

Osceola County: 2007-2025



Creating a Smart Growth Agenda
March 8, 2007

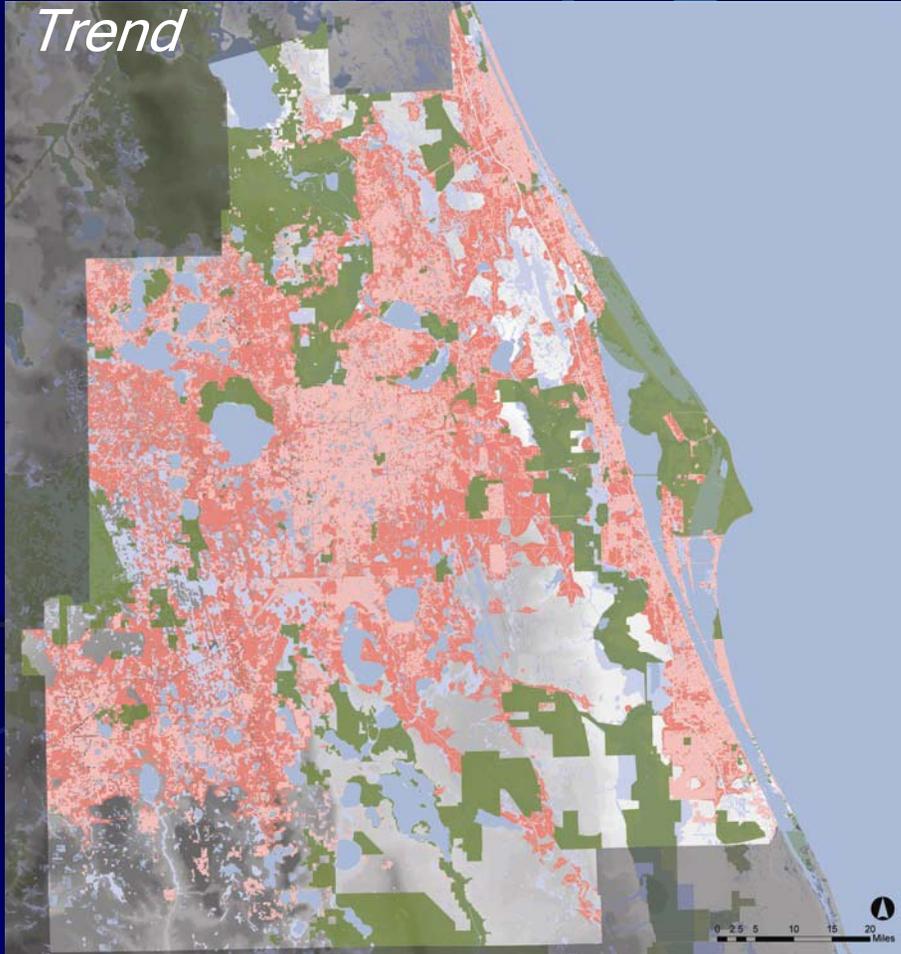
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Smart Growth Director

