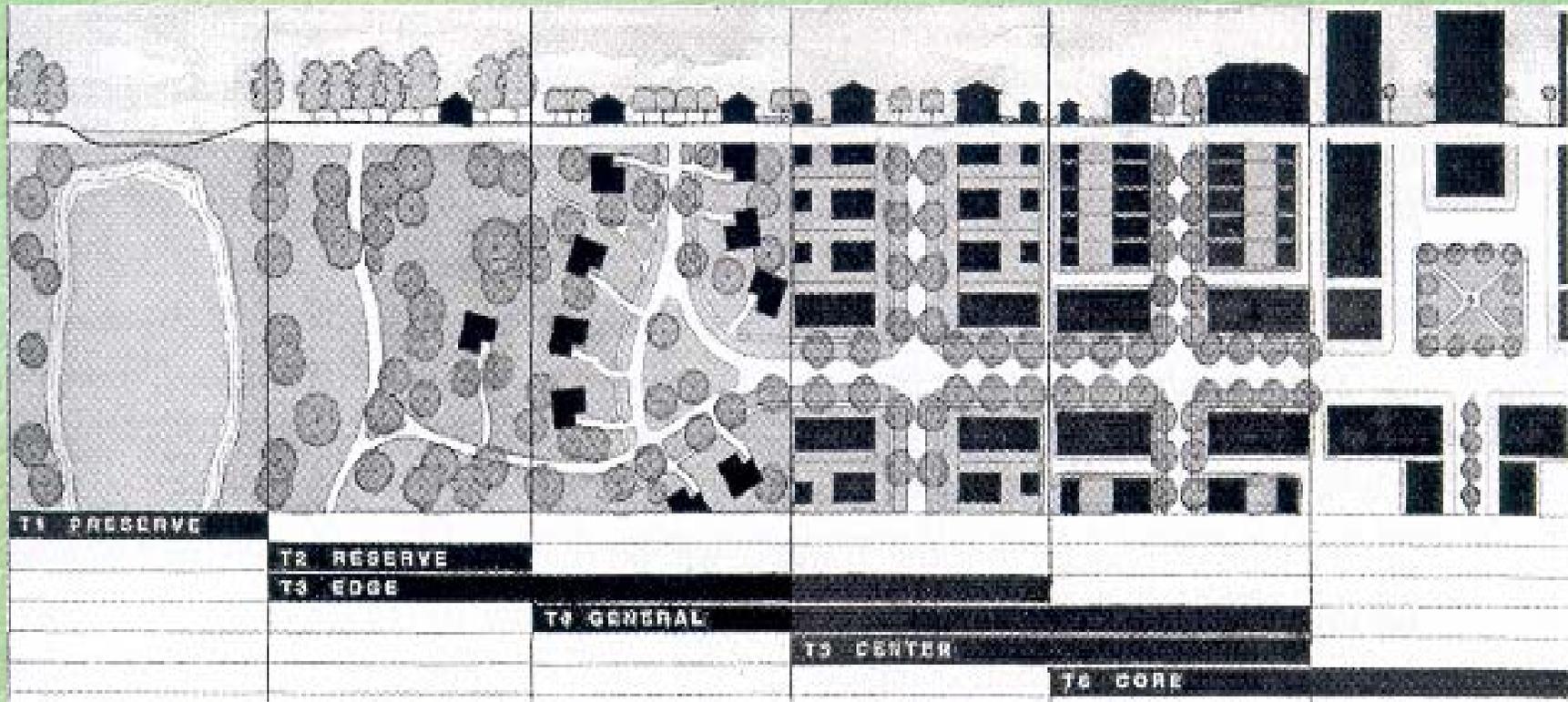
# *myregion.org*- How Shall We Grow?

The Transect (by A. Duany) is a gradient of development types.

**Preserve    Edge    General    Center    Core    Downtown**



Source: Andres Duany @ dpz.com



▪ **Indicators of development patterns**

	Most land Consumptive	Less land consumptive		Least land Consumptive	
Farms	Rural residential	Suburban	Urban-low	Urban-mid	Downtown
Conservation	Single family homes	Single family homes	Mixed use	Mixed use	Mixed Use
25+ acre parcels	2-10 acre lots	1-3 units/ac.	4-6 units/ac	7-10 units/ac	10+ units/ac
Wildlife	100' + setbacks	30'-50' setbacks	15' setbacks	0' setback	0' setback
Wetlands	Large estates	Detached homes	Detached homes	Detached/attached	Attached
Water	Private green	Large lawns	Small fenced yards	Courtyards	Public parks
Parks	Auto only	Auto, trails	Sidewalks	Sidewalks/bike lanes	Sidewalks/bike lanes
N/A	Bldg Ht. 35'	Bldg Ht 35'	Bldg ht. 40'	Bldg Ht 40-70'	Bldg Ht 70'+

## *myregion.org*- How Shall We Grow?

- “**Smart Growth**” is a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards.”

(The American Planning Association)

## *myregion.org*- How Shall We Grow?

- **One of purposes of Smart Growth is:**  
“ to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community.”

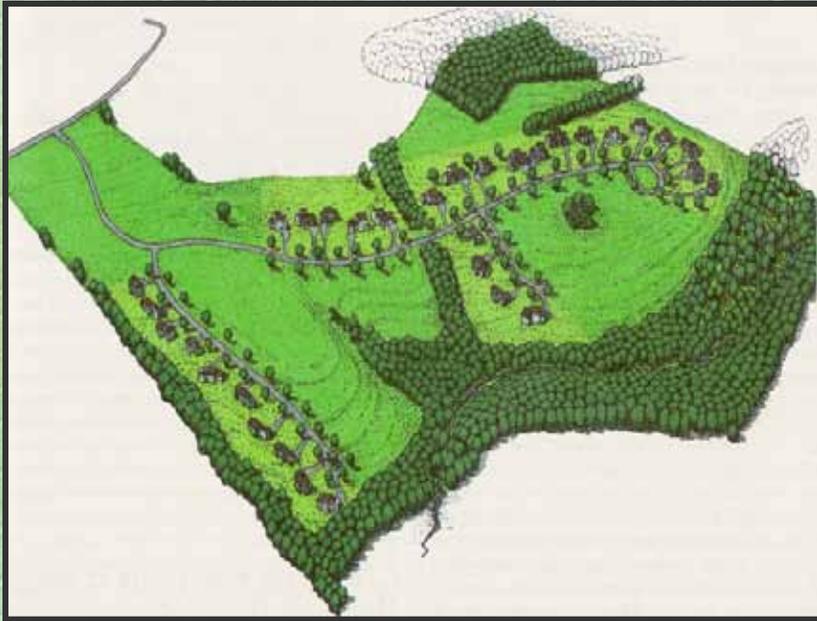
## *myregion.org*- How Shall We Grow?

- Maryland enacted “Smart Growth” legislation in 1997.
- Maryland directs state growth related expenditures into locally designated compact growth areas.

## Smart growth can mean:

- Conservation subdivisions in rural areas;
- Traditional Neighborhood Developments in urban areas.
- Mixture of stores, offices, residences, schools and related public facilities within walking distance of each other in compact neighborhoods.

**Conservation subdivision ↓  
Neighborhood ↓**



Source: Conservation Design for Subdivisions, Randall Arendt

**Traditional**



Source: ULI Great Planned Communities

# Comparison of Subdivision Designs

Conventional



Conservation



(Source: Randall Arendt, *Conservation Design for Subdivisions*, Page 60,68)

## Traditional Neighborhood Design

- Our oldest Florida cities were based on pedestrian scale, walk-able communities with public green space and mixed uses.

**St. Augustine, Florida, 1565. The First American city was a traditional European design mandated by the Spanish Law of the Indies. A public square was surrounded by public buildings, bounded by grid of right angle streets.**





# Neo-Traditional Neighborhood Design

- Architects such as Andres Duany and his firm DPZ of Coral Gables, FL are a school of planners who advocate a return to traditional neighborhood design in new communities.
- They call this “neo traditional design”, taking the best design cues from our best historic communities.

# What is a neo-traditional design?

- It is:
  - formal land design
  - rich architectural details
  - dense core
  - grid streets
  - mixed uses
  - guidelines for architecture, materials, and common open space.
  - distance from the center of a neighborhood to its edge is ideally  $\frac{1}{4}$  mile, or a five-minute walk.

