

Future Land Use Element

Adopted by the Osceola County
Board of County Commissioners

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10/28/10	CPA10-0009	10-28	LARGE SCALE TEXT/ MAP
10/28/10	CPA10-0012	10-29	LARGE SCALE TEXT
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10/18/10	CPA10-0018	10-34	SMALL SCALE MAP
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11/01/10	CPA10-0021	10-37	SMALL SCALE MAP
02/09/11	CPA10-0022	11-01	SMALL SCALE MAP
08/12/11	CPA11-0023	11-15	LARGE SCALE MAP
07/27/11	ORD11-19	11-19	LARGE SCALE TEXT/ MAP
11/28/11	CPA11-0001	11-27	LARGE SCALE TEXT
09/08/11	CPA11-0002	11-21	SMALL SCALE MAP
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12/15/11	CPA11-0004	11-28	SMALL SCALE MAP
07/27/11	CPA10-0012	11-19	LARGE SCALE TEXT
12/19/11	CPA11-0007	N/A	MAP CORRECTION
07/07/13	CPA13-0001	13-08	LARGE SCALE MAP
8/19/13	CPA13-0003	13-13	LARGE SCALE TEXT/MAP
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FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

GOAL 1: GROWTH MANAGEMENT

Osceola County shall manage how and where growth occurs during the next 20-year planning horizon by using sustainable development and smart growth planning practices. The County shall manage the land use patterns designated on the Future Land Use Map comprehensively, consistently, and effectively to enhance the quality of life for its citizens, promote economic vitality, and accommodate projected population growth and development in an environmentally acceptable manner.

Objective 1.1: Urban Growth Boundary

Osceola County establishes an Urban Growth Boundary (UGB) to provide a spatial framework within which urban scale development can occur and the location, capacity, and financing for the roads, schools, utilities, transit and other public facilities necessary to support development can be planned for and provided.

Policy 1.1.1: *Urban Growth Boundary (UGB).*

The UGB is fundamental to the County's long-term growth strategy for achieving a compact urban area where a quality of life superior to that provided by a conventional suburban development pattern can be achieved. To that end, the County will use the UGB as the primary planning and management tool for identifying 20-year capital facility needs and the funding commitments required to support its future urban growth.

Policy 1.1.2: *Density range within UGB; target density of 3.0 DU/acre.*

The UGB is intended for and planned for urban land uses with urban level densities and intensities. For new residential development within the UGB, the County shall provide for a range of densities of up to twenty-five (25) dwelling units per acre with a target average density of 3.0 dwelling units per acre by 2025. The maximum density, as applied to a specific Mixed Used District, may be increased through adoption of a Conceptual Master Plan for that district.

Policy 1.1.3: *Urban Infill and Urban Expansion Areas.*

The UGB is divided into two (2) development areas – an Urban Infill Area and an Urban Expansion Area. To encourage development that can be efficiently served with public facilities and services, while discouraging the proliferation of urban sprawl, new residential development within these areas shall be meet the following minimum net densities:

Urban Infill Area – 3.0 dwelling units per acre

Urban Expansion Area – 5.0 dwelling units per acre

Developing at less than the established minimum net densities will be permitted where the County's TDR program is used to buy down the density.

Policy 1.1.4: *Future Land Use Map (FLUM); relationship to zoning map.*

The Future Land Use Map establishes the proposed long-range general use of property for a designated target year. In contrast, the Zoning Map indicates the specific type of

land use that the property is currently suited for based on existing conditions. The Zoning Map is subject to continuous amendments so that land, over time, will gradually and systematically be rezoned to be consistent with the planning policies and long-range objectives of the Comprehensive Plan. In determining consistency with the Future Land Use Map, considerations such as land use compatibility, location, availability and capacity of services and facilities, market demand, and environmental features shall also be used in determining the most appropriate zoning district.

Density may not exceed the parameters allowed by the Future Land Use Element, regardless of zoning. In addition, in making the transition from the Future Land Use Map designation to the most appropriate zoning district classification, it shall be permissible to allow the use of a Planned Development zoning district that provides for fewer uses than permitted with a standard zoning district classification. Furthermore, in making the transition for residential development, the County may impose a more restrictive zoning district classification on a property until such time as the property is found to be suitable and ready for ultimate development.

Policy 1.1.5: Transfer of Development Rights (TDR).

The County will use transfer of development rights (TDR) as a mechanism for preserving large areas of rural lands that can function as greenbelts between existing and future urban areas as described herein.

Policy 1.1.6: UGB accommodates 2025 high projections.

The Urban Growth Boundary (UGB) has been designed to accommodate the accepted 2025 population projections for Osceola County. The size of the UGB and its continuing capacity to accommodate the projected population shall be evaluated during each statutorily required Evaluation and Appraisal Report (EAR) period. If determined that the amount of land available for development is insufficient to allow the UGB to function as desired, adjustment to the boundary may be made through the County's EAR amendment process. An adjustment to the UGB shall not be approved unless recommended in the EAR and adopted as an EAR amendment. In addition, the UGB may be expanded through the Conceptual Master Plan process. The process must demonstrate that: there is a demonstrated planning need to support the expansion; the proposed expansion will not encourage sprawling patterns of urban development; proposed expansion is supported by appropriate public facilities planning, consistent with Policies in the Comprehensive Plan; natural resources are protected, consistent with Policies in this Comprehensive Plan; a realistic opportunity exists for significantly expanding the County's economy beyond the services and trades industry jobs. In either case, the expansion shall not be effective until the Comprehensive Plan amendment adopting the expansion has been approved, consistent with Florida Statutes.

Within the UGB, wetlands are assigned no densities or intensities and are excluded from the calculations for determining areas available for future development.

Policy 1.1.7: Urban Infill, Urban Expansion & UGB modifications.

The UGB contains two (2) separate growth areas identifiable by the different development forms encouraged in each. They are:

1. *Urban Infill Area* - This area is a continuation of existing planning practices and development patterns. The form is conventional suburban development designed around an automobile-oriented transportation network.
2. *Urban Expansion Area* - This area is designed to offer a more urban form of development that is pedestrian-oriented, multi-modal and provides a concentrated mix of uses with a distinct sense of place.

Modifications to the Urban Growth Boundary that equate to or reduce the acreage within the existing boundary shall be considered if they result in greater environmental protection, increase economic development opportunities, or improve infrastructure efficiency. Any modification to the UGB shall be adopted as an amendment to the Comprehensive Plan.

Policy 1.1.8: Development subject to Conceptual Master Plans.

Until such time that a Conceptual Master Plan is prepared and adopted, future development within a District shall not exceed the development program (or, if a range is provided, shall fall above the minimum and below the maximum thresholds) as provided herein, unless a project is submitted, reviewed and approved as a Planned Development, Development of Regional Impact or other approved development process.

Policy 1.1.9: Alternate Conceptual Plans (as amended April 21, 2008).

Development projects within a Mixed Use District in which a Conceptual Master Plan has been adopted shall be reviewed within the context of the Master Plan. Approval is dependent upon a showing that the proposal supports and furthers the plan's development program and desired urban form. If a project proposal substantially deviates from the plan, the applicant has the option to prepare for the BCC's consideration an alternate conceptual plan that provides structural and functional context for the proposed development. The alternate plan must support the policies of the Mixed Use land use category. Approval of the proposed project is dependent upon adoption of the alternate conceptual plan by the BCC.

An alternate conceptual plan shall be prepared in accordance with the guidelines provided herein, and shall include, but not be limited to the following:

- Articulates a new development program
- Illustrates a proposed urban structure to include an urban roadway network supportive of the Mixed Use goals and policies
- Provides a demand analysis of the additional public facility improvements needed to ensure the Mixed Use District will continue to function at an acceptable level of service and not adversely affect surrounding Districts and areas.
- Identifies changes required to the CIE.
- Addresses the environmental resource issues identified in the Master Conceptual Plan and furthers the Master Conceptual Plan's environmental considerations.

Policy 1.1.10: Water Supply and Central Services in Mixed Use Districts.

Within the Mixed Use District, development shall meet the following standards:

1. Development shall connect to central potable water systems as required by Potable Water Element in order to achieve and maintain the County's adopted potable water level-of-service standards.
2. Development shall connect to central sanitary sewer as required by Sanitary Sewer Element in order to achieve and maintain the County's adopted sanitary sewer level-of-service standard.
3. Agricultural uses may continue to operate on septic tanks and wells.
4. Development shall be consistent with the water use and water conservation requirements of the Potable Water Element as necessary to achieve and maintain the County's adopted level-of-service standards.
5. In the event that an alternative water supply source is needed to provide adequate water supplies for development within the Mixed Use Districts, such alternative source shall be identified in the applicable Regional Water Supply Plan of the SFWMD and/or the SJRWMD, or from a list of water supply development projects proposed to the applicable district pursuant to Section 373.709(8)(b), Florida Statutes.

Policy 1.1.11: *Resource conservation in Districts 3 and 4 (as amended April 21, 2008).*

The Conceptual Master Plans required for Districts 3 and 4 will accomplish the following, as they relate to the conservation of the Districts' environmental resources:

- a. Identify environmentally sensitive areas and habitat, consistent with applicable Federal and state regulations, to determine and adopt, as necessary, appropriate land use designations and standards based on the suitability of those areas for development and other land uses;
- b. Manage developments to protect and improve the quality and quantity of surface waters and groundwater recharge areas;
- c. Require connection to centralized sanitary sewer;
- d. Encourage the retention and proper management of habitat of federal and state protected species through measures including incentives, as appropriate, to meet the needs of the particular habitats in the subject area; and
- e. Require the preservation and proper management of habitat of the Bald Eagle and Snail Kite and prohibit the destruction of known populations of Bald Eagles and Snail Kites consistent with the Conservation Element, the FWC Bald Eagle Management Plan and the US Fish & Wildlife Service Snail Kite Recovery Plan.