Three Projects that Have Improved Our Thinking

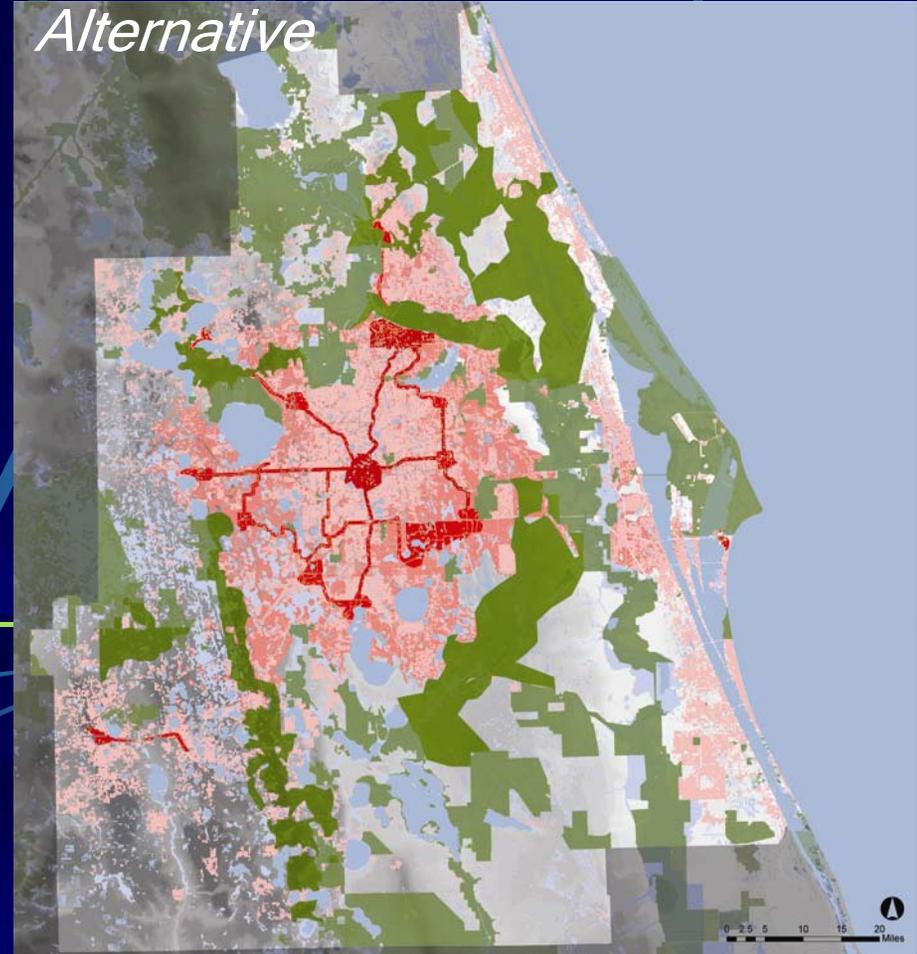
- *PennDesign study* challenged Central Florida communities to reconsider our future over a 50-year time horizon.
- *Urban Land Institute* panel visited Osceola County in January 2006 and issued a set of long-range recommendations.
- *New Comprehensive Plan*—EAR-based amendments adopted December 19, 2005.

Phase V: 2050

Trend



Alternative



Trend vs. Alternative Scenarios

Trend Scenario

- 1,163,573 acres developed for region
- \$104 billion to develop
- \$12 billion for road improvements

- 610,871 acres environmentally sensitive land developed

Alternative Scenario

- 420,410 acres developed in region
- \$38.7 billion to develop
- \$27.9 billion for transportation costs (high-speed and light rail, freight and ferry)

- 408,555 acres environmentally sensitive land developed

ULI Advisory Service Panel Study January 22-27, 2006

- Seven-member national panel toured County, interviewed residents, and brainstormed about Osceola County, its economy, its resources, and its future.
- Focused their attention to the area along the east and south shores of Lake Tohopekaliga between Cities of Kissimmee and St. Cloud.
- Five DRIs were proposed for this area.

Transportation

Panelists Proposed Four Actions:

- **UPGRADE** our existing roads
- **PLAN** for future roadways
- **INTEGRATE** transit into our transportation network
- **PROVIDE** low-tech alternatives (Pathways, Bikeways and Trails)

Schools

- Recognized funding growth was prime issue
- Earlier payment of impact fees
- Revising school impact fees
- Collocation of schools and parks

Environment

- Annual Report on “Green Infrastructure”
- Lake Toho Performance Standards and Management Plan
- Create a Unified Vision for the Lake Toho area