# Neo Traditional Design uses form-based codes & pattern books

	<p><b>CLASSICAL</b></p> <p>Continuing the grand tradition of Classical American houses, Celebration's Classical Style uses the principles found in eighteenth and nineteenth century pattern books. Inspired by the gracious houses of the Old South, many of the elements are derived from nineteenth century Greek Revival architecture. All the elements of the facade are harmonious and balanced. Often the house fronts are symmetrical. Columned porches, pedimented facades, and vertically proportioned windows are composed in regular bays. The result is both gracious and formal.</p>	<p><i>Celebration houses will be designed in one of the six styles described in the Celebration Pattern Book. These are based on traditional styles found in Central Florida and throughout the Southeast.</i></p>  	<p><b>COASTAL</b></p> <p>The environmental conditions of the low country and coastal regions of the South produced a unique house form. Large verandahs, wrapping around the houses provided a breezy place to escape the heat. The basic form absorbed many different architectural traditions, all of which were adapted to the house type. Celebration's Coastal style is based on both the French Colonial and Low Country traditions. Simple, large houses will have one and two-story porches. Windows, sometimes reaching to the floor, may have a different spacing than porch columns and roof dormers. The character of the houses is at once stately and relaxed.</p> 
	<p><b>VICTORIAN</b></p> <p>During the second half of the nineteenth century, pattern books were published that enabled builders to create elaborate and eccentric houses with fanciful compositions and ornament. Celebration's Victorian Style is based on the principles in these pattern books. The form of the house is asymmetrical and picturesque. Porches and verandahs wrap around corners. The steeply sloped roofs often have dormers. Elaborate ornament and details give character to the porches and eaves. Their character is whimsical and cheerful, with inviting porches.</p>	 	<p><b>MEDITERRANEAN</b></p> <p>Much of Florida's architectural legacy is either Spanish, Spanish Colonial, or Italian Eclectic. Although St. Augustine has original Spanish Colonial architecture, most of Florida's Mediterranean Style is an invention of twentieth century architects who were able to create well composed and eclectic houses by combining a number of styles. Celebration's Mediterranean Style is based on this approach and includes relatively simple stucco forms with asymmetrically placed windows, doors, and arcades. Porticos or loggias face the street. The roofs provide color and character.</p> 
	<p><b>COLONIAL REVIVAL</b></p> <p>Much of the character of the traditional neighborhoods of Orlando, Tampa, and other Florida cities and towns, is created by houses built between 1900 and 1940 in the 'Colonial Revival' style. Celebration's Colonial Revival Style continues this tradition. As with other revivals, it draws its inspiration from a 'younger America' - the Colonial Period. Although it follows classical principles of balanced and symmetrical compositions, it has rather broad proportions and simplified details for columns and eaves. Its character is cheerful, optimistic, and somewhat less formal than the Classical Style.</p>	 	<p><b>FRENCH</b></p> <p>Many veterans who had served in France during the First World War were intrigued with the character of French architecture and, upon their return to the United States, built their homes based on French country houses. Celebration's French Style is based on the 'French Country' Style in which there are stuccoed walls with deep reveals for windows and relatively steeply pitched roofs. Tall, well-proportioned windows on simple rectangular forms create an elegant house. The character of the house is simple and elegant.</p> 



## Neo-traditional design- formal land design

Celebration, FL

10,000 acres, 5-6000  
housing units. 50%  
open space, 2 million  
Sq. Ft commercial.

Source: ULI Great Planned Communities



## Traditional Neighborhood Details:

### Mixed Uses

Historic Mount Dora FL ↓ Seaside FL →



## **Traditional Neighborhood Details : Tree Lawns, Streets, sidewalks and curbs**

Tree canopy with tree lawn between the sidewalk and curb.  
(Monticello, Florida)



## Traditional Neighborhood Details : Density

- Typical Density: 4-6 units per gross acre for moderate density TNDs with 2-3 story structures.
- Much higher densities for urban town centers.

*Seaside FL density- 4 units per gross acre*



# Traditional Neighborhood Details : Setbacks

Savannah, GA. (Historic) Traditional Neighborhood Design

0' setback ↓



15' setback from outside edge of sidewalk ↓



## Traditional Neighborhood Details: Setbacks

- Minimum house front setbacks (0-15'). Houses with 0' setback are masonry construction.
- Maximum front setback- 15' from sidewalk for porch.
- Lots on streets closest to the Transect “Core” have shallowest setbacks. Increase setbacks as you move outward.
- For example:
  - “Core” Downtown - 0' setback
  - “Center” Residential Blocks 15' setback
  - “Center” Blocks” 20' setback
  - “General” 30' setback

**Traditional Neighborhood Details:** Privacy/party walls.

**Historic:** Brick, masonry best materials.

(Savannah, GA.)



## Traditional Neighborhood Details - Privacy/party walls

- Fence Detail



**Traditional Neighborhood Details : Garages.** Accessed by alleys, or set 10-12' behind building line for front load garages. No snout houses!

Setback off alley- 15'. Alley width 14-20'.



## **Historic and Traditional Neighborhood Details: Streets.**

Wide enough for on street parking, at least on one side. R.O.W. typically 60' with curb and gutter (Savannah, Georgia).



# Traditional Neighborhood Details - Architecture-

using formed-based codes to describe architectural style and building materials.

- Historic- Defuniak Springs, FL

Traditional Neighborhood Design



## **Traditional Neighborhood Details: Housing mix**

Single family, multi family, multi story & architectural detail create character that works with higher density to create an attractive urban compact design. (Celebration, Florida)



**Historic/Traditional Neighborhood Details : Central public open spaces** are essential as relief from higher densities.

(Chain of Parks, Tallahassee, FL) (Central Square , Savannah, GA.)



## **Traditional Neighborhood Details : useable centralized open space**

- **Historic-** Forsyth Park,  
Savannah, GA

**Neo Traditional Neighborhood**  
Rosemary Beach, FL



## Traditional Neighborhood Details : pedestrian scale

- Historic- Defuniak Springs, FL    Neo-Traditional Neighborhood Seaside FL



**TND Details: Streets.** Compact blocks. Grid pattern streets, block design purposefully interrupted. Where through streets exist, the best are treed boulevards, with low speeds, stop signs at intersections.

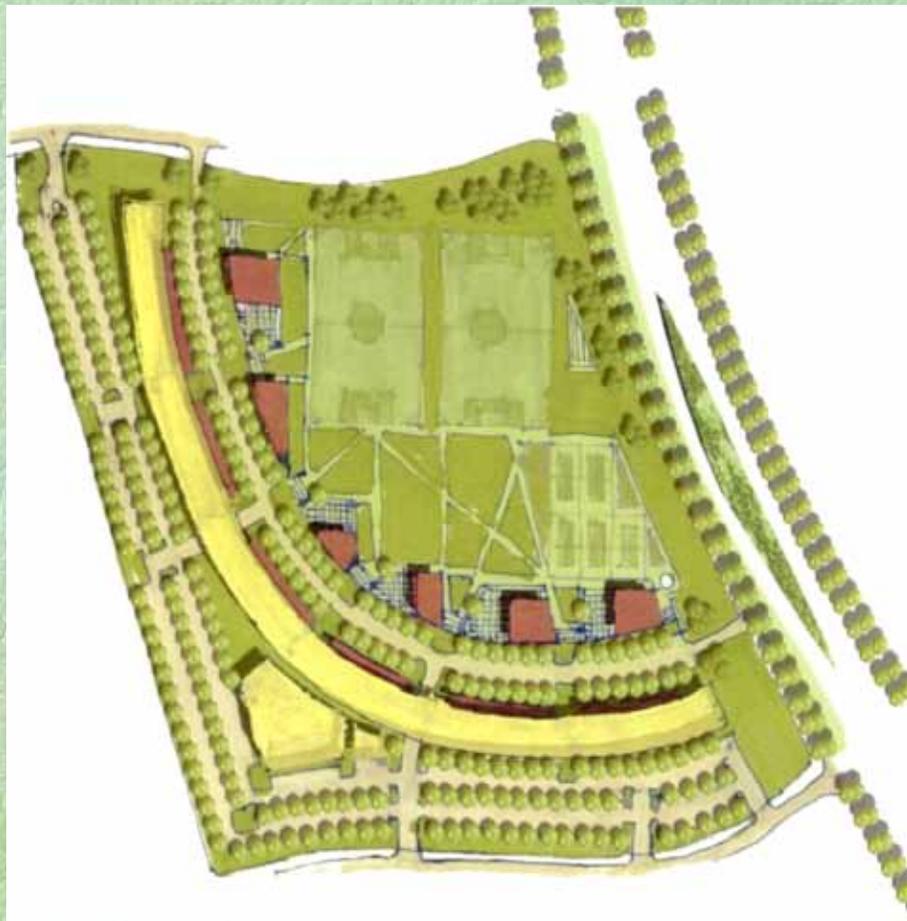
**Density: 3.8 units per gross acre.**

**Open Space: 21%; each square park is one acre.**



**Smart Growth**  
**Neo-Traditional design**  
Big box alternative  
creates equal  
value, less traffic.

Source: Frank Elmer, Lincoln Street Studio



## The Liberty Crescent

A predominantly residential, mixed-use development four stories in height, formed in the shape of a crescent. The Building shape embraces an upscale shopping street with views of public gardens, soccer fields and tennis facilities.

### Uses Include:

- Ground Floor Commercial Uses at 146,000 gsf
- Street-side Commercial shops at 29,700 gsf
- 156 Condominium Units
- approximately 11.9 Acres of Open Space, including two regulation soccer fields, five Tennis Courts, Public Gardens & Parkland.
- Parking for 1,075 cars

### Value Check

34,020 Acres  
340,000 gsf Development Potential  
Land Value at \$ 2,357,600  
= \$69,300 per Acre

156 Housing units at \$15,000 per unit  
= \$2,340,000

177,000 gsf Commercial Uses at \$ 60,000 per acre  
= \$1,062,000

---

Allowance for Soccer Fields and Tennis Courts  
= \$1,044,400



lincoln street studio  
architects

High quality renderings are important to show what will be built and how it will look. **Many people may prefer higher density if it comes with higher quality architecture and dedicated useable open space.**

Example: Ladera Ranch, Orange Co. CA, Covenant Hills. Source: ULI Great Planned Communities