Objective 1.2: Future Land Uses

The adopted Future Land Use Map Series and any amendments shall promote responsible growth management practices. More specifically, Future Land Use Map designations and Land Development Code regulations shall be based upon appropriate topography and soil conditions, coordinated with the availability of facilities and services; provide for adequate drainage, stormwater management, open space, safe on-site traffic flow and needed vehicular parking; encourage the elimination or reduction of incompatible land uses; and discourage the proliferation of urban sprawl development patterns. References to local, collector, or arterial roadways may include any functional equivalent.

Policy 1.2.1: *Future Land Use categories.*

Osceola County shall adopt future land use categories that support a growth strategy keyed to the concept of an Urban Growth Boundary and offer a means for achieving and maintaining a distinct and sustainable urban – rural interface.

Policy 1.2.1.1: *Implementing Land Use Map categories.*

In an effort to achieve the desired urban form within the Urban Growth Boundary, the maximum density or intensity for a property may be achieved by promoting the cumulative maximum net density and maximum net intensity for the underlying Future Land Use designation(s).

Policy 1.2.1.2: *Calculating Density and FAR.*

Net density and intensity as defined herein shall be calculated based on multiplying the allowable density or Floor Area Ratio (FAR) by the developable acreage. Developable acreage shall be determined consistent with the LDC.

Policy 1.2.1.3: *Blending of Boundaries of Future Land Use designations.*

In an effort to achieve the desired urban form, including quality design, mixture of uses and internal trip capture for properties within the Urban Growth Boundary, the blending of the boundaries of future land use designations may be permitted when adjacent land use designations are within a unified development plan, Development of Regional Impact, or mixed use Site Development Plan, the cumulative densities and intensities are not exceeded, and compatibility is addressed around the perimeter of any blended future land use designation as part of the approved zoning or Site Development Plan.

Policy 1.2.2: *Land Development Code (LDC) amendments implement Future Land Use Element.*

The Land Development Code shall maintain provisions that implement the criteria of this Element, which at a minimum addresses the following:

- Regulates the use of land;
- Ensures compatibility of adjacent land use;
- Provides for open space;
- Ensures protection of natural resources;
- Regulates areas subject to flooding, and provides for drainage and stormwater management;
- Protects potable water wellfields and aquifer recharge areas;
- Ensures safe and convenient traffic flow, on and off-site, and vehicular parking needs; and,
- Protects against adverse impacts to endangered and threatened wildlife and species of special concern; and
- Identifies, designates and protects historically significant properties.

Policy 1.2.3: *Rural/Agricultural Future Land Use Map (FLUM) designation defined.*

Rural / Agricultural (RA)

The Rural / Agricultural designation provides for continuation of agricultural production and supporting land uses outside of the adopted Urban Growth Boundary. Maximum

density allowed shall be 1 dwelling unit per 5 acres. Limited residential subdivision development is allowed based upon meeting the following criteria:

1. The number of units allowed for a development proposed as “ranchettes” shall be based upon net density defined as the total number of dwelling units divided by developable land, i.e., land area minus natural water bodies and wetlands.
2. The number of units allowed for a development proposed as a Conservation Subdivision shall be based upon gross density defined as the total number of dwelling units divided by the development’s total area.
 - a. At a minimum 50% of the land area shall be set aside as conservation, agricultural, or recreational open space.
 - b. Conservation Subdivisions shall optimize the land maintained as open space in order to retain agricultural functions, minimize fragmentation of area resources and/or preserve existing ecological connections. Open space within a Conservation Subdivision will be permanently preserved via easement and managed by the agricultural owner, homeowners association, property owners association, land trust, conservation organization, public agency, or other ownership and maintenance entity as defined on the plat. The easement or dedication shall remove all residential development rights from the open space, but shall not limit agricultural, conservation, or recreational uses.

Policy 1.2.4: *Rural Settlement FLUM designation defined.*

Rural Settlement (RS)

The Rural Settlement designation is intended to preserve historic communities outside of the Urban Growth Boundary (UGB) and provide opportunities for a rural residential lifestyle with a maximum density of two dwelling units per acre including ancillary non-residential support uses serving the Rural Settlement.

Policy 1.2.5: *Expansion of Rural Settlement lands.*

Expansion of existing Rural Settlements or the creation of new Rural Settlements shall be limited. Requests to expand or create Rural Settlements shall be approved only as an amendment to the Comprehensive Plan and must be based on the demonstrated ability to meet the following criteria:

- The amendment will maintain the Settlement’s rural character;
- The amendment is needed to accommodate the projected twenty-year population and employment needs;
- For densities greater than 1 du/5 acres, Conservation Subdivision principles will be applied to the Settlement’s design or the County’s TDR program will be used to increase the density.

In addition, the following criteria shall be considered to evaluate or justify the proposed amendment:

- The existing lot/parcel configuration within the amendment area is inconsistent with the FLUM designation;
 - The amendment would allow logical infill development;
- The amendment would not adversely impact the adopted level of service for

any needed public services.

Policy 1.2.6: *Rural Enclave FLUM designation defined; alteration of densities.*

Rural Enclave (RE)

The Rural Enclave Future Land Use Map designation is intended to preserve historic rural communities that are surrounded by the Urban Growth Boundary (UGB). These areas primarily include large residential lots on private well and septic systems and may allow for rural agricultural uses consistent with their associated rural residential zoning classification.

The existing Rural Enclaves in the County are illustrated on the FLUM, generally described below:

1. Enclave 1 is located along Boggy Creek Road, north of East Lake Tohopekaliga.
2. Enclave 2 is located along Boggy Creek, north of East Lake Tohopekaliga and east of Enclave 1.
3. Enclave 3 is located along the southwest side of Fortune Road and the west side of East Lake Tohopekaliga.
4. Enclave 4 is located along the southwest shore of East Lake Tohopekaliga, the east shore of Fish Lake, north of the interchange of U.S. 192 and the Florida's Turnpike.
5. Enclave 5 is located east of CR 15 north of Disston Road, south of Jones Road.
6. Enclave 6 is The Happy Trails development in the Northwest Osceola County.

The standard residential densities for the Rural Enclave designation shall not be altered except through amendments to this Plan. Additional development criteria within a Rural Enclave are outlined below:

1. With the exception of any existing residential development, residential density shall not exceed 1 dwelling unit per 5 acres.
2. With the exception of schools, churches, parks, and existing non-residential activity, additional non-residential development shall be prohibited.
3. Types of residential units within this designation shall include single-family detached homes and allow for associated ancillary rural agricultural uses.
4. The construction or extension of central water and wastewater facilities in Rural Enclaves shall be permitted, provided the residential density outlines above is not exceeded.

Policy 1.2.7: *Rural Enclave—increase in residential densities.*

An increase to the permitted residential density of any property designated Rural Enclave shall be considered only through an amendment to the Comprehensive Plan. Such an amendment must be based on the demonstrated ability to meet the following criteria:

- a. The subject property is immediately adjacent to a property designated as an urban use.
- b. Only a request for an urban use Future Land Use Map designation shall be considered.
- c. The amendment will not adversely impact any adjacent properties or the existing rural character of any adjacent properties within the Rural Enclave.
- d. Any adopted amendment shall ensure that new development utilizes central water

- and wastewater facilities.
- e. The amendment would not adversely impact the adopted level of service for any needed public services.
 - f. The amendment shall not significantly increase the projected twenty-year population and employment needs.

Policy 1.2.8: *Low Density Residential FLUM designation defined.*

Low Density Residential (LDR)

This designation is for newly developing residential areas within the Urban Infill Area of the adopted UGB.

1. This category is intended primarily for single-family residential neighborhoods, which may include detached or attached housing, with integrated neighborhood support uses such as schools, parks, and places of worship.
2. With the exception of existing development, residential density shall range from 3 to 8 units per acre.
3. Densities can be modified through the Transfer of Development Rights as identified in the LDC.
4. Ancillary non-residential support uses shall be allowed in the LDR when integrated into a Site Development Plan.

Policy 1.2.9: *Medium Density Residential FLUM designation defined.*

Medium Density Residential (MDR)

1. This designation is intended for a mixture of single and multi-family residential development with integrated support uses such as schools, parks and places of worship within the Urban Infill Area of the UGB.
2. Residential density must be greater than 8 and less than 18 units per acre.
3. New residential development, including redevelopment shall maintain LOS standards as outlined in other Elements of this Comprehensive Plan.
4. New residential development shall be permitted only where there is an existing or planned neighborhood commercial development located within one (1) mile of the site or a bus/transit stop is located within one (1) mile. Densities can be modified through the Transfer of Development Rights as outlined in the LDC.
5. Ancillary non-residential support uses shall be allowed in the MDR when integrated into a Site Development Plan.

Policy 1.2.10: *High Density Residential FLUM designation defined.*

High Density Residential (HDR)

1. The Urban Residential designation applies to lands within the Urban Infill Area of the UGB and is primarily intended for multi-family residential development, but also allows for various support uses such as schools, parks and places of worship.
2. Residential density must be a minimum of 18 units per acre.
3. New residential development, including redevelopment, shall maintain LOS standards as outlined in other Elements of this Comprehensive Plan.
4. New residential development, including redevelopment, shall be permitted only where there is an existing or planned neighborhood commercial development located

- within one (1) mile of the site or a bus/transit stop is located within ½ mile.
5. Ancillary non-residential support uses shall be allowed in the HDR when integrated into a Site Development Plan.