Workforce Housing

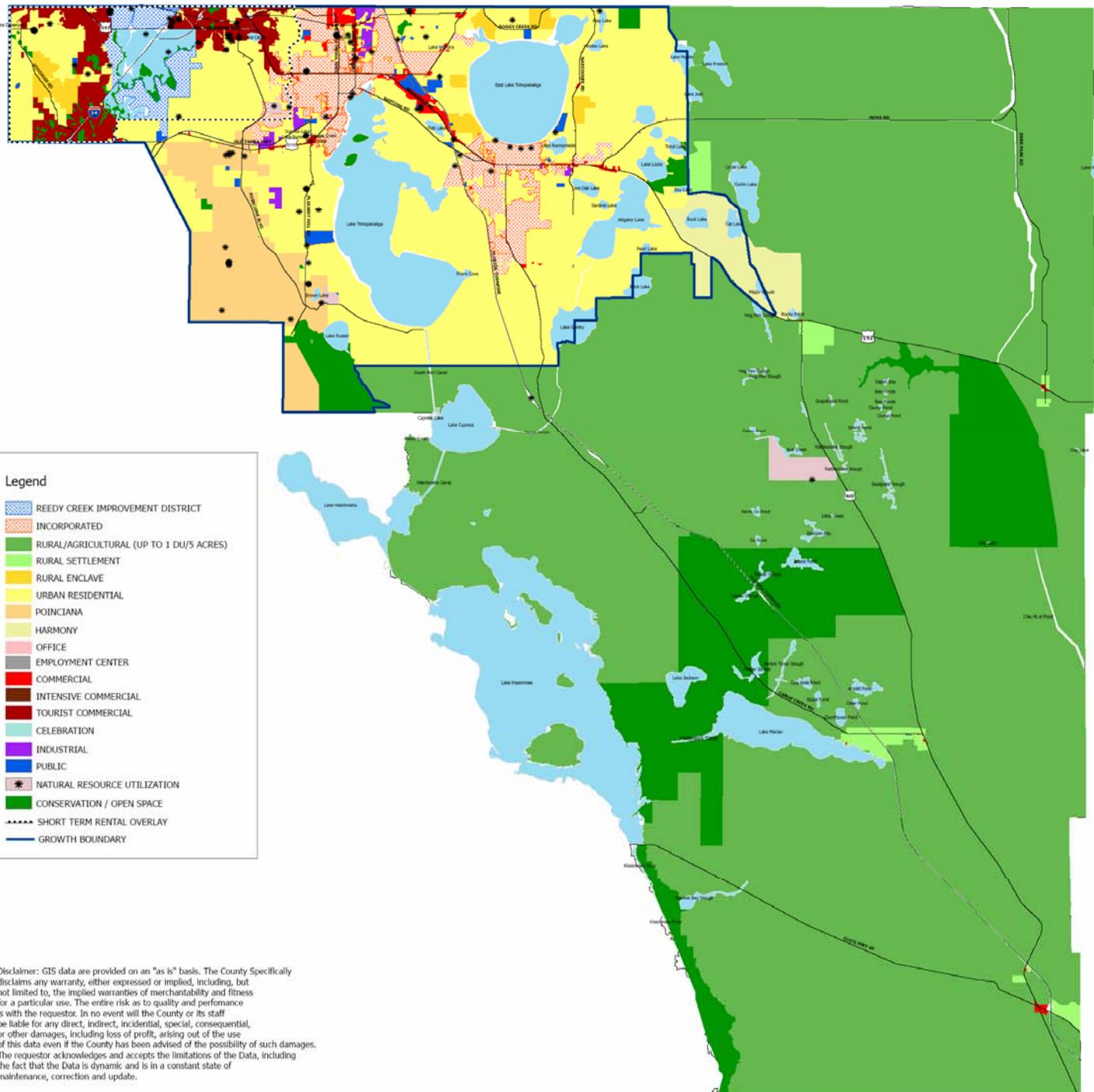
- Build consensus of the need for workforce housing
- Implementation of policy to create solutions
- Diversity of housing choices
- Integration of mixed uses

Osceola County Comprehensive Plan

- **20-year** planning horizon - 2005 to 2025.
- Assumes **525,100** permanent residents, a **123%** increase over 2005.
- Creates an *Urban Growth Boundary* (UGB), concentrated in the County's northwest.
- New FLUM category— *Urban Residential for building communities*.