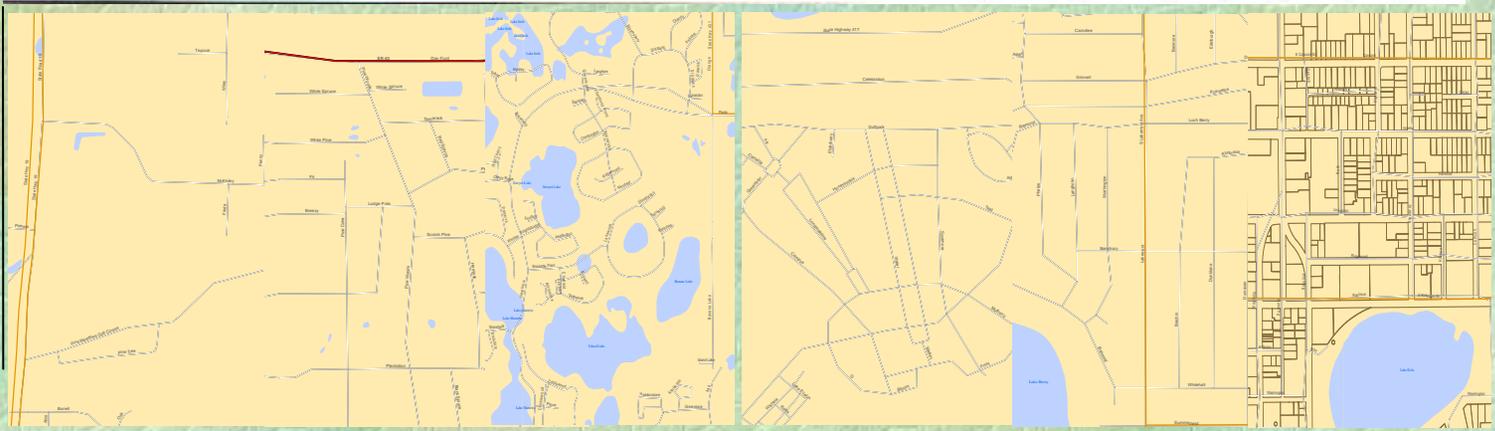
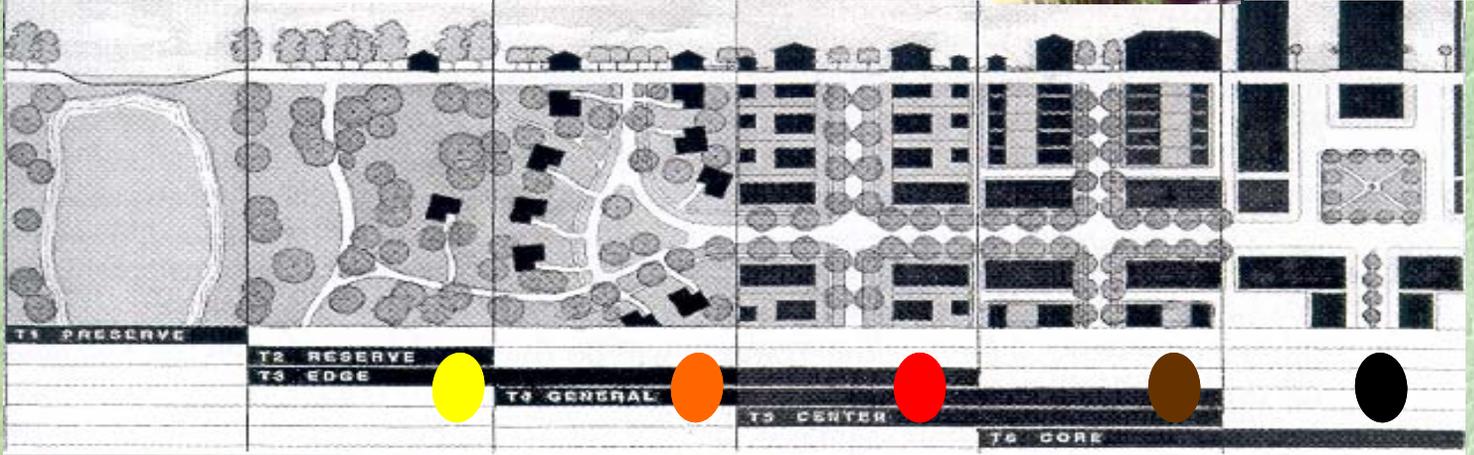


# Alternative development policies

- Should they be an option in your community?
- What are the benefits? *Reduced costs, preserved green space, reduced auto trips if transit can be incorporated in limited high density corridors.*
- What are the tradeoffs? *Higher density in some areas.*
- Bottom line: It is still a matter of local choice in Florida

# *myregion.org*- How Shall We Grow?

- Time to choose your future
- *myregion.org* offers alternatives to consider
- Let's play a game to choose how you want your region to look in 2050



Most Land Consumptive		Less Land Consumptive		Least Land Consumptive	
Farms + Conservation	Rural Residential	Suburban	Urban-Low	Urban-Mid	Downtown
N/A 25+ acre parcels Wildlife Wetlands Water Parks	Single Family homes 2-10 acre lots 100' + setback Large estates Private green Auto only	Single Family homes 1-3 units/ac. 30'-50' setbacks Detached homes Large lawns Auto, trails	Mixed Use 4-6 units/ac 15 setbacks Detached Homes Small fenced yards Sidewalks, Autos	Mixed Use 7-10 units/ac 0' setback Detached/Attached Courtyards Sidewalk/Bike Lanes Auto, Transit	Mixed Use 10+ units/ac 0' setback Attached Public Parks Sidewalks/Bike Lanes, Auto, Transit
N/A	BuildingHt. 35'	Building Ht. 35'	Building Ht. 40'	Building Ht. 40-70'	BuildingHt. 70' +
0 point	1 point/dot Plus 1 sm open space	2 points/dot Plus 1 sm green dot	4 points/dot Plus 1 med green dot	5 points/dot Plus 1 lrg green dot	10 points/dot Plus 2 lrg green dots

New 'New Urbanism' Publications,  
by Andres Duany, DPZ-Company,  
2003

## *myregion.org*- How Shall We Grow?

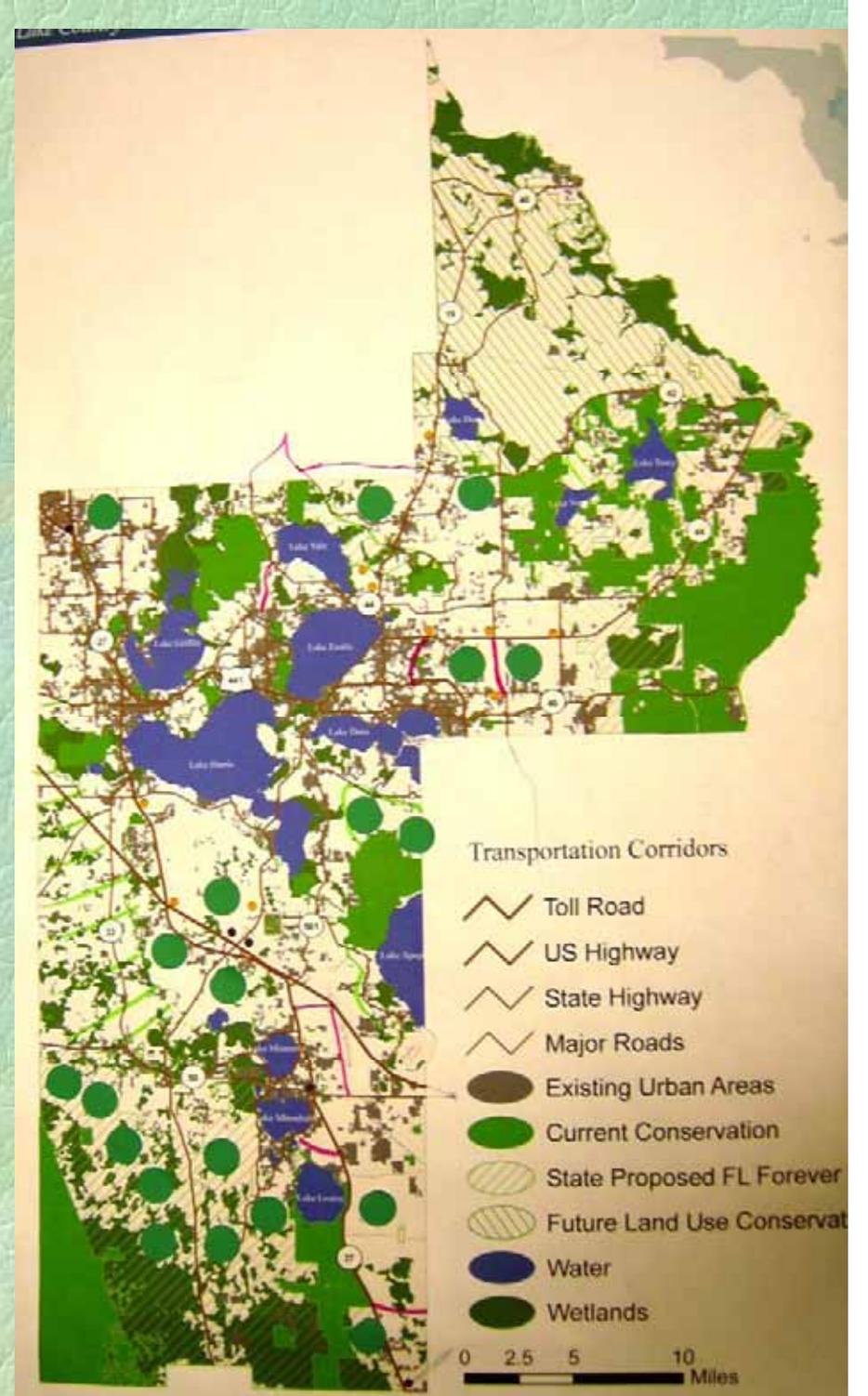
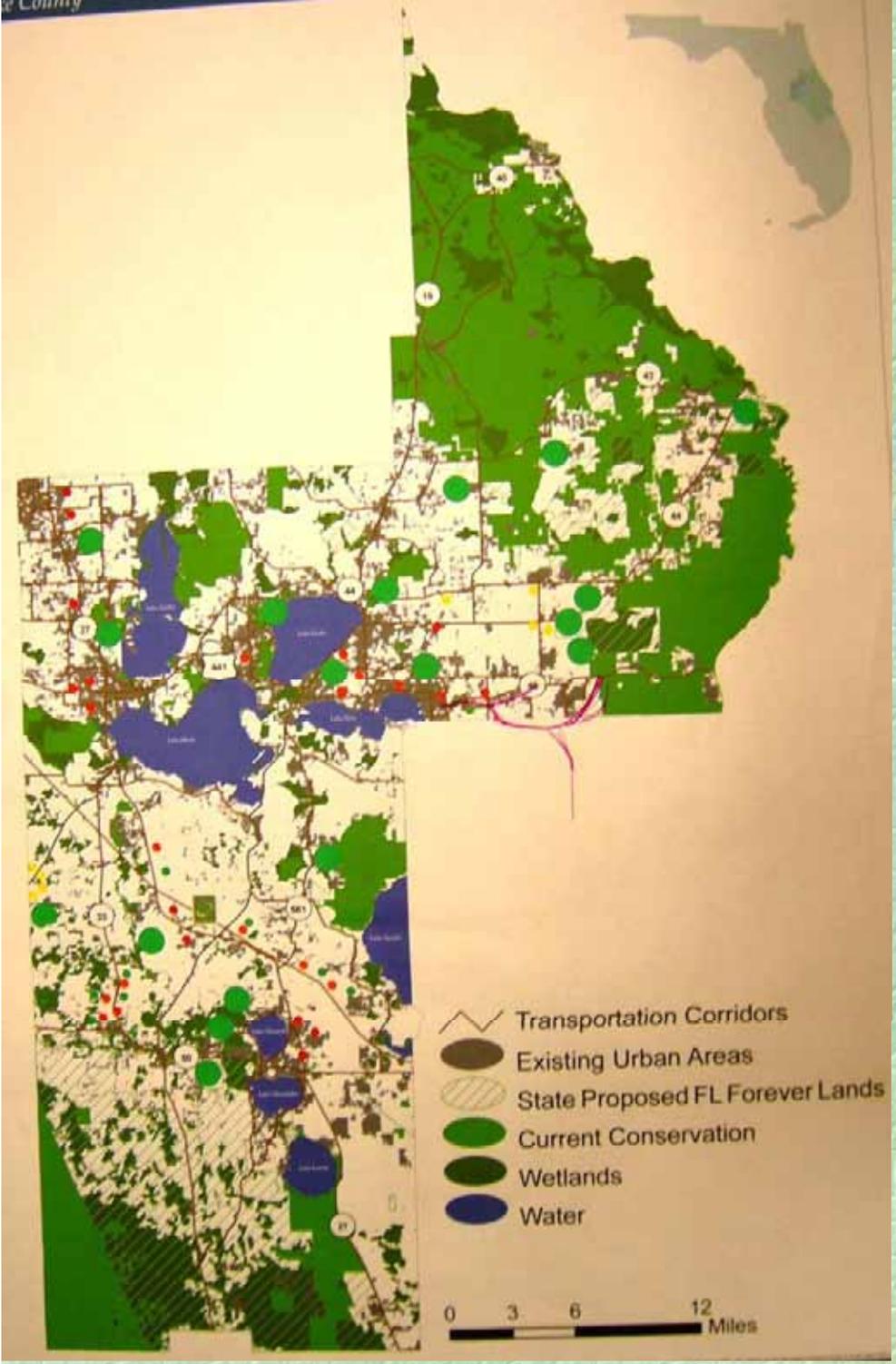
- Each table designs its own 2050 development “look”.
- Maximum 100 points displayed by colored “new development dots”.
- These dots represent density multiples for purposes of the game.