Policy 1.2.11: *Mixed Use FLUM designation defined.*

Mixed Use (MX)

This future land use category is the only urban land use allowed within the Urban Expansion Area of the UGB. It is intended to promote a balanced mix of activities—residence, shops, schools, workplace, parks, etc. It allows residential uses with densities ranging from 5 dwelling units per acre up to 25 dwelling units per acre. It also allows for non-residential uses with intensities ranging from .35 FAR to 2.5 FAR. These density and intensity standards may be modified for a Mixed Use District through the adoption of a Conceptual Master Plan, or other approved development process, as long as the average density and intensity for the Mixed Use District continues to meet or exceed the minimum standard as established herein. The development opportunities afforded by the mixed use category’s wide range of densities and intensities are a part of an integrated development strategy and cannot be severed from the category’s design and diversity policies.

Policy 1.2.12: *Mixed Use design characteristics.*

To provide an orderly framework for public and private development decisions, development activity within Mixed Use categories shall support and further the design characteristics outlined below:

- Neighborhoods form the basic building block for development, characterized by a mix of residential housing types distributed on a well-connected street system where the majority of housing is within a reasonable walking distance (defined as approximately ½ mile) of a neighborhood center.
- Neighborhood and other centers provide a public/civic focal point to neighborhoods through a combination of appropriately scaled retail/office uses and schools, parks, and community centers to include places of worship.
- Within neighborhoods a range of housing types are accommodated supporting a broad range of family sizes and incomes.
- The street pattern is a network of interconnected streets that supports the needs of all users, including pedestrians, bicyclists and motor vehicles, offers multiple routes to a destination, and reduces reliance on arterial roadways.
- The primary priority is creation of a safe, comfortable, and attractive pedestrian environment that emphasizes accessibility; vehicle mobility is secondary.
- A pedestrian environment is formed through provision of sidewalks, street trees and on-street parking capable of providing a distinct separation between pedestrians and traffic; an inviting public space is created by streets, sidewalks and buildings, which are arranged in such a way that they are unbroken by surface parking lots; a safe and attractive setting is created with adequate lighting and signage which has a pedestrian orientation.

- Neighborhoods and other centers are designed with pedestrian scale blocks having standard dimensions capable of accommodating different types of uses and enable over time the site to evolve to other uses.
- Stormwater is managed to protect water quality, consistent with standards in the Stormwater Management Element. The SmartCode for Mixed Use Districts shall incorporate the Natural Drainage Module and the Light Imprint Stormwater Matrix Module for SmartCode, Version 9.2, with appropriate calibrations for the development patterns intended for Mixed Use Districts, as a menu of stormwater management techniques in such districts.
- Development within Mixed Use Districts shall be consistent with the water use and water conservation requirements of the Potable Water Element and their supporting policies as necessary to achieve and maintain the County's adopted level-of-service standards. The County shall not approve a Site Development Plan within a Mixed-Use District unless the water supplier and the wastewater service provider each demonstrates that it has adequate permitting water source(s) and capacity at all necessary facilities to provide service to the development consistent with the County's adopted level-of-service standards, and certifies that adequate water sources and infrastructure shall be available no later than the date of issuance of building permit.

Policy 1.2.13: *Non-residential development within Mixed Use Conceptual Master Plans.*

Within the Mixed Use category, commercial, office and industrial development shall take the form of centers. As described below, a hierarchy of centers is created based upon their function, size and relationship to residential development. The standards and criteria governing the centers shall be outlined in a Conceptual Master Plan or a DRI and implemented through the County's adopted SmartCode. Unless and until a Conceptual Master Plan, DRI, or other approved development process; and SmartCode regulations are adopted for a property, the standards and criteria governing the centers for that property are as follows:

a. *Neighborhood Center*

Neighborhood Centers shall be permitted to provide a focal point to a neighborhood and consist of, at a minimum, a park. It may also include needed neighborhood-serving convenience retail and personal, business, professional and public services. Uses shall be restricted to those that fit the size, scale and intensity of the neighborhood setting and may include, but are not limited to laundry facilities, barbers and hair salons, restaurants, gas stations and convenience stores, libraries, schools, emergency services, police and fire stations, and offices.

1. Floor Area Ratio (FAR) may not exceed .35.
2. Total land area of the neighborhood commercial project may not exceed five (5) acres.
3. Shall be permitted only when adjacent to two collector or other roadway designs with the equivalent roadway network capacity.
4. Shall be linked to adjoining residential neighborhoods by sidewalks and bike paths.
5. Residential uses may be permitted above the ground floor at a density of 2-5

dwelling units per acre.

6. Shall not be located within approximately a one (1) mile radius of any approved or existing Neighborhood Center projects.

b. *Community Center*

Community Centers provide retail and office developments that are generally more intense than Neighborhood Centers. In addition to the permitted uses in the Neighborhood Centers, the Community Centers may also include shopping centers with grocery stores. They are intended to function as a center of community focus and not simply as a community shopping center.

1. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 1.0.
2. A proposed site shall include a minimum of 4 acres.
3. Community Centers shall not be developed within a 1.5 mile radius of one another.
4. Community Centers are required when market conditions clearly indicate a sufficient economic base exists to sustain a center.
5. Development shall be permitted when adjacent to a collector and arterial roadway or other roadway designs with the equivalent or greater roadway network capacity.
6. Residential development is required as part of a Community Center. This may occur as independent structures or as part of a non-residential structure, or both. Separate residential structures shall be integrated into the Community Center in such a way that there is a blending of residential and non-residential uses. Allowable densities range from 5 – 12 dwelling units per acre.
7. A retail strategy shall be prepared that includes an analysis of the primary and secondary trade area, mix of uses, and relationship to neighboring centers.

c. *Urban Center*

Urban Centers are primarily intended for urban-scale commercial, office or employment center activity. More specifically, Urban Centers provide for very large developments that are more intense than that allowed within Community Centers in addition to allowing uses similar to that permitted in Neighborhood and Community Centers.

1. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 2.5.
2. A proposed site shall include a minimum of 20 acres and be developed as a coherent unit that does not contribute to strip development along the arterial roadways.
3. New Urban Centers shall not be located within a 4-mile radius of any other existing or approved Urban Center.
4. Urban Centers will be allowed when market conditions clearly indicate a sufficient economic base exists to sustain a center.
5. Adjacent to two 4-lane or arterials or higher level streets.
6. Residential development is required as part of an Urban Center.
7. A retail strategy shall be prepared that includes an analysis of the primary and

secondary trade area, mix of uses, and relationship to neighboring centers.

d. Employment *Center*

Employment Centers are intended to provide intense workplaces for Osceola County residents and to provide economic benefits in terms of high-wage jobs and increased tax base. Industries and businesses targeted by the County are the preferred types of land use and include research firms, national headquarters, medical offices, hospitals, and other professional offices. Light industrial development is also a preferred use. Additional uses include ancillary retail intended to serve the needs of employees, workforce housing and secondary educational facilities including colleges and universities. The following standards apply:

1. Development intensity shall be limited to 2.5 F.A.R.
2. A proposed site shall include a minimum of 20 acres and be developed as a coherent pedestrian oriented unit that does not contribute to strip development along the arterial highways.
3. Employment centers will require adjacency to major expressways or arterial roadways to provide the accessibility required for higher intensity uses.

Policy 1.2.14: *Development thresholds within Mixed Use.*

To achieve an appropriate mix of residential and non-residential uses within the Mixed Use Districts, the following development thresholds shall apply:

1. For every 2,000 residential building permits issued within a District, a Neighborhood Center shall be developed to serve the residences within that District.
2. For every 8,000 residential building permits issued within a District, a Community Center shall be developed to serve the residences within that District.

Policy 1.2.15: *Mix of uses within Mixed Use districts.*

The following minimum percentages represent a general guide for achieving the desired distribution among the mix of uses for each placetype within a Mixed Use District. The specific mix for each District shall be determined and adopted through the Conceptual Master Plan process, Planned Development, DRI or other approved development process.

1. *Neighborhoods*
 - a. Residential 80%
 - b. Public/Park/Civic 5%
2. *Neighborhood Centers*
 - a. Residential 0%
 - b. Commercial 0%
 - c. Office 0%
 - d. Public/Park/Civic 25%
3. *Community Centers*
 - a. Residential 10%
 - b. Commercial/Office 40%
 - c. Public/Park/Civic 10%

- 4. *Urban Centers*
 - a. Residential 15%
 - b. Commercial/Office 55%
 - d. Public/Park/Civic 10%

- 5. *Employment Centers*
 - a. Residential 10%
 - b. Commercial/Office/Industrial 65%
 - e. Public/Park/Civic 10%

Policy 1.2.16: *Professional Business/Office FLUM designation defined.*

Professional Business/Office (PB/O)

The Office Future Land Use Category is within the Urban Infill Area and intended to provide workplace and professional services for Osceola County residents. Types of uses generally found in this designation include accounting offices, law firms, medical and dental offices, real estate and engineering firms. Additional uses that may be considered within the Office designation are uses ancillary and compatible with the needs of office employees, such as restaurants, cleaners and personal services. Intensity standards shall be a maximum of 2.0 FAR.

More specific standards for land use compatibility and suitability are outlined below and additional urban design standards may also be incorporated into the Land Development Code.

1. The designation may be used as geographic transition between residential and non-residential land uses.
2. Office designations must have site access onto collector or arterial street. Land use compatibility shall be used in determining whether a request for such use is warranted.
3. Transitional residential uses, live/work dwelling units, and ancillary commercial uses may be incorporated into PB/O developments.

Policy 1.2.17: *Commercial FLUM designation defined.*

Commercial (COM)

The Commercial Future Land Use Map designation is intended for appropriate areas within the Urban Infill Area to offer a range of retail and office development.

The Commercial category offers a tiered approach of subcategories with more specific intensities and locational criteria, but shall be depicted on the Future Land Use Map as one category.