How does the Comprehensive Plan affect you?

- Assurance of sufficient drinking water,
- A road network that is capable of handling new growth,
- Stormwater and sewage will be managed and treated properly,
- The natural environment will be protected, and
- Schools will be available when needed;
- All in a cost feasible plan for the next 20 years.

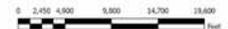
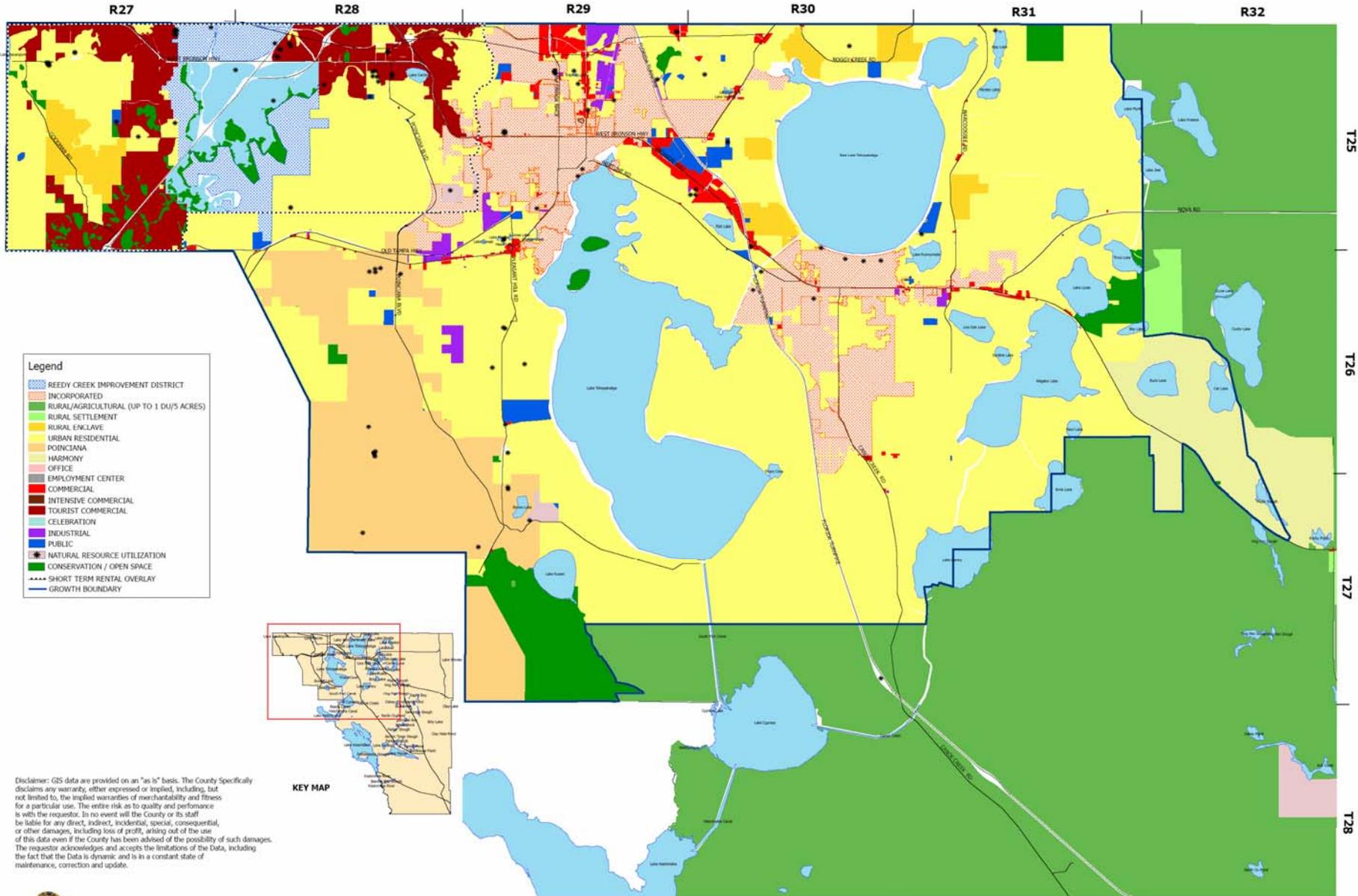