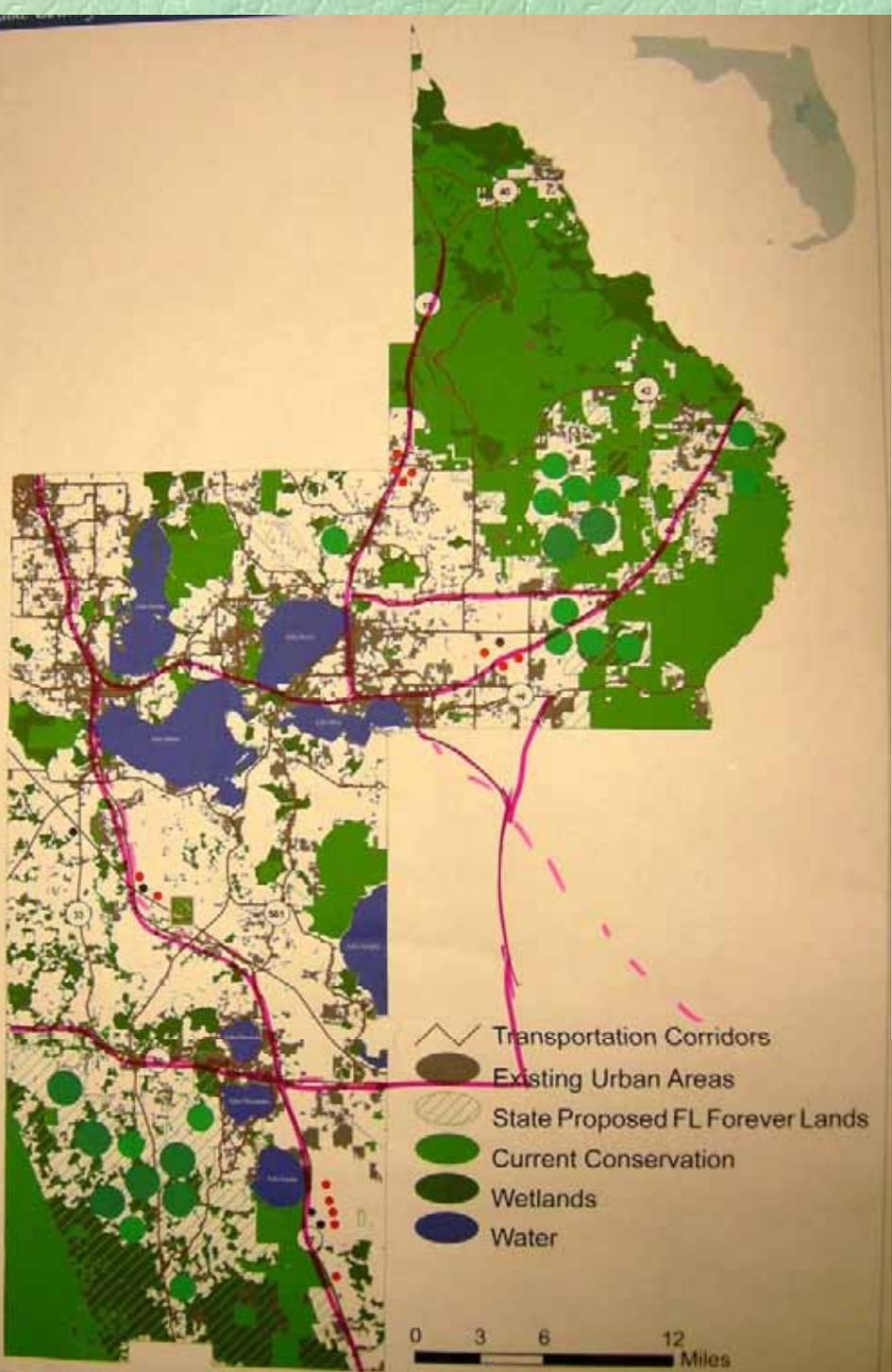
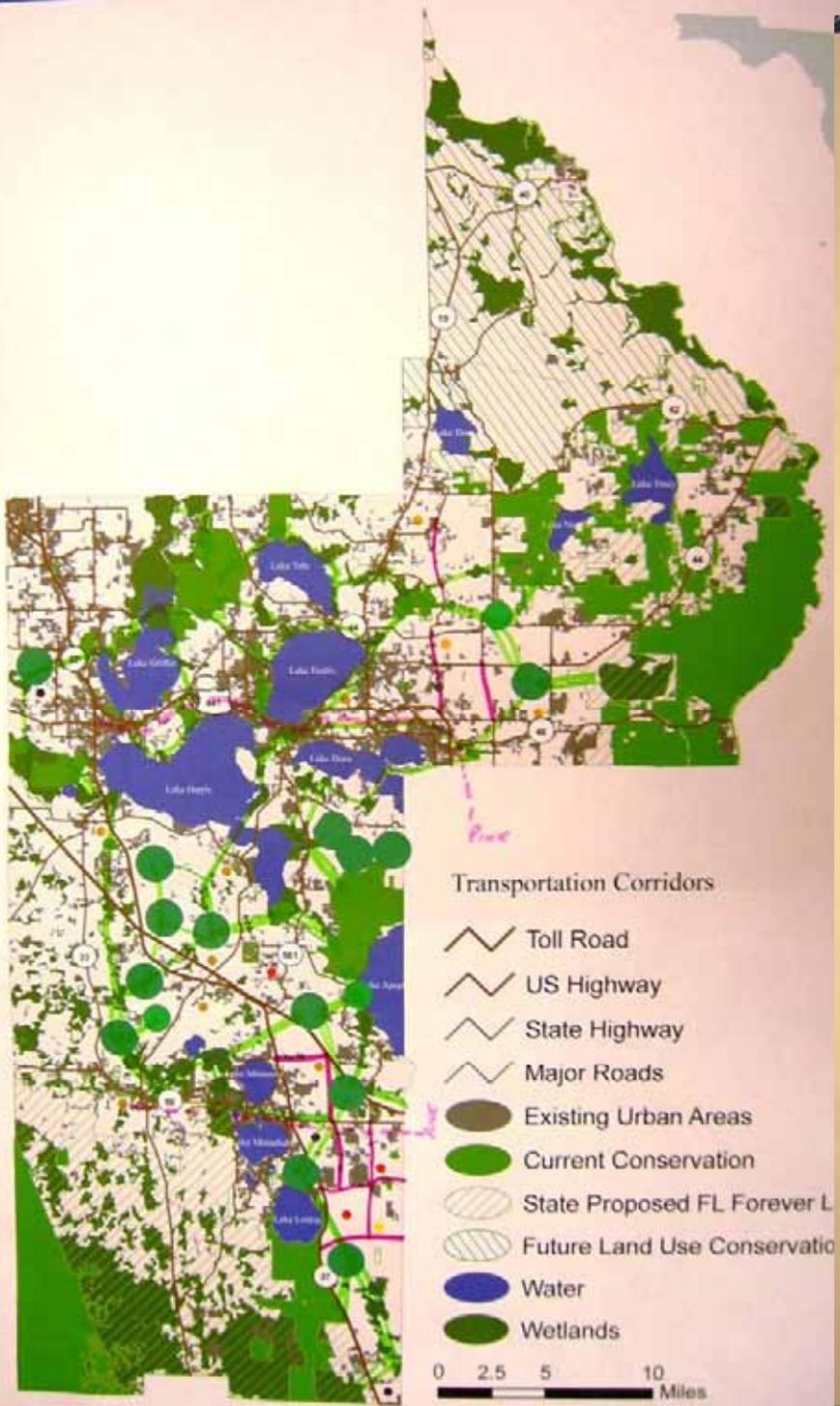
# *myregion.org*- How Shall We Grow?

