



Buena Vista North (Orange Center)

Orange Center is a community in southwest Orange County generally bounded by Interstate 4 and South Apopka Vineland Road and in the vicinity of Lake Ruby. Orange Center has a mix of residential and institutional uses that have developed under the community's antiquated plat, which created lots that cannot meet current performance standards. The area also lacks some infrastructure to support any potential increases in development density or intensity brought about by the proximity of approved timeshare uses to the south and across I-4, International Drive to the east. The preservation of existing residential uses also is a concern based on development pressures in the area.

In 1999, the Physical Planning Section completed the Orange Center Study to assess these conditions and make recommendations regarding the area's land use and potential development standards. Future Land Use designations of some properties were changed and requirements for lot aggregation enacted to encourage a more cohesive development pattern.

Design standards to preserve the community's scale and sense of place in the context of its varying land uses were recommended and were implemented as the Buena Vista North District Standards (1.3 MB), a project of the Urban Design Section. The standards apply to a defined district east of Apopka-Vineland Road and Amy Lane, north of Lake Street, south of Fenton Street, and west of Interstate 4. The standards require proposed developments to be Planned Developments and regulate street and parkway design, minimum lot sizes, setbacks, bufferyards, access management, utilities, parking lot design and landscaping, building height, streetscaping and landscaping, signage, lighting, and other aspects of development. Please consult the Buena Vista North District Standards for detailed information.