Legend

- REEDY CREEK IMPROVEMENT DISTRICT
- INCORPORATED
- RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
- RURAL SETTLEMENT
- RURAL ENCLAVE
- URBAN RESIDENTIAL
- POINCIANNA
- HARMONY
- OFFICE
- EMPLOYMENT CENTER
- COMMERCIAL
- INTENSIVE COMMERCIAL
- TOURIST COMMERCIAL
- CELEBRATION
- INDUSTRIAL
- PUBLIC
- * NATURAL RESOURCE UTILIZATION
- CONSERVATION / OPEN SPACE
- SHORT TERM RENTAL OVERLAY
- GROWTH BOUNDARY

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Future Land Use



Inside the UGB

- Most new development will take place in the Urban Residential FLUM category, which is illustrated in yellow.
- Three subcategories, *which include appropriate commercial development*, are allowed without amendment to the FLUM:
 - Neighborhood Residential (up to 5 du/ac)
 - Community Residential (5-12 du/ac)
 - Urban Residential (12-25 du/ac)

Inside the UGB

- Target density: *minimum* 3 dwelling units per developable acre.
- Wetlands don't count.
- A monitoring system will assure that the 3 du/acre target is met.
- To exceed 5 du/acre, developers must purchase transfer rights in the green zone and transfer them to their properties.

Outside the UGB

- Limited infrastructure and community services.
- Exceptions:
 - Yeehaw Transportation Center Overlay (*not* the Latt Maxcy Property or Destiny)
 - Rural Land Stewardship development
 - New Urban Centers

Concurrency

- Core doctrine of the *1985 Growth Management Act*.
- Infrastructure must be in place, or programmed, at the time new development occurs.
- Applies equally to residential and non-residential development.

How Concurrency Works

Applies to these classes of infrastructure:

- Roads (huge problem in Osceola County)
- Solid waste (not a problem)
- Potable water (TWA/St. Cloud's problem)
- Sanitary sewer (TWA/St. Cloud's problem)
- Parks
- Stormwater
- Schools (The New Frontier)

Concurrency

- Infrastructure capacity must be in place or planned in order to obtain permits.
- If capacity isn't available, developer has options to fund them by putting money up front ("proportionate share") equal to the impact of the development.
- Or the developer can wait until capacity is available.