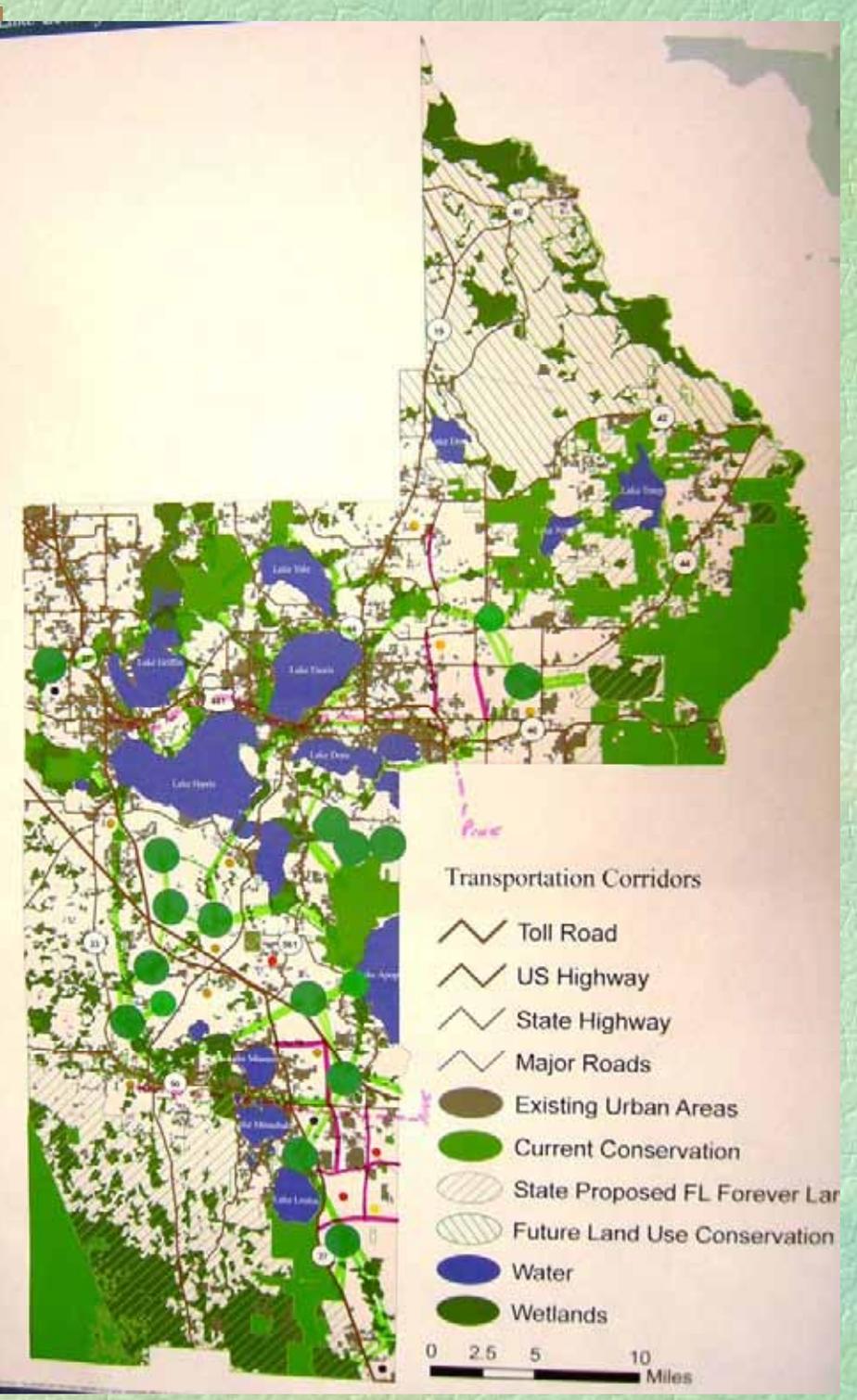
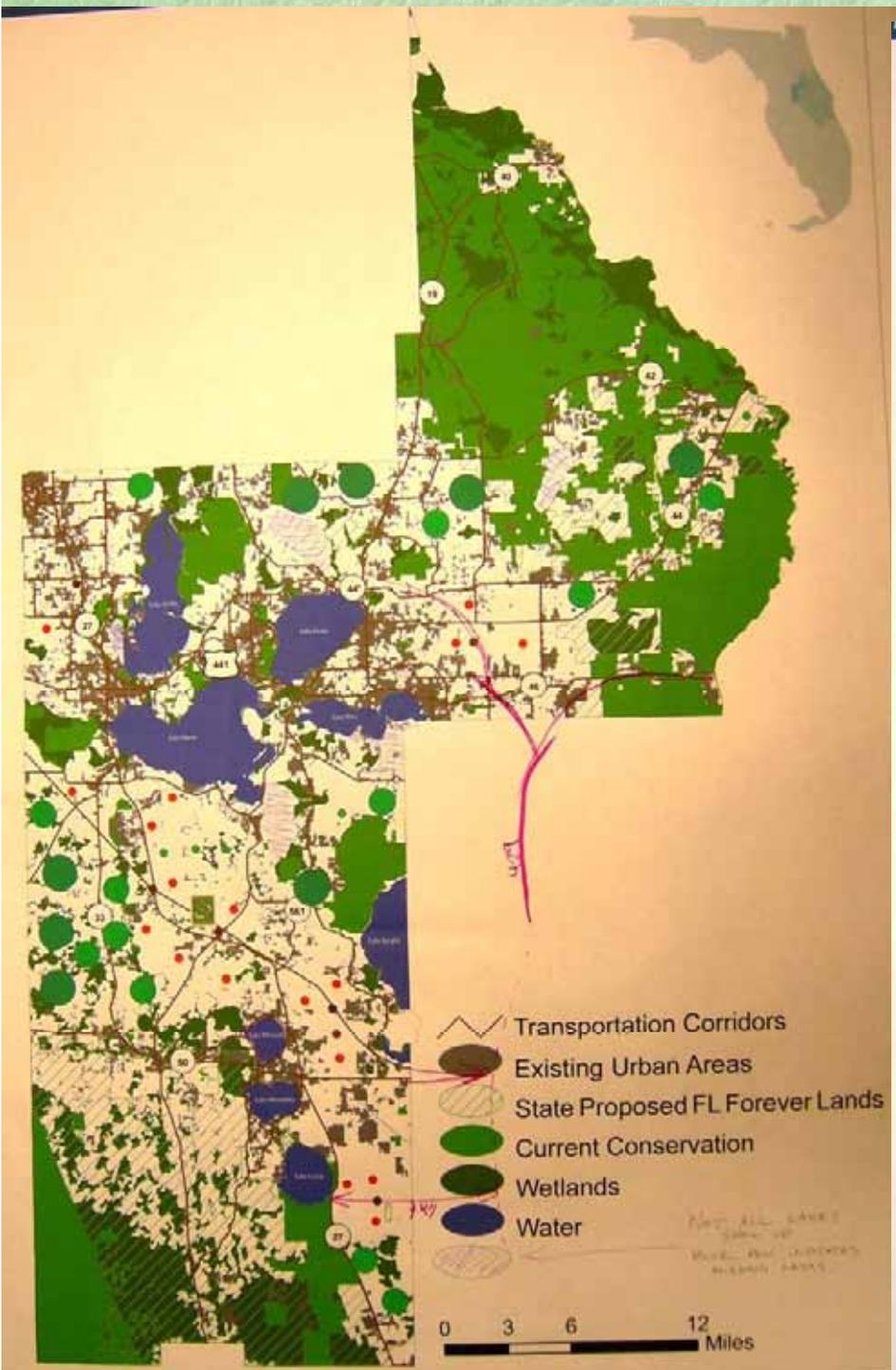
- The choice of providing more density results in more green space being left in 2050.
- The choice of providing less density results in less green space in 2050.
- Green space dots are different sizes.
- Development dots are the same size. Different colors represent different densities.