Neighborhood Commercial

1. This sub-category is primarily intended for neighborhood serving convenience retail and personal, business and other professional services. Typical uses may include, but are not limited to, laundry facilities, barbers and hair salons, restaurants, gas stations and convenience stores, libraries, emergency services, police and fire stations.
2. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of
- 3.

.35.

4. A proposed site shall be limited to a maximum size of 6 acres.
5. New Neighborhood Commercial development shall not be located within a 1/2 mile of any existing or approved Neighborhood Commercial projects.
6. New Neighborhood Commercial development shall be permitted only when adjacent to a collector or higher-level roadways. This standard will not apply in the case of Traditional Neighborhood Districts (TNDs), but the equivalent roadway network capacity will be required.
7. Consistent with mixed use development criteria outlined herein, residential land uses may be permitted when proposed within a mixed use building.

Community Commercial

1. This sub-category is primarily intended for community-scale commercial and office activity. The Community Commercial sub-category allows for retail developments that are generally more intense than Neighborhood Commercial areas. Permitted uses in both the Neighborhood Commercial and Community Commercial sub-category may include office uses, shopping centers, and residential development, excluding single family detached.
2. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 1.0.
3. A proposed site shall be greater than 6 acres and less than 40 acres.
4. New Community Commercial development shall be permitted only when adjacent to both a collector and arterial roadway, two arterial roadways, or an equivalent thereof; or a Multi-modal Corridor as defined herein. This standard will not apply in the ease of Traditional Neighborhood District (TNDs), but the equivalent roadway network capacity will be required.

Urban Commercial

1. This sub-category is primarily intended for urban-scale commercial and office activity. The Urban Commercial sub-category allows for very large retail developments that are more intense than Community Commercial areas. This sub-category allows for all the permitted uses in both the Neighborhood Commercial and Community Commercial sub-categories, as well as, shopping malls, multiple big-box retailers and residential development, excluding single family residential.
2. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 1.5 to 2.0.
3. New Urban Commercial development sites shall not be located within a 4-mile radius of any existing or approved Urban Commercial projects, unless a lesser distance can be supported by a Market Study or Osceola County Economic Development Strategic Plan.
4. Adjacent to two 4-lane or arterial or higher level streets, or an existing or planned bus or rail transit station, or an existing or planned multi-modal transportation center or corridor, or the equivalent capacity in the case of TNDs.

Employment Commercial

1. This sub-category is primarily intended to provide intense workplaces for Osceola County residents and to provide economic benefits in terms of high-wage jobs and increased tax base in the Urban Infill Area. Targeted industries include research firms, national headquarters, medical and professional offices, hospitals, light industrial development, ancillary retail intended to serve the needs of employees, and secondary educational facilities including colleges and universities.
2. Development intensity shall not exceed 2.5 F.A.R.
3. New Employment Commercial sites shall not be located within a 4-mile radius of any existing or approved Employment Commercial projects, unless a lesser distance can be supported by a Market Study or Osceola County Economic Development Strategic Plan.
4. Adjacent to two (2) arterial and/or collector roads, an existing or planned bus or rail transit station, an existing or planned multi-modal transportation center or corridor, or a limited access freeway or interstate highway.
5. Consistent with mixed use development criteria outlined herein, residential land uses with a minimum density of 10 dwelling units per acre may be permitted only in Traditional Neighborhood District Village Centers within approved Planned Developments (PDs), excluding new single family detached.

General Commercial

The General Commercial land use designation is intended for the expansion of existing commercial nodes and include transitional uses including office and medium density residential. It is intended that this FLUM designation be used in appropriate locations in proximity to major roadways or in existing commercial areas where the uses would not adversely affect the surrounding property.

Policy 1.2.18: *Commercial sub-category correlation with applicable zoning districts.*

A site that meets the development criteria listed for any of the Commercial sub-categories shall be considered only for such development when it correlates with the applicable zoning district. For any new development utilizing a Commercial sub-category, the site shall be reflected accordingly on the Future Land Use Map.

Policy 1.2.19: *Tourist Commercial FLUM designation defined.*

Tourist Commercial (TC)

The Tourist Commercial Future Land Use Map designation is primarily intended for intense tourist-related housing (e.g. short-term rental and timeshare), commercial and recreational land uses within the County’s adopted Short Term Rental Overlay boundary. Residential is allowed within Tourist Commercial Future Land Use designation. Typical development may include retail and office activity, theme parks, lodging facilities (hotels and timeshares), themed restaurants and other ancillary uses to support the tourism industry.

More specific standards for land use compatibility and suitability are outlined below and additional urban design standards may also be incorporated into the Land Development Code.

1. Maximum density for tourist-related housing (time share development) within the

Tourist Commercial designation shall not exceed 40 dwelling units per 1 acre. The minimum density for tourist related housing within the Tourist Commercial designation shall be 5 units per 1 acre. Maximum density for hotel/motels shall not exceed 60 units per 1 acre;

2. Within the Tourist Commercial designation, the County may require cross-access agreements.
3. May include uses identified in the Target Industry Study as Tourism, Entertainment and Recreation.
4. This designation shall be allowed primarily on properties located within the Short Term Rental Overlay.

Policy 1.2.20: *Status of existing commercial development.*

Areas that are already zoned or constructed for commercial development which exceed the maximum acreage for their respective Future Land Use Map designation as of adoption of this Plan, shall not be considered inconsistent with the Comprehensive Plan.

Policy 1.2.21: *Institutional FLUM designation defined.*

Institutional (INS)

The Institutional Future Land Map designation is intended for lands or structures within the Urban Infill Area that are owned, leased, or operated by a government entity, such as a civic or community center, convention centers, recreation facilities, libraries, police and fire stations, and government administration buildings, including ancillary commercial and residential uses that support the institutional functions. More specific standards for land use compatibility and suitability are outlined below. Additional urban design standards may also be incorporated into the Land Development Code.

1. Educational Facilities may be included within this designation, such as educational facilities, vocational and technical schools, and colleges and universities and ancillary school district facilities that support the operations of the school district.
2. The County will maintain a complete inventory of sites and the facilities that will include lands committed for both active and passive uses.
3. Allowable intensities shall range up to 2.0 F.A.R.

Policy 1.2.22: *Conservation FLUM designation defined.*

Conservation (CON)

The Conservation Future Land Use Map designation is intended for private lands that have been reserved by property owner agreement and public lands for the preservation and protection of the County's valuable natural resources. These lands may also be suitable for passive recreation, but are not managed for active recreation and do not provide facilities and services typically associated with active recreational areas. Privately owned lands such as wetlands mitigation banks, Regional Offsite Mitigation Areas and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy or similar types of non-profit entities, may be designated as Conservation so long as formal consent is provided.

Policy 1.2.23: *Industrial FLUM designation defined.*

Industrial (IND)

The Industrial land use category applies to development within the Urban Infill Area and is primarily intended for intensive non-residential land uses that are not generally compatible with residential areas. It allows for uses such as distribution centers, business parks, light manufacturing and technical and vocational schools. Development within this category shall have site access onto a collector or arterial roadway. F.A.R that ranges from .30 - 1.5.

Policy 1.2.24: *Celebration FLUM designation defined.*

Celebration (CEL)

The Celebration Future Land Use designation shall be based upon development proceeding according to an approved Master Plan in a manner which promotes efficient provision of public services and infrastructure, protection of the environment and natural resources and the creation of a livable, well-planned community. The Celebration Future Land Use designation has been established to recognize what was previously known as ‘Destination New Town’ in the 1991 Comprehensive Plan and the 2010 Future Land Use Map.

This designation shall not be applied to any new development, and shall be used only as an ongoing measure/guide for the development of Celebration. Development Standards for Celebration are identified within the Special Development Areas herein.

Policy 1.2.25: *Poinciana FLUM designation defined.*

Poinciana (PON)

Osceola County shall recognize **Poinciana** as an area of the County which has been developing since 1970 and is unique. Development shall proceed according to the approved master plan in a manner which promotes efficient provision of public services and infrastructure, protection of the environment and natural resources and the creation of a livable, well-planned community. Development within Poinciana shall be consistent with Binding Letter of Interpretation of Vested Rights (BLIVR) 783-002 and all subsequent Binding Letters of Interpretation for Modification (BLIM).

The Poinciana FLUM designation shall not be applied to any new development within the County and shall be used only as an on-going measure/guide for the development within Poinciana. Development Standards for Poinciana are identified within the Special Development Areas herein.

Policy 1.2.26: *Harmony Rural Community.*

Harmony (HAR)

The Harmony Rural Community Future Land Use Map designation is adopted to establish a long-range vision, goals, objectives and policies, and a future land use map for a portion of Osceola County. Development Standards for Harmony are identified within the Special Development Areas herein.

Policy 1.2.27: *Natural Resource Utilization FLUM designation defined.*

Natural Resource Utilization (NRU)

The Natural Resource Utilization designation is presented as a mechanism for managing

the land use impacts of natural resource decisions in an efficient and environmentally responsible fashion consistent with all applicable statutes. Development of the County's natural resources must be consistent with the long term conservation of the resource, and shall not result in harmful environmental/natural resource, economic, fiscal, infrastructure/services, or public safety impacts. The rationale of the Natural Resource Utilization designation is that the County is attempting to provide for the reasonable utilization of the resource, consistent with applicable statutes and with the goal of providing for orderly land use decisions and for ensuring against impacts harmful to the public health, safety, or welfare. In order for the County to approve an amendment of the Future Land Use Map establishing this category, the applicant must submit data and analysis which demonstrate that the proposed use will meet the land use performance standards as contained herein.