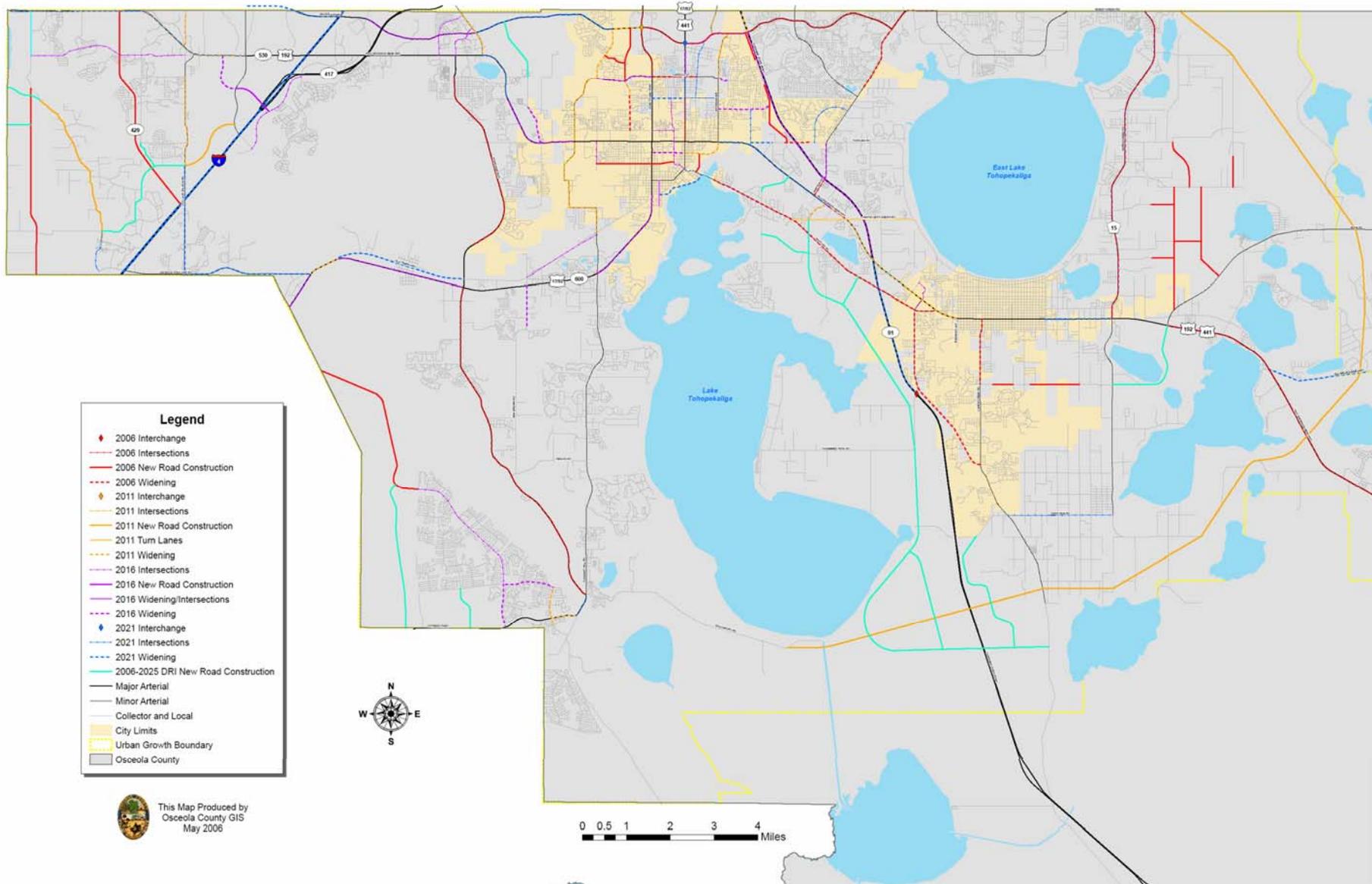
Protecting Natural Resources

- SAVE
- Aquifer Recharge Element and the NRU
 - Protection for the aquifer and governance by the Water Management Districts
- Conservation Element lays out policy to protect all environmental resources of the County.
- State and Federal regulatory agencies have jurisdiction, the County enforces their policies

20 Year Roadway Plan

- Implemented a 20-year program for roadway construction
- Program divided into 5-year increments
- First five years accelerated
- Revised socioeconomic data (where people live and work.)

Transportation Improvements 2006-2025 in Five Year Increments



Impact Fees

- There must be a “rational nexus” between the impact fee and the impact.
- What gets purchased with fees?
 - Capital Improvements – exclusively
 - No future Operation & Maintenance costs
 - Cannot be used to resolve existing deficiencies

Impact Fees

- Why are they going up?
 - Construction Costs are rising very rapidly
 - Land (school sites, right-of-way) costs are also increasing
 - Growth is accelerating which creates an accelerated need for infrastructure
 - Current and future fees will be indexed for inflation

The Comprehensive Plan establishes guidelines for:

- Conservation and Management of water,
- Maintaining adequate transportation networks,
- Assuring enough School capacity,
- Protecting natural resources and water recharge areas,
- Codifies protection of wetlands and endangered species habitat,
- Park, recreation, and open space requirements.

Will our new Comprehensive Plan increase or decrease the current pace of growth in Osceola County?

- Market forces are controlling factor
- Creates specific rules for smart, sustainable development
- Protects our Quality of Life



Questions