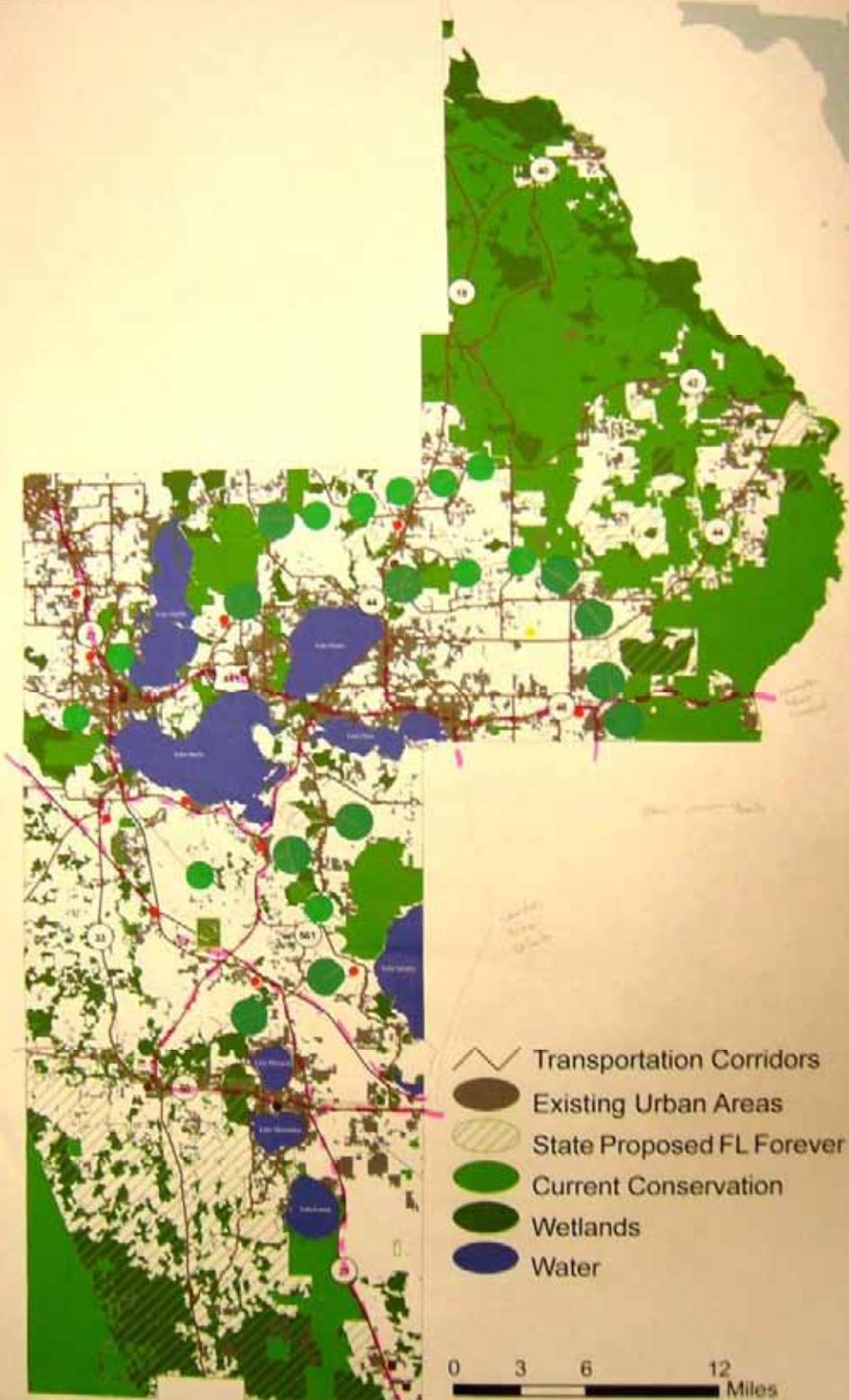
## *myregion.org*- How Shall We Grow?

- Lake County Results from the May Community Workshops.









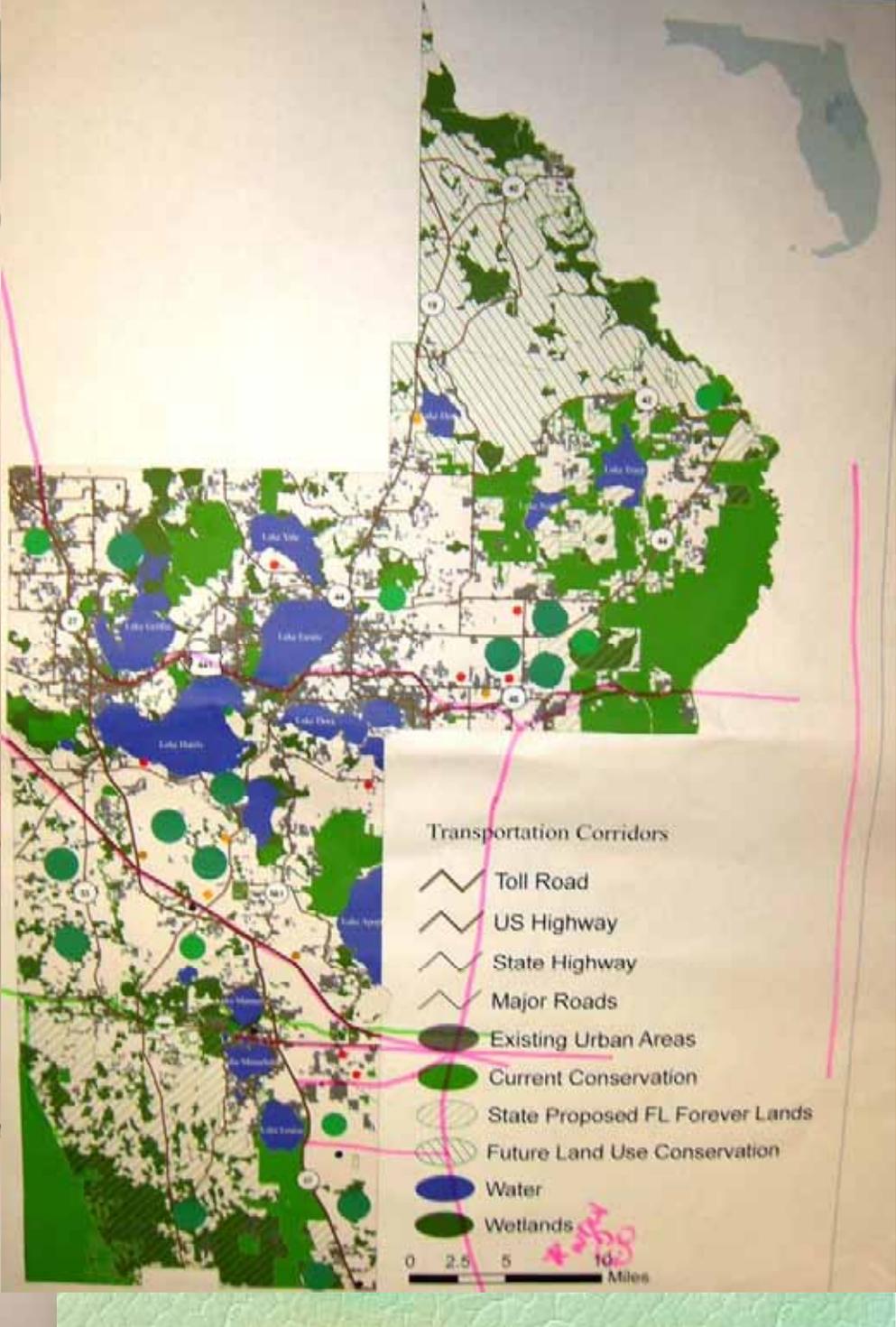
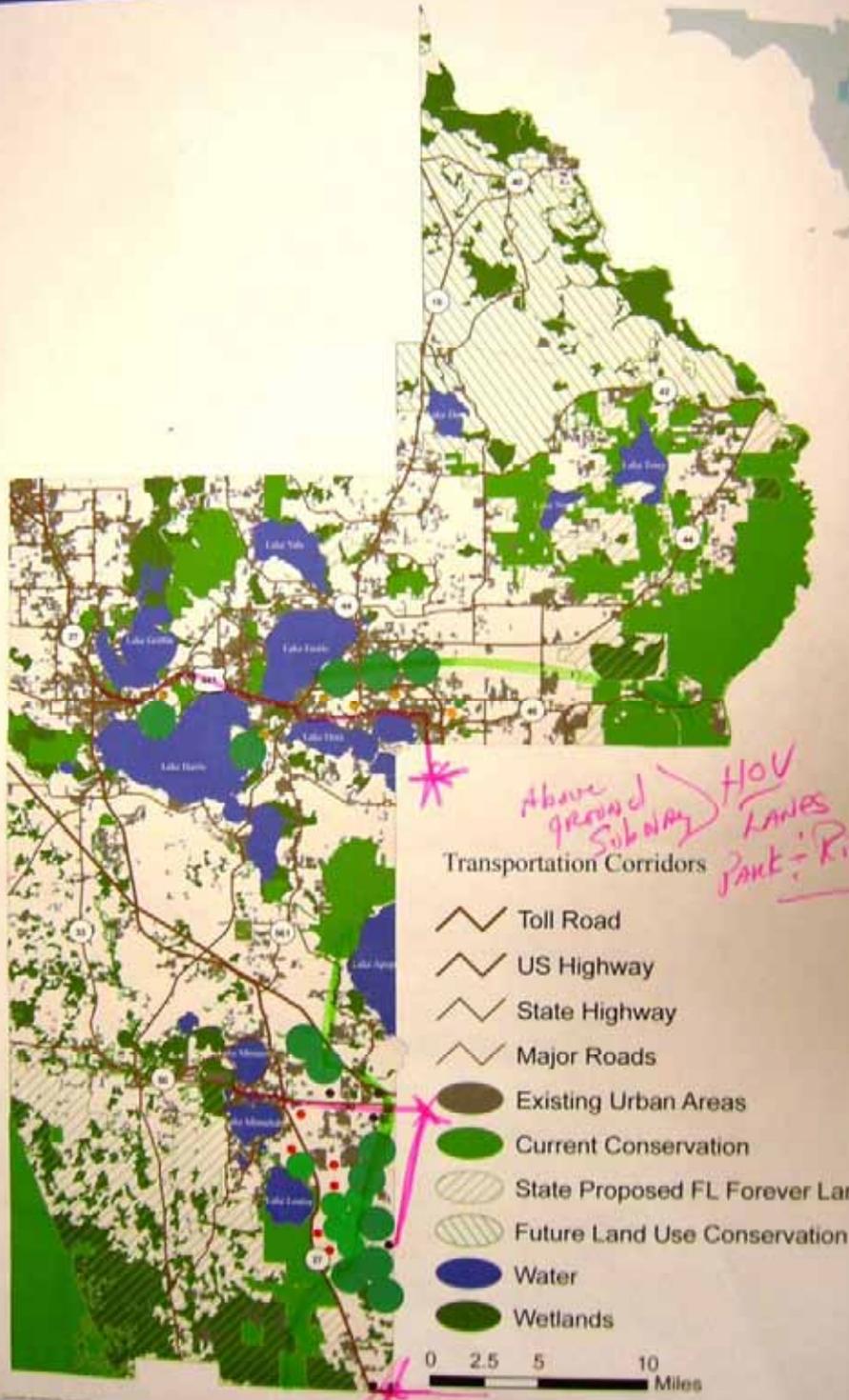
Transportation Corridors  
Urban Areas  
Conservation Lands  
Wetlands  
Water