For those activities which require the issuance of a Consumptive Use Permit (CUP) pursuant to Chapter 373, Part II, Florida Statutes, the applicant for a Natural Resource Utilization (NRU) designation shall either (a) provide the County with a copy of the issued and currently valid CUP or (b) demonstrate adequate reserve capacity from a water supply delivery system with a CUP that authorizes the consumptive use. The impacts of the consumptive use will not be reviewed under Performance Standards, 3. Impact Analysis: Environmental. However, such applicant for NRU designation will still be required to address Performance Standard 3, Impact Analysis: Environmental for those other impacts of the proposed activity which involve construction, installation, erection, acquisition, operation, maintenance, improvement, extension, connections, enlargement, or reconstruction of any project infrastructure. Additionally, the applicant must clearly and specifically include the type of Natural Resource Utilization activity. The specific land uses approved for a particular Natural Resource Utilization designation, and the extent of those land uses, shall be indicated as a FLUE Policy. The application being made, and any approval granted, shall be specifically limited to the activity for which the application is made. Changes to the type of Natural Resource Utilization activity proposed shall require a new amendment to the FLUM in order that the new use may be adequately evaluated in accordance with the procedures described herein.

Policy 1.2.28: *NRU inventory.*

All existing and proposed establishments for water extraction, wells, pumping facilities, raw water treatment facilities, or potable water processing facilities with a capacity of greater than 250,000 gallons per day shall be deemed to be "Natural Resource Utilization" facilities, and must be classified as such on the Future Land Use Map. For existing facilities, the County shall prepare an inventory not later than 2005, and amend the Future Land Use Map to show their existence as being within the "Natural Resource Utilization" future land use designation. For all new facilities or proposed facility expansions exceeding 250,000 gallons per day after the adoption of this policy, an amendment to the Future Land Use Map must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the Land Use Element before development permits may be issued.

All existing and proposed establishments for wastewater treatment with a capacity of greater than 250,000 gallons per day shall be deemed to be "Natural Resource Utilization" facilities, and must be classified as such on the Future Land Use Map. For

existing facilities, the County shall prepare an inventory not later than 2005, and amend the Future Land Use Map to show their existence as being within the “Natural Resource Utilization” future land use designation. For all new or proposed facilities, an amendment to the Future Land Use Map must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the Land Use Element before development permits may be issued.

All other mineral or other extraction activities, landfills, recycling or re-use processing facilities (not including collection facilities, material sorting operation, and transfer stations), waste to energy generation operations, or similar uses involving the utilization of natural resources and processing, mining or excavating actively modifying more than 25 acres of land area are deemed to be “Natural Resource Utilization” facilities, and must be classified as such on the Future Land Use Map. For existing facilities, the County shall prepare an inventory not later than 2005, and amend the Future Land Use Map to show their existence as being within the “Natural Resource Utilization” future land use designation. For all new or proposed facilities, after the adoption of this policy, an amendment to the Future Land Use Map must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the Land Use Element before development permits may be issued. Additionally, the applicant must clearly and specifically include the type of Natural Resource Utilization activity. The designation, and the extent of those land uses, shall be indicated as a FLUE Policy. The application being made, and any approval granted, shall be specifically limited to the activity for which the application is made. Changes to the type of Natural Resource Utilization activity proposed shall require a new amendment to the FLUM in order that the new use may adequately evaluated in accordance with the procedures described herein.

Notwithstanding any of the above requirements, for the County’s inventory of existing Natural Resource Facilities, the full range of performance criteria, studies, and mitigation measures shall not be applicable. Such criteria, studies, and mitigation measures shall only apply to new request for the establishment of a use considered to be a Natural Resource Facility.

The County shall review an approved Natural Resource Utilization amendment at the next applicable Evaluation and Appraisal Review and, if application for a special County Water District or County development permit for the specifically approved Natural Resource Utilization activity has not occurred, then the County shall include in its EAR amendments a map amendment to return the property to its former classification, a new category deemed to be more applicable for the subject property, or a justification detailing why the Natural Resource Utilization designation is still appropriate.

Policy 1.2.28.1: *Buenaventura Lakes Soil Excavation.*

The Meadow Woods South Golf Club (Holes #2 through #8, #11 through #16 and #18), approximately 98.7 acres located in Sections 1, 12; Township 25 South; Range 29 East, is redesignated as Natural Resource Utilization on the FLUM for the removal of approximately 1.5 million cubic yards of soil with the property to be restored and utilized thereafter for stormwater retention and passive recreation.

Policy 1.2.28.2: *Poinciana 2 Water Treatment Plant Expansion*

Poinciana 2 Water Treatment Plant, located in Section 25, Township 26 South, and Range 28 East, on 2.24 acres consisting of parcel 25-26-28-6100-000P-0010 (1.0 acres) and parcel 25-26-28-6100-000Q-0015 (1.24 acres), is designated as Natural Resources Utilization (NRU) for the extraction, treatment, storage and supply of potable water with total design capacity of 6.3 MGD as provided for by future expansion of the plant to include additional raw water wells, high service pump capacity, on-site storage and associated piping and electrical/control improvements.

Policy 1.2.29: *NRU compliance with Land Development Code (LDC).*

All development proposals with the Natural Resource Utilization designation shall comply with County Land Development Regulations (e.g., subdivision regulations, sign regulations and flood zone regulations). Prior to the issuance of any development order, the applicant shall also demonstrate that the land use impacts of a proposed development will not result in the diminution of any natural resources deemed necessary for the overall County's health, safety and welfare, not only through the time horizon of the Plan, but also in accordance with the resource allocation model establishing the long term land use consequences associated with the natural resource needs for Osceola County. For any proposed land use activity that requires a Natural Resource Utilization designation and a consumptive use permit from a water management district, prior to County consideration of the Natural Resource Utilization designation plan amendment, the applicant must either (a) apply for and obtain the CUP or (b) demonstrate adequate reserve capacity from a water supply delivery system with a CUP that authorizes the consumptive use.

Policy 1.2.30: *Alternative Water Supply and Conservation.*

In an effort to further resource conservation, Alternative Water Supply (AWS) projects are not subject to the requirement for a Comprehensive Plan Amendment for a Natural Resource Utilization designation. This exemption shall be limited to AWS projects proposed by Osceola County water supply providers as identified in the Osceola County Ten Year Water Supply Facilities Work Plan, and must be classified as AWS by the applicable regulatory agency. This process for Natural Resource Utilization designation exemption shall be further defined in the Land Development Code.

Objective 1.3: *Special Development Areas/Developments of Regional Impact (DRIs)*

Osceola County shall continue to use Special Development Areas (including Developments of Regional Impact) of the County, which are areas that require special development criteria due to their unique location, topography or size, as planning tools for managing the County's future growth.

Policy 1.3.1: *DRIs subject to development orders.*

Each DRI shall build out consistent with the land uses identified in the ADA as modified by the Development Order (DO). Density/intensity standards shall be adhered to unless alternate standards are stipulated as part of the DO conditions adopted by the ECFRPC. The extent to which there may be future modifications to these standards without additional review shall be determined by an exchange matrix that has been included as part of the DO conditions, consistent with the provisions of s.380.06 F.S.

Policy 1.3.2: *Special Development Areas/Future Sector Plans.*

Osceola County recognizes the need for certain study areas as sector plans. The County shall review the need for sector plans on a regular basis and schedule plans for development or updates, as necessary.

Policy 1.3.3: *Mixed Use Districts*

Establish planned Mixed Use Districts within the County’s UGB for large, undeveloped properties located outside the existing developed or developing urban area that shall provide for the creation of complete communities. These Mixed Use Districts are to promote a balanced social, environmental and economically sustainable environment.

The amounts and types of development presented herein represent baseline information from which the County or Property Owner/ Developer shall prepare a Conceptual Master Plan for each Mixed Use District. Where a range of dwelling units/nonresidential intensity is noted, the first number is the minimum and the second number is the maximum in the range; otherwise, the numbers represent maximum thresholds. The Plan will explore a range of build-out opportunities and their relationship to the size and form of future centers, the layout and interconnectedness of future transportation networks, and the spatial arrangement of the mix of uses with the intent of maximizing internal trip capture. A build-out scenario shall be selected consistent with the maximum thresholds or ranges outlined herein, and future public facility needs above and beyond that currently accounted for by the development programs identified herein shall be identified with any plan modification.

Conceptual Master Plans for the Mixed Use Districts shall be adopted as amendments to the Comprehensive Plan.

Policy 1.3.3.1: *Mixed Use Planning Districts.*

The Urban Expansion Area of the UGB is divided into nine (9) Mixed Use Planning Districts. Growth and development have been projected for the year 2025 and distributed to each Planning District as shown below. Until such time that a Conceptual Master Plan is prepared and adopted, future development within a District shall not exceed the development program unless a project is submitted, reviewed and approved as a Planned Development, Development of Regional Impact or other approved development process

District 1- 3,016 acres (See East of Lake Toho Element/Conceptual Master Plan)

District 2 – 7,240 acres (See East of Lake Toho Element/ Conceptual Master Plan)

District 3 – 6,785 acres (See East of Lake Toho Element/ Conceptual Master Plan)

District 4 – 7,322 acres (see South Lake Toho Element/ Conceptual Master Plan)

District 5 – 5,334 acres (See South Lake Toho Element/ Conceptual Master Plan for applicable portion)

SFU 5,307 du

MFU 2,271 du

Employment 196 employees

Comm./Services 784,400 sq. ft.

District 6 – 5,323 acres
SFU 2,400 du
MFU 1,263 du
Employment 98 employees
Comm./Services 39,200 sq. ft.

District 7 - Deleted

District 8 – 19,139 acres (See Northeast District Element/ Conceptual Master Plan)

District 9 – 3,417 acres
SFU 5,700 du
MFU 2,300 du
Employment 523 employees
Comm/Services 785,000 sq. ft.

