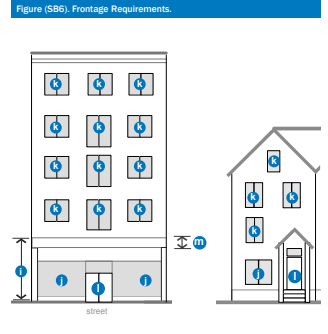
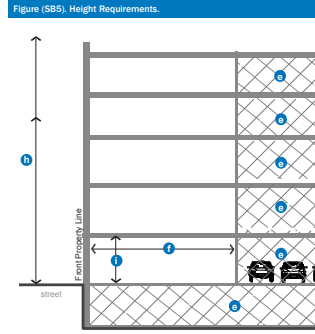
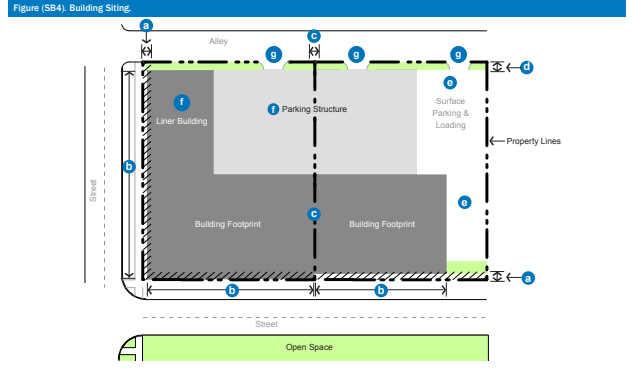
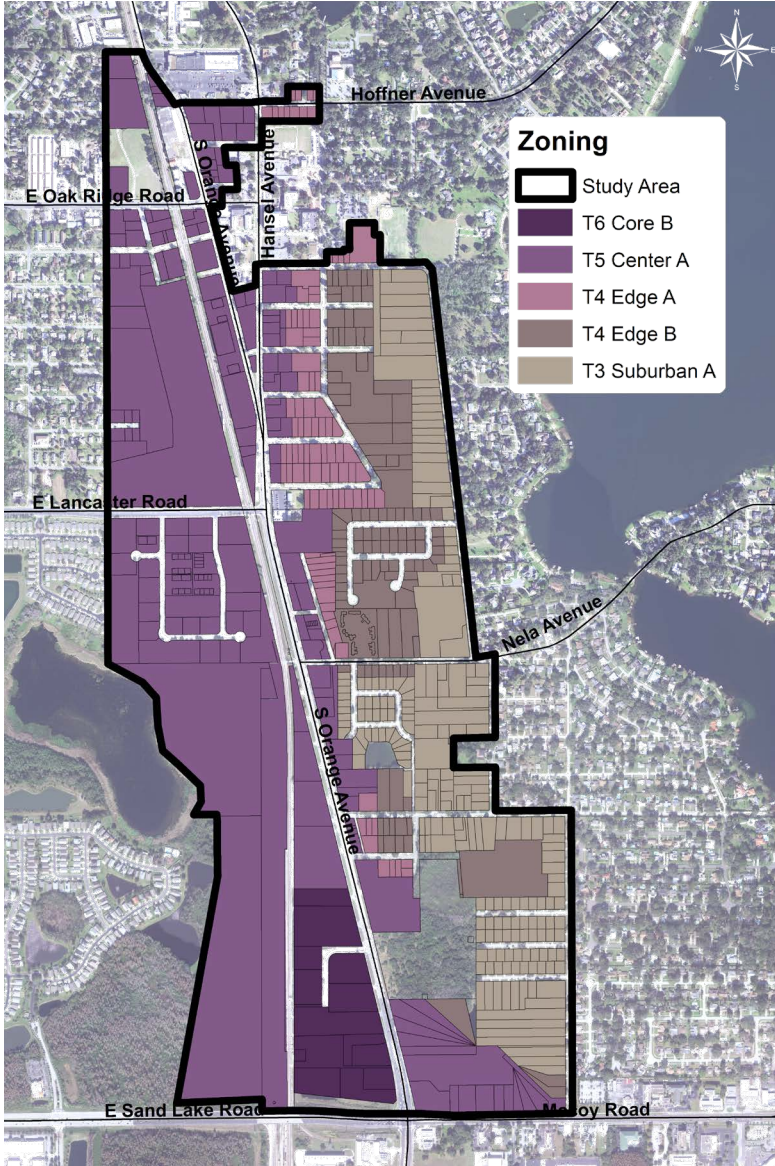


PINE CASTLE DISTRICT OVERLAY CODE



PROJECT PROFILE

Client

Orange County Government

Year Adopted

N/A

Project Area

5 Sq. Miles

Project Duration

12 months

Pine Castle District Overlay Code, Orange County, FL

The Pine Castle District Overlay Code was a forerunner to the subsequent Orange Code rewrite for the entire county. As one of the few areas of unincorporated Orange County with a historic street pattern and irregular small urban lots, the area was a prime candidate for a form-based code overlay in order to better facilitate urban infill development on constrained sites. The code intended to have more dense development along S Orange Avenue, with densities tapering off towards the more established residential neighborhoods nearby. Within the district the area directly adjacent to the Sand Mine Sunrail Station was a focus area for higher density TOD development. Within the district, various more tactical efforts for revitalization such as placement of new sidewalks, crosswalks, and shade trees were made in coordination with other county departments. While the code was eventually incorporated into the overall Orange Code rewrite, it provided visioning and a great test for how the rest of the county would grow over the coming decades.