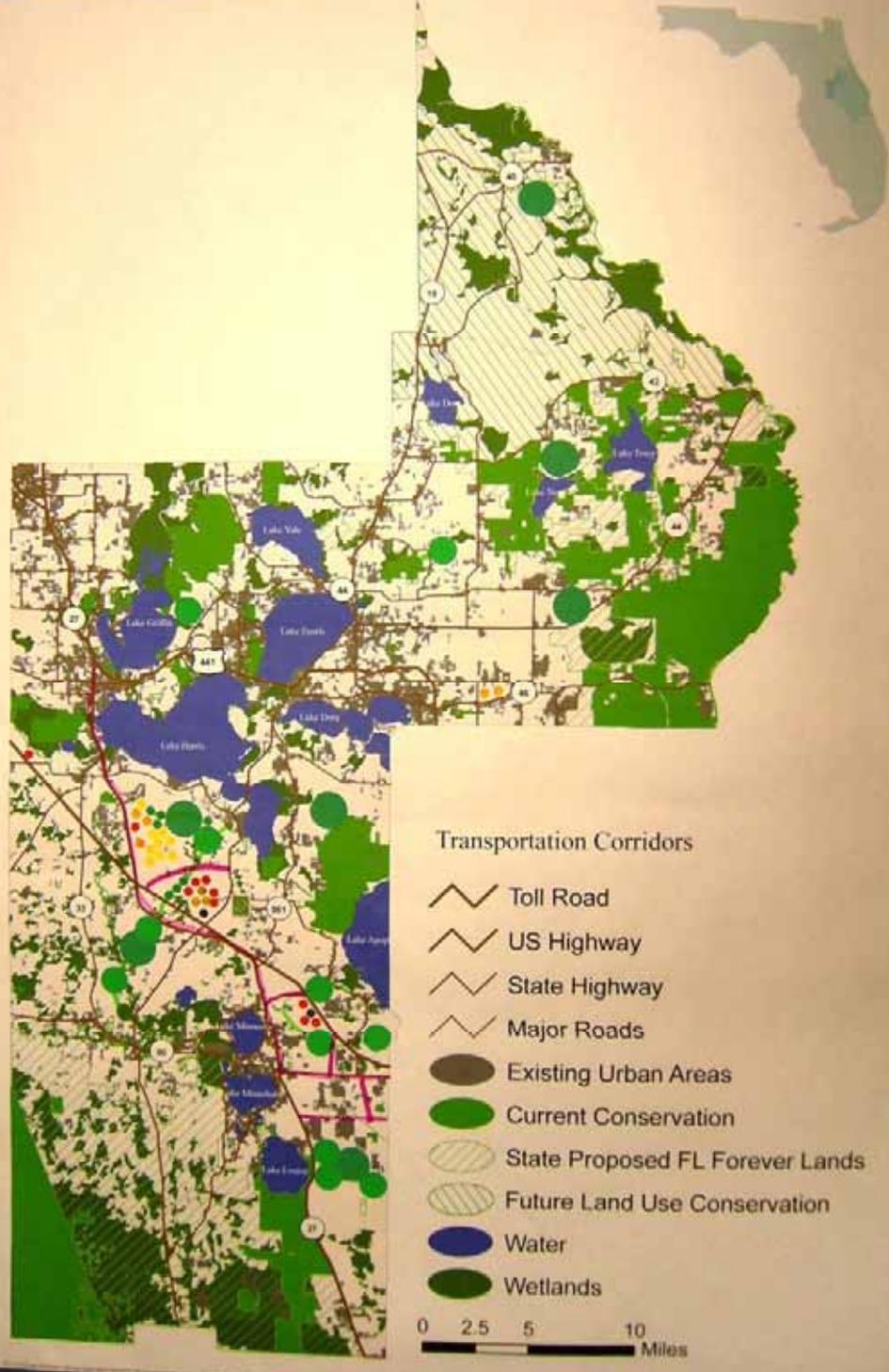
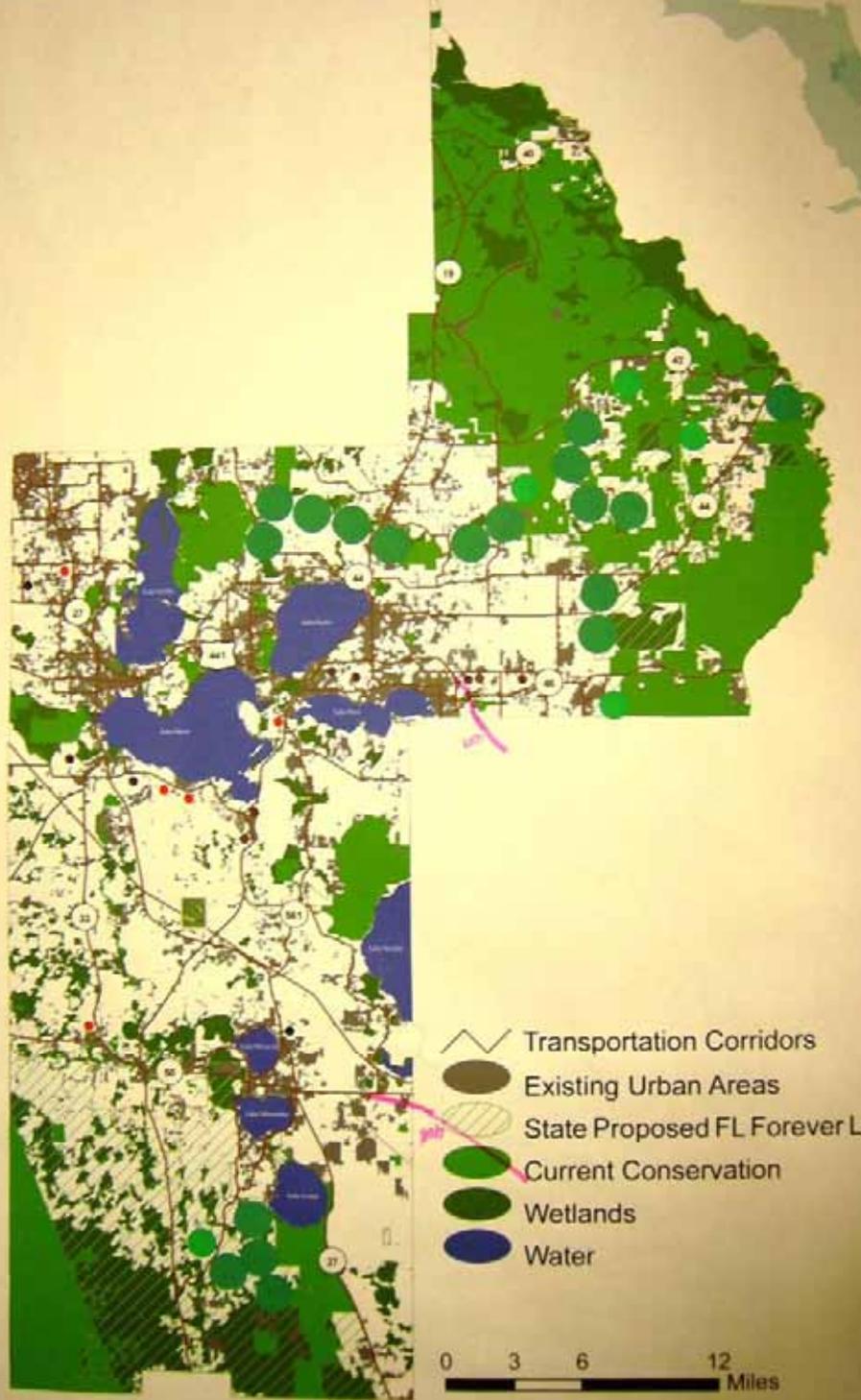


- Transportation Corridors
- Existing Urban Areas
- State Proposed FL Forever Lands
- Current Conservation
- Wetlands
- Water

0 3 6 12 Miles

**Source:**  
 Base Map: Florida Department of Transportation, 2004  
 Conservation Lands: 2004  
 Wetlands: 2004  
 Water: 2004