Policy 1.3.4: *Celebration FLUM designation defined.*

Celebration (CEL)

The Celebration Future Land Use designation shall be based upon development proceeding according to an approved Master Plan in a manner which promotes efficient provision of public services and infrastructure, protection of the environment and natural resources and the creation of a livable, well-planned community.

The Celebration Future Land Use designation has been established to recognize what was previously known as ‘Destination New Town’ in the 1991 Comprehensive Plan and the 2010 Future Land Use Map. This designation shall not be applied to any new development, and shall be used only as an ongoing measure/guide for the development of Celebration. Criteria for this designation shall include the following:

1. Frontage on and direct access to an interstate highway. Direct access shall mean a property line abutting a full interchange of the interstate.
2. Project located within the adopted Urban Growth Boundary.
3. Any development proposed within the Celebration designation must be a part of an approved Planned Development (PD) with special consideration given to compatibility within the different land use categories and any adjacent development.
4. Any PD submitted with lands designated as Celebration must contain at a minimum commercial, recreation, conservation, and residential land uses.
5. Commitment to ensure the provision of adequate public facilities.
6. Project must create a positive net Fiscal impact on the County and School District.
7. Should the Celebration designation have frontage on the U.S. 192, no access on U.S. 192 shall be allowed between the World Drive extension and I-4.
8. The Celebration land use designation shall allow an overall density of 4.6 dwelling units per net acre; but density may be as high as 40 dwelling units per net acre.
9. The Celebration land use designation shall allow non-residential land uses to have an overall maximum Floor Area Ratio (FAR) of 0.20 per net acre. Individual parcels may include a FAR as high as 4.0.

10. Projects to be designated with the Celebration land use must contain a minimum of approximately 4,500 acres. The following table identifies each of the land use required in the Celebration designation, expressed as an allowable percentage of a project's total acres. Property having the Celebration land use designation may develop in the ranges identified without the necessity for a comprehensive plan amendment so long as there is adequate infrastructure as determined by the appropriate Level of Service standards, to serve the intended construction. A property having the Celebration designation must, at all times, have all project acres allocated among these four broad use categories:

Allowable Acre Range as a Percentage of the Total Project Area	
Residential	30% - 50%
Recreation/Conservation	60% - 25%
Commercial	5% - 10%
Mixed Use	5% - 15%
• Residential	0.2% - 6%
• Commercial	0.2% - 15%
• Industrial	0% - 3%

11. The Celebration project cannot exceed 178,130 total external average daily trips without necessitating a comprehensive plan amendment and must continue to meet the requirements of the Celebration Future Land Use Map designation.
12. Development within Celebration will be subject to the following applicable environmental permits and their conditions:

Development activities that are in compliance with these permits will be deemed activities consistent with the relevant portions of the Osceola County Comprehensive Plan Goals, Objectives and Policies including the Future Land Use and Conservation Elements. Any future amendments to these permits will require review by the County to determine consistency with the Comprehensive Plan.

13. Mixed use will combine at least two of the three following land use subcategories: residential, commercial and industrial. To be considered for mixed use, the combinations of land uses or individual components would need to introduce new

design characteristics or uses unique to Osceola County.

13. Within the Celebration land uses; however, this requirement shall not be applied to diminish the effectiveness of the Traditional Neighborhood Development Plan – specifically, it shall not be applied to the vertical integration of more than one

use within a single building. Buffers shall function to prevent nuisances and other adverse impacts such as odor, noise, smoke, or negative aesthetic value. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time, such that neither use is unduly negatively impacted by the other.

Policy 1.3.5: *Harmony Rural Community.*

Harmony (HAR)

The Harmony Rural Community Future Land Use Map designation is adopted to establish a long-range vision, goals, objectives and policies, and a future land use map for a portion of Osceola County. The Harmony Rural Community will be:

- Compact, discouraging urban sprawl, and building a sense of place and community;
- Mixed use, providing a greater variety of uses closer to home and work;
- Pedestrian oriented, reducing reliance on the automobile;
- Environmentally sensitive, providing wildlife corridors and upland habitat preservation;
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; and
- Able to provide a reasonable balance between jobs and housing.

The original Harmony Development of Regional Impact (DRI) was approved through Settlement Agreement with the Department of Community Affairs, Osceola County, and the Developer on January 27, 1995 through case no. APP-93-077 recorded in Osceola Public Record Book 1240 page 1488. Development within Harmony shall be consistent with the approved Development of Regional Impact and all subsequent amendments approved consistent with the Policies in this Comprehensive Plan, as well as with state and local regulations. The Harmony Future Land Use Map designation shall be based upon development proceeding according to the approved DRI and the Planned Development Zoning Master Development Plan in a manner which promotes efficient provision of public services and infrastructure, protection of the environment and natural resources and the creation of a livable, well-planned community. For those areas of Harmony that are outside of the Urban Growth Boundary, development shall be limited to Rural Residential and Conservation land uses identified herein. Approval of the Harmony Development of Regional Impact was based in part on the creation of the community using Traditional Neighborhood Design concepts, the provision of public infrastructure and services and the benefits of the anticipated quality of life. Accordingly, development of the Harmony Rural Community shall incorporate the design concepts of a Traditional Neighborhood Development. These concepts will provide for the following:

- a. Compact, urban mixed use development which provides a range of housing types, shopping, employment, and support uses located in close proximity to each other;
- b. A street system laid out in well connected patterns, and a pedestrian friendly scale, so that there are alternative auto and pedestrian routes to destinations interior to the Project;
- c. On-street parking where appropriate;

- d. Parks, squares and recreational amenities which provide places for social activities within the center of neighborhoods, and also provides for central community-wide parks/recreational opportunities within the project;
- e. Neighborhoods designed based upon a reasonable walking distance from most housing to neighborhood commercial centers;
- f. Routes and supporting facilities for bicycling, connecting to the Town Center; and
- g. Garage apartments and apartments over retail in the Town Center, where appropriate.

The following policies further refine and clarify these concepts.

The Harmony Rural Community shall develop as a new community designated on the Future Land Use Map and in a manner that provides for a balanced mix of land uses that are linked to a pedestrian-oriented town center. This community shall be based on a Master Development Plan and shall be bordered by complementary land use designations, which provide a clear distinction between this new community, and surrounding land uses. The Master Development Plan will also emphasize the conservation of natural systems and retention of significant levels of open space.

Policy 1.3.5.1: *Harmony Rural Community Overlay development standards.*

Osceola County adopts the **Harmony Rural Community Future Land Use Map designation** as part of the Future Land Use Map to guide development as follows:

1. The Harmony Rural Community includes residential, commercial, office, and industrial uses and has a minimum parcel size of 5,000 acres.
2. The Harmony Rural Community includes development that potentially meets 100% of the neighborhood and community shopping needs and 50% of the employment needs for the residents of the Rural Community; the nonresidential uses shall be developed and constructed concurrently with the residential uses in a timely manner to ensure that the Rural Community develop in a mixed nature as proposed.
3. The Harmony Rural Community consists of a single development designated as a Development of Regional Impact pursuant to Chapter 380, Florida Statutes, and submitted as a planned unit development.
4. The Harmony Rural Community will not have a density greater than two dwelling units per gross acre if it has 50% to 70% open space. For purposes of open space area calculations related to density, in these policies, both the “Harmony Recreation/Open Space” and “Harmony Conservation” land use classifications may be utilized.
5. Residential densities will be linked to a pedestrian-oriented Town Center, with higher density development generally occurring in the core of the Town Center.
6. The Harmony Rural Community will utilize central water and sewer services, except as in those areas indicated on the Harmony Master Development Plan where it can be reasonably demonstrated that:
 - a. The overall residential development densities in those designated portions do not exceed 460 units; and
 - b. Site soil percolation and groundwater quality conditions are amenable to the use of individual on-site water supply wells and/or septic

tank/drainfield systems.

7. The Harmony Rural Community will contain a mix of land uses that complement single-use developments that already exist in the area.
8. The Harmony Rural Community will have at least 50% open space; that development activities must not encroach upon wetlands except for crossings consistent with the Harmony Conservation future land use designation; and measures must be taken to conserve environmentally sensitive lands. Recreation/Open Space may be used in conjunction with passive recreational activities with the underlying use of the land.
9. At least 20% of the residences constructed within the Harmony Rural Community will be affordable to low-income households, unless a reasonable demonstration is made that available low-income housing is located within the 20-minute/10-mile travel distance surrounding the Harmony Rural Community, and the extent of projected affordable housing needs is projected to be accommodated by the available off-site housing supply.
10. The Development shall bear all costs for extension of water, sewer, stormwater and transportation services and facilities needed to service the Development, with recognition that: (i) utility services have been extended to the Project and are now under the control of the Toho Water Authority, and (ii) external roads shall be subject to the particular conditions of approval in the Harmony DRI Development Order, as may be amended.
11. The Project will not be approved unless financial assurances are provided that the levels of service for any County or State facility will not be lowered by the development below the adopted standard.
12. The total development within the Harmony Rural Community shall not exceed the following maximum build out levels:

Single Family Residential	5,750 units
Multi-Family Residential	2,000 units
Resort Residential	1,250 units
Commercial	437,500 square feet
Office Uses	625,000 square feet
Light Industrial Uses	1,250,000 square feet

13. Development within the Harmony Rural Community shall strive to achieve the following minimum use goals:

Single Family Residential	3,450 units
Multi-Family Residential	1,200 units
Resort Residential	750 units
Commercial	282,500 square feet
Office Uses	375,000 square feet
Light Industrial Uses	750,000 square feet

Policy 1.3.5.2: *Harmony Rural Community mixed use thresholds.*

To ensure a mixture of and balance between land uses and promote the creation of employment opportunities on the project site for Harmony residents, the following mixed use thresholds are established for the Harmony DRI for each phase of development:

1. For non-residential land uses other than light industrial, prior to the issuance of residential building permits for more than 3,000 dwelling units, there shall be the issuance of building permits for a minimum of 300,000 square feet of non-residential land uses within the Harmony DRI. Prior to the issuance of residential building permits for more than 5,100 dwelling units, there shall be the issuance of building permits for a minimum total of 550,000 square feet of non-residential land uses (cumulative with the initial 300,000 square feet) within the Harmony DRI. These development levels are presented cumulatively and are the minimum amounts of non-residential land use, which may be exceeded, consistent with other conditions of approval. For the purposes of this policy, non-residential land uses include commercial, office, and institutional uses (which includes school uses, which for purposes of calculation under this policy the high school square footage is deemed not to exceed 225,000 square feet. This policy shall not act to or have the effect of limiting the actual size of the high school).
2. For light industrial uses, prior to the issuance of residential building permits for more than 5,100 dwelling units, there shall be the issuance of building permits for a minimum of 400,000 square feet of light industrial use consistent with the uses permitted within the Harmony Rural Community Industrial land use designation within the Harmony DRI.