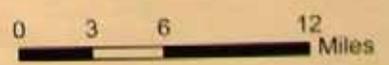
Wildwood  
Bloss  
Villages



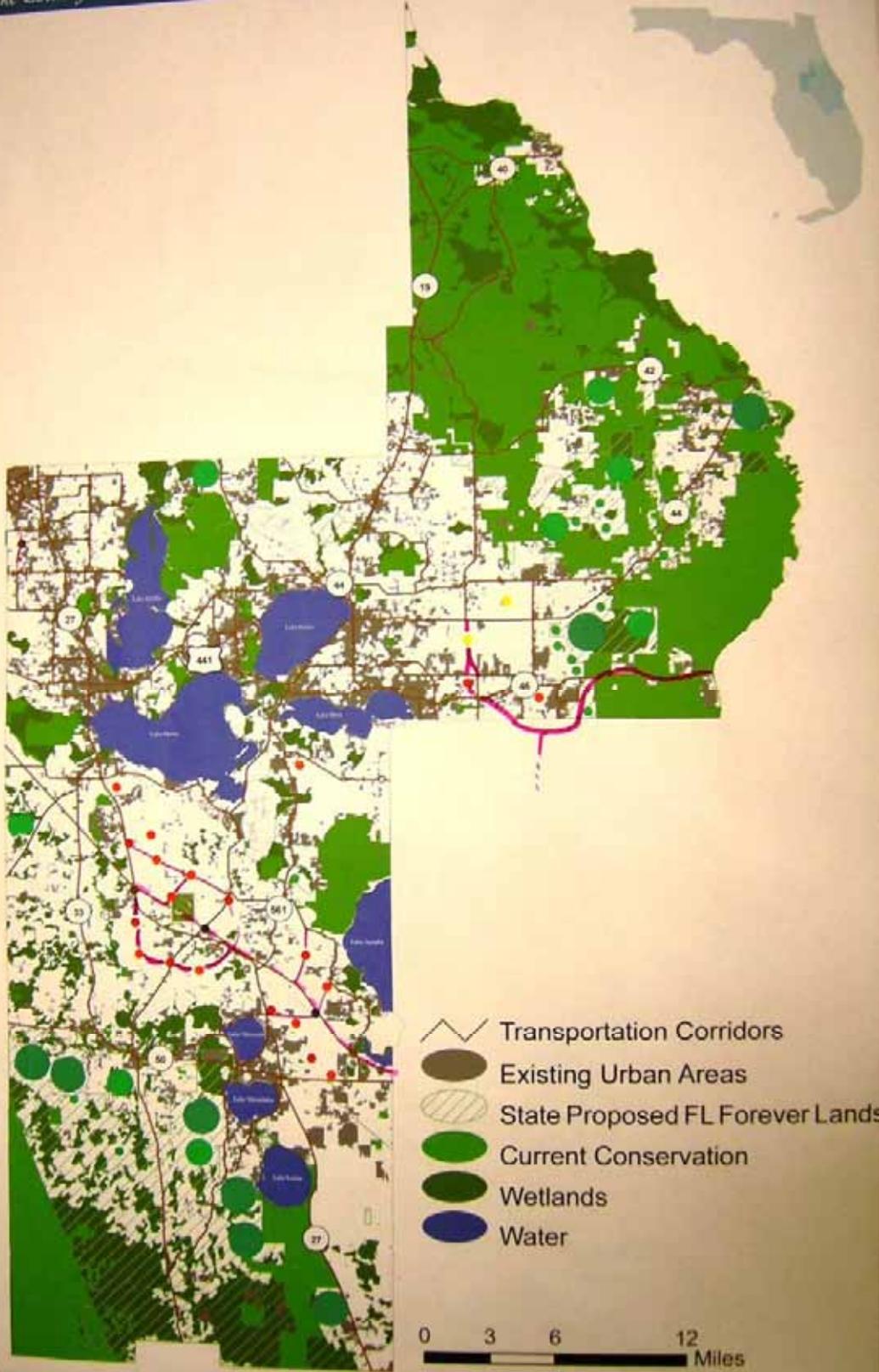
1) black future/existing trails  
2) pink commercial center multi-use



- Transportation Corridors
- Existing Urban Areas
- State Proposed FL Forever Land
- Current Conservation
- Wetlands
- Water



Source:  
State of Florida Department of Transportation, 2008 Regional Planning Information System (RIPIS)  
Regional Conservation Lands (RCL) Report to the State Management, Education and Grants Unit  
Regional Planning Information System, 2008  
Florida State University  
Date: May 20, 2008

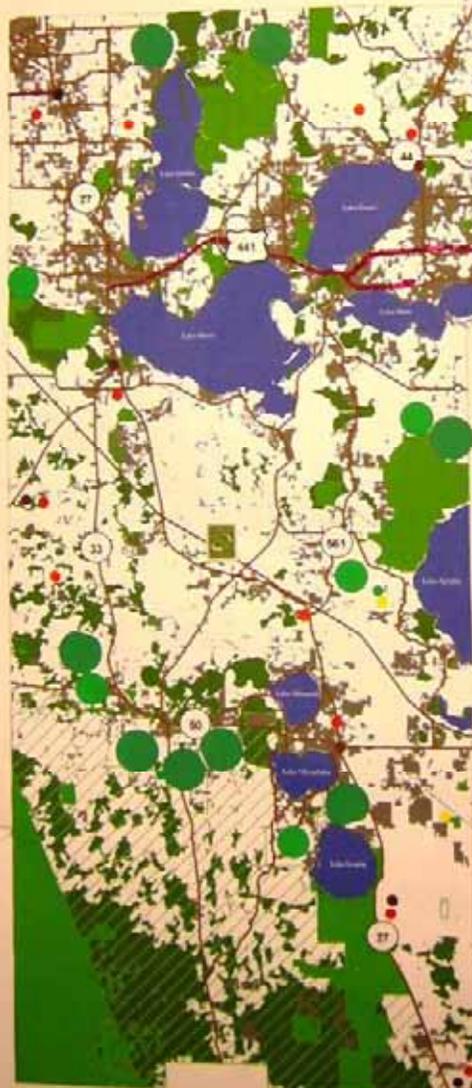


*Handwritten note:*  
\* Existing roads  
to be used  
for  
transportation  
corridors

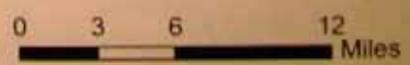


*Handwritten signature:*  
John [unclear]

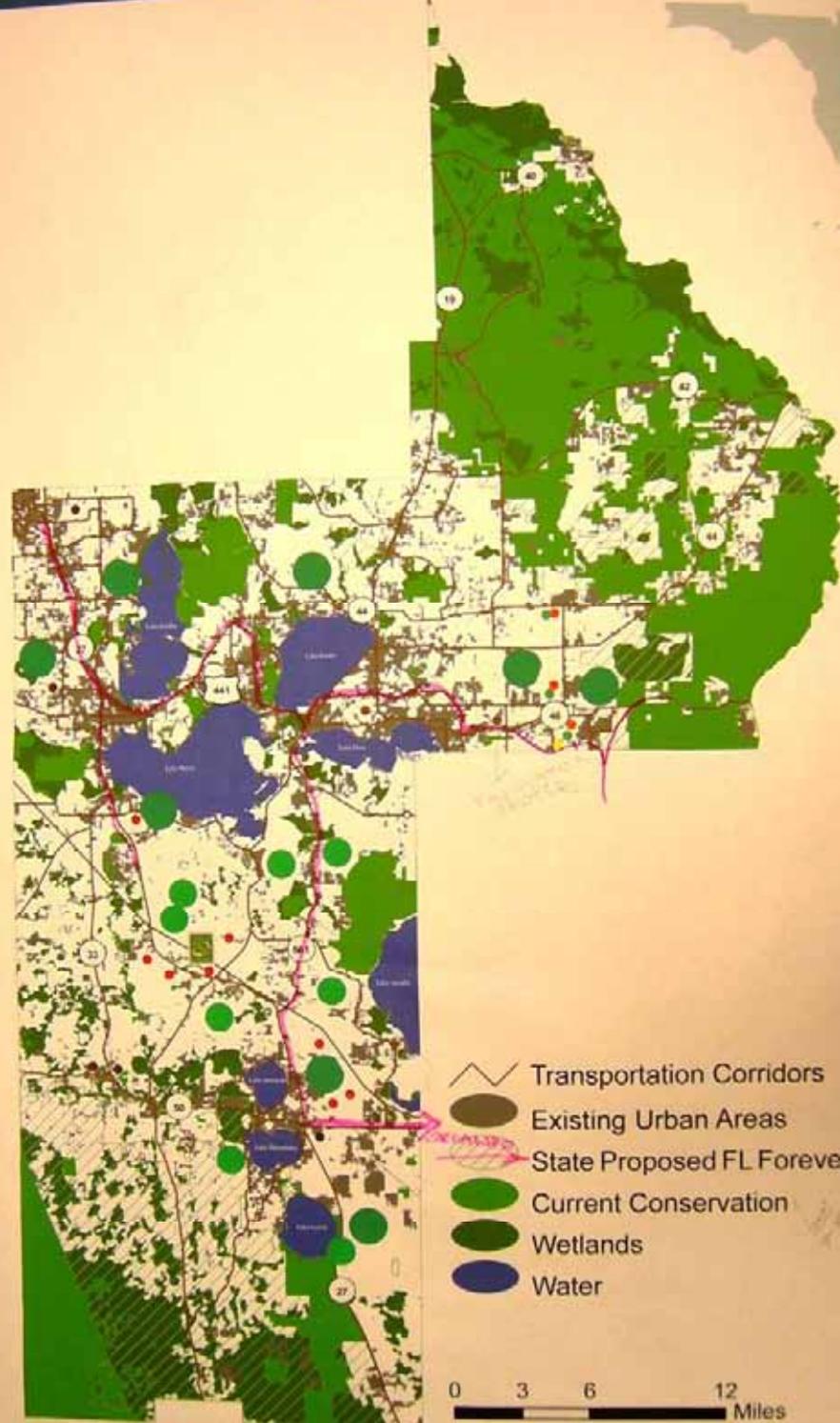
**Source:**  
Florida Coastal Reconnect, 2000 Regional Planning  
Study, 2004  
Florida Conservation Lands, 2004, based on 2001  
State Management Inventory and County Maps  
Transportation Corridors, US Census Bureau and 2000  
Florida State Roadway Data  
FWS, May 10, 2005



-  Transportation Corridors
-  Existing Urban Areas
-  State Proposed FL Forever Lands
-  Current Conservation
-  Wetlands
-  Water



*Handwritten note:*  
Use (some) of land in road



Source:  
County Boundary: 1998 Regional Growth Order  
Map 10000  
Regional Conservation Lands: 2007, 2008, 2009  
Wetland Management Districts and Districts  
Wetland Management Districts 10000 and 10001  
Florida Wetland Inventory  
Date: May 20, 2008

*IF THIS IS THE ANSWER - I DON'T LIKE THE QUESTION!*





## Next Steps:

- Your maps will be put into a county “composite” that we will bring back to you for a “Paint the Region” exercise.
- This composite can then be further “adjusted” using the Paint the Region model, fall 2006.

# Future Steps

- The final vision selected by Lake County residents in the round two workshops (fall 2006) may guide elected officials in their contemplation of future Lake County development patterns.

# Future Steps

- To accomplish a better development pattern result in 2050, Lake County and its cities may wish to amend their comprehensive plans to incorporate their long range vision from the *myregion* project.