The Developer shall not commence with residential development beyond each threshold until the minimum required non-residential development is issued a building permit, under construction, or constructed for that threshold.

Policy 1.3.5.3: Harmony Rural Community soil excavation activities.

Soil excavation activities associated with the construction of permanent stormwater management and amenity lakes within the Harmony Development shall not be required to submit an amendment to the Future Land Use Map.

Soil excavation and temporary water extraction associated with excavation activities are allowed when:

1. The development has an approved development plan.
2. A Consumptive Use Permit (CUP) has been issued by the governing water management district.

Policy 1.3.5.4: Harmony Rural Community Development Standards.

All land uses shall be approved based on the following development standards. These standards shall be incorporated into the Master Development Plan for the Planned Development zoning district. Density for residential land uses shall be calculated on total acreage (gross).

Harmony Rural Community Rural Residential land use designation.

The following standards are established for the Rural Residential designation:

1. A maximum of 400 rural residential units.
2. Uses include large lot residential estate and ranches comprising single-family detached housing.
3. Barns, stables and pastures are permitted uses.

4. Golf Course is permitted use.
5. New feedlots, poultry farms, and animal processing plants shall not be permitted in this Future Land Use category.
6. Neighborhood parks, common open spaces, community recreational amenities and other similar uses are permitted.
7. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping, and service needs of residents living within the immediate surrounding area.
8. Neighborhood support commercial sites will not exceed 3 acres.

Harmony Rural Community Medium Density Residential land use designation.

The following standards are established for the Medium Density Residential designation:

1. Maximum density of 15 units per 1 acre and a minimum density of 2 units per acre. As a goal, minimum density shall strive to achieve 5 units per acre.
2. This land use category is generally located in urbanized areas
3. Dwelling unit types permitted within this category include single-family detached housing, duplexes, triplexes, townhouses, garden apartments, and similar residential product types.
4. To encourage community schools, public educational facilities are permitted.
5. Community support uses, such a utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping and service needs of residents living within the immediate surrounding area.
7. Neighborhood support commercial sites will not exceed 5 acres.
8. New development inconsistent with the Master Development Plan shall require an amendment to the Master Development Plan and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.
 - b. New residential development shall be permitted only when there is an existing or planned Community Park within one mile of the proposed site.
 - c. New residential development shall be located within a Town Center Commercial area or within a $\frac{3}{4}$ mile of a Standard Commercial area.

Harmony Rural Community High Density Residential land use designation.

The following standards are established for the High Density Residential designation:

1. Maximum density of 25 dwelling units per 1 acre and a minimum density of 8 units per acre. As a goal, minimum density shall strive to achieve 15 units per acre.
2. This designation shall encourage a variety of residential design types.
3. Dwelling unit types permitted within this category include: townhouses, garden apartments, low-rise apartments, high-rise apartments, and other similar residential product types.

4. To encourage community schools, public educational facilities are permitted.
5. Community support uses, such as utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping, and service needs of residents living within the immediate surrounding area.
7. Neighborhood support commercial sites will not exceed 5 acres.
8. New development inconsistent with the Master Development Plan shall require an amendment to the Master Development Plan and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.
 - b. New residential development shall be permitted only when there is an existing or planned Community Park within one mile of the proposed site.
 - c. New residential development shall be located within a Town Center Commercial area or within a $\frac{3}{4}$ mile of a Standard Commercial area.

Harmony Rural Community Commercial land use designation.

The following standards are established for the Commercial designation:

1. This land use designation is intended to encourage economic activity and local employment opportunities.
2. Types of uses generally found in this category include a variety of retail, office, convenience, entertainment, personal, business, professional services, and other similar consumer commercial uses.
3. Institutional uses which are compatible with and beneficial to the surrounding land use shall be permitted.
4. This land use includes two sub-classifications of Rural Community Commercial:
 - a. Town Center Commercial
 - i. Intensity Standards:
 - ii. Floor Area Ratio: 4.0 Max for individual parcels.
 - iii. Impervious Surface Ratio: 1.0 for individual parcels.
 - iv. Maximum residential density: 25 dwelling units per one acre.
 - v. New development inconsistent with the Master Development Plan shall require an amendment to the Master Development Plan and shall meet the following criteria:
 - 1) New Town Center Commercial development shall be not be located within a 4-mile radius of any other existing or approved Town Center Commercial development.
 - 2) Shall be adjacent to two collector or higher level streets with sufficient analysis to illustrate compliance with the adopted Level of Service standards.
 - 3) Medium and/or High Density Residential shall be required within a Town Center Commercial development.

- b. Standard Commercial
 - i. Intensity Standards:
 - ii. Floor Area Ratio: 2.0 Max for individual parcels
 - iii. Impervious Surface Ratio: 0.9 for individual parcels
 - iv. Maximum residential density: 15 dwelling units per one acre.
 - vi. New development inconsistent with the Master Development Plan shall require an amendment to the Master Development Plan and shall meet the following criteria:
 - 1) New Standard Commercial development shall not be within 1.5 mile radius of another.
 - 2) Development shall be permitted when adjacent to a collector or higher roadway design with greater roadway network capacity with sufficient analysis to illustrate compliance with the adopted Level of Service standards.

Harmony/Recreation Open Space land use designation.

The Recreation/Open Space designation shall be used to recognize the golf course and attributed open space within the boundaries of the Harmony Rural Community. “Recreation/Open Space” consists of agricultural lands, parks, golf course areas and utility easements, when determined by the County to meet open space needs. Recreation/Open Space may include active and passive recreational activities. Physical improvements such as ancillary storage and maintenance buildings required to support allowed open space uses are allowed within the Harmony/Recreation/Open Space land use designation. For structures, the Floor Area Ratio is 0.1.

Harmony Rural Community Industrial land use designation.

The following standards are established for the Industrial designation:

1. Future allocations of this land use category shall have access to central water and sewer. This land use designation shall have, at a minimum, direct access to a collector roadway.
2. The Industrial designation shall include Light Industrial uses.
 - a. This is defined as industrial uses that have none to limited adverse effects on adjacent properties.
 - b. Types of uses typically found in this land use include distribution centers, business parks, light manufacturing, freestanding office, office parks, and other similar uses with limited noise. Technical and vocational schools that involve industrial training would also be found in this land use.
 - c. Additional uses that may be encouraged within the Industrial land use designation are uses ancillary and compatible with the needs of industrial employees.
 - d. Intensity Standards:
 - 1) Floor Area Ratio: 2.0 Max for individual parcels
 - 2) Impervious Surface Ratio: 0.85 for individual parcels

Harmony Rural Community Institutional land use designation.

The following standards are established for the Institutional designation:

1. This land use designation is defined as a category that includes public structures or lands that are owned, leased, or operated by a public or non-profit entity, such as a civic or community center, parks and recreation facilities, hospitals, libraries, police and fire stations, utilities, government, and/or non-profit agency administration buildings.
2. Educational facilities may be included within the category, such as private or public educational facilities, vocational and technical schools, and colleges and universities.
3. The Harmony Institute and its related activities are a permitted use.
4. Toho Water Authority Water and Wastewater Treatment facilities are a permitted use.
5. Intensity Standards:
 - a. Floor Area Ratio: 2.0 Max for individual parcels
 - b. Impervious Surface Ratio: 0.85 for individual parcels
6. New development inconsistent with the Master Development Plan shall require an amendment to the Master Development Plan and shall meet the following criteria:
 - a. New institutional development shall be incorporated within Commercial or Medium and High Density Residential areas.
 - b. Elementary schools shall be limited to Medium and High Density Residential areas and expansion to existing institutions.

Harmony Conservation land use designation.

The Harmony Conservation land use designation consists of conserved environmentally sensitive lands including wetlands, uplands preservation areas, habitat reserves and upland buffers.

1. Environmentally sensitive lands including wetlands, upland preservation areas, habitat reserves, and upland buffers shall be protected through the “Harmony Conservation” land use designation are designed on the Master Development Plan.
2. For structures, the Floor Area Ratio is .001 for purposes of this policy, boardwalks shall not be considered structures.
3. Regionally significant wetlands within the Harmony land use designation shall have a minimum 25-foot and average 50-foot upland buffers as shown on the Harmony Master Development Plan.
4. Other wetlands under the jurisdiction of FDEP within the Harmony land use designation shall have a minimum 25-foot upland buffer.
5. All wetlands shown as Wetland Conservation on the Harmony Master Development Plan that are outside of the jurisdiction of FDEP and not identified for impact elsewhere shall be retained and may be incorporated into the storm water management system in such a manner as to maintain current or restore historic hydro periods and wildlife values.
6. Vehicular road crossings through the Jug Creek Swamp, Major Slough, Grape Hammock Slough or their contiguous wetlands within the Harmony land use designation shall be restricted to existing farm road or cattle crossings as shown on the Harmony Master Development Plan.
7. All road crossings of wetland corridors shall utilize at minimum, oversized

- culverts or arches large enough to accommodate both hydrological flow and wildlife movement, unless specified differently as a result of site plan review.
8. The wetlands systems, upland buffers, other conservation tracts and mitigation areas within the “Harmony Conservation” land use designation shall be regarded as preservation areas for the purpose of protecting their natural attributes and shall have their developmental uses restricted by conservation easement as provided in Florida Statutes. Easements shall be conveyed to the Florida Freshwater Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, Osceola County or other state or federal agency or any organization dedicated to conservation.
 9. Passive recreation facilities such as but not limited to boardwalks, trails, educational displays and other similar uses are permitted uses within this land use category.

The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a Wetland Jurisdictional Line determination by the South Florida Water Management District without the need for a Comprehensive Plan Amendment. In such cases, land initially presumed but later determined not to be classified as wetland, will take on the land use designation assigned to the upland portion of the adjacent development site.

Policy 1.3.6: *Poinciana Master Plan.*

The development of Poinciana shall be based upon development with the Master Plan (ZMA 71-60 series) in a manner, which promotes efficient provision of public services, and infrastructure, protection of the environment and natural resources, and the creation of a livable, well-planned community.

Policy 1.3.6.1: *Status of existing approval in Poinciana.*

All commitments of PD, CDP and Subdivision approval for the provision of infrastructure, open space and public and institutional sites within the Poinciana PD shall be met for each neighborhood prior to the approval of any construction plan for that neighborhood.

Policy 1.3.7: *Short Term Rental Overlay defined.*

The Short Term Rental Overlay

The Short Term Rental Overlay is illustrated on the Future Land Use Map series, which identifies the boundaries for the location and construction of short-term rental units. Short term rental units are considered as tourist supported residential development and timeshares. Short term rental is defined as a use exhibiting characteristics common to both commercial and residential uses. The Future Land Use Map designations within the Short Term Rental Overlay boundary shall consist of those Future Land Use Map designations previously described in this Plan, which are permitted in the Urban Growth Boundary. The following criteria shall be met for the approval of short term rental units:

1. Property must be located within the Short Term Rental Overlay boundary as identified on the Future land Use Map and described in the Data and Analysis portion of the Future Land Use Element.

Policy 1.3.8: *Yeehaw Distribution Center*

The County shall take advantage of the strategic location offered by Yeehaw Junction by encouraging the development of a Transportation-related distribution center that can efficiently serve the needs of the state’s metropolitan areas while providing employment opportunities within the southeastern part of Osceola County.

Policy 1.3.8.1: *Adherence to Comprehensive Plan Policies*

Development within the Yeehaw Transportation Distribution Center Overlay shall occur in accordance with the policies of this section in addition to all other policies within the FLUE and other portions of the Osceola County Comprehensive Plan. Where there is conflict in policy or standards, the more stringent shall apply.

Policy 1.3.8.2: *Yeehaw Transportation Distribution Center (YTDC).*

Development of the Yeehaw Transportation Distribution Center shall be in accordance with the following:

- All development must be submitted as a Planned Development;
- The total overlay area must consist of lands that are adjacent to each other and total no less than 400 acres;
- All development must meet or exceed the adopted level of service standards for Osceola County, and
- All permanent development will use central water and sewer services.

Policy 1.3.8.3: *YTDC: Planned Developments.*

Submittal as a Planned Development or amendment to an approved Planned Development shall require the applicant to comply with the Osceola County Land Development Code (LDC) that requires a public hearing before the Planning Commission and a public hearing before the Board of County Commissioners. The County shall notify property owners in the area in compliance with LDC requirements, and advertise the public hearing is to provide for public input for development proposals within the Yeehaw Transportation Distribution Center Overlay and to assure that all applicable standards are complied with. The overall intent is to provide a development program that protects service levels on the highway network, provides adequate water and wastewater service, creates adequate housing opportunities for workers within the Overlay area and create a mix of land uses that are internally accessible to each other to support the expected interchange between land uses.

Policy 1.3.8.4: *Development Standards.*

Development within the Yeehaw Transportation Distribution Center Overlay will consist

of a mix of land uses that provides an opportunity to achieve an integrated balance between transportation related uses, commercial uses and residential uses may be achieved.

Policy 1.3.8.5: *YTDC mix and distribution of land uses.*

The following mix and distribution of land uses shall be allowed:

- | | |
|---------------------------|-------------------|
| a. Warehouse/Distribution | 2,000,000 sq. ft. |
| b. Light Industrial | 200,000 sq. ft. |
| c. Commercial | 50,000 sq. ft. |
| d. Residential | 630 du |
| e. Conservation | 74 acres* |

* Final Conservation acreage subject to field verification and wetland determination.

A Conversion Matrix, adopted as part of a YTDC PUD, may be used to increase or decrease the amount of a particular land use within the approved YTDC land uses. Light Industrial uses shall not be included in the Warehousing and Distribution land use category.

Policy 1.3.8.6: *YTDC wetlands.*

Wetlands areas shall be categorized, protected and preserved consistent with the wetland protection policies presented in the Conservation Element.

Policy 1.3.8.7: *YTDC public facilities.*

Public facilities and utilities required to serve the needs of the businesses, employees and residents may be allowed within the Overlay. They shall be sized and built consistent with the demands generated by the approved mix and amount of land use activity.

Policy 1.3.8.8: *YTDC housing.*

The Yeehaw Transportation Distribution Center shall include on site housing units that are affordable to 50% of the employees of the Yeehaw Transportation Distribution Center, unless a reasonable demonstration is made that comparably priced housing is located within a 20 minute, 10 mile travel distance from the Yeehaw Transportation Distribution Center. Monitoring on the provision of this housing shall be performed before development in excess of 750,000 square feet of warehouse/distribution space receives certificates of occupancy, and again before a cumulative total of 1.2 million square feet of warehouse/distribution space receives certificates of occupancy. For the purposes of this policy, the issuance of residential building permits shall constitute provided housing. The ECFRPC Affordable Housing Methodology shall be used as a “reasonable demonstration” for showing that off-site housing is available as well as the means for monitoring the provision of on-site affordable housing.

Policy 1.3.8.9: *YTDC stormwater.*

All regionally significant wetlands within the jurisdiction of the SJRWMD shall be retained and may be incorporated into the stormwater management system in such a manner as to maintain current or restore historic hydro periods and wildlife values.

Policy 1.3.8.10: *YTDC preservation areas.*

The wetlands systems, upland buffers, other conservation tracts and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes and shall have their developmental uses restricted by conservation easement as provided in Florida Statutes. Easements shall be conveyed to the St. John River Water Management District, the Florida Department of Environmental Protection, Osceola County or any other organization dedicated to conservation. Passive recreation facilities such as, but not

limited to boardwalks, trails, educational displays and other similar uses are permitted land uses within these preservation areas.

Policy 1.3.8.11: *YTDC Conservation land uses.*

The boundaries of the Conservation land use area may be adjusted to be consistent with wetland jurisdictional lines determined by the SJRWMD and other jurisdictional lines as may be determined by other agencies of jurisdiction. In such cases, land initially presumed but later determined not to be classified as wetland will take on the land use category assigned to the upland portion of the adjacent development site.

Policy 1.3.8.12: *YTDC containment: hazardous materials management.*

Containment measures such as impervious paving, collection basins and spill response equipment will be used during construction and operation for warehousing/distribution uses to assure that all potentially hazardous materials are properly stored and controlled so that ground and surface waters are protected from contamination. Management Plans shall be submitted to Osceola County for all hazardous materials users, producer and sellers. Hazardous materials management/containment plans, for projects intended to serve hazardous material users, producers, and sellers shall be prepared in accordance with all government and industry standards and submitted for review with the Planned Development and approved prior to the issuance of any related building permits.

Policy 1.3.8.13: *YTDC water and wastewater services.*

Water and wastewater services shall be located and provided on-site by the developer as part of the Planned Development approval process. Such services shall meet all applicable level of service standards established by Osceola County and shall be limited to lands associated with the Yeehaw Transportation.

Policy 1.3.8.14: *YTDC: design and construction of water and sanitary sewer system.*

The developer shall design and construct the potable water system and sanitary sewer system in accordance with the ordinances and rules of the Toho Water Authority in place at the time of construction. Once constructed and all applicable fees paid, the water treatment and distribution system and the sewage treatment collection facilities shall be owned and operated by Toho Water Authority. These systems shall require the issuance of all permits including any required CUP from the St. John's Water Management District. Furthermore, these systems shall be subject to the requirement of the Natural Resource Utilization Land Use as defined by Policies 1.3.37 through 1.3.39, inclusive

Policy 1.3.8.15: *YTDC: residential development and available public educational facilities.*

Residential development within the Yeehaw Transportation Distribution Center shall be limited by the availability of adequate and proximate public educational facilities, as determined by the Osceola County School Board. All development within the Yeehaw Transportation Distribution Center shall comply with applicable educational impact fee ordinances and other mitigating regulatory programs.

Policy 1.3.8.16: *YTDC: internal trip capture.*

Development within the Yeehaw Transportation Distribution Center shall be internally

interconnected to promote the internal capture of trips. Pedestrian ways and bicycle lanes shall be provided within the Overlay area where such facilities can provide appropriate and safe alternatives to automotive travel, given the heavy truck traffic that is expected within the site.

Policy 1.3.8.17: *YTDC: external traffic.*

Development of the Yeehaw Transportation Distribution Center shall not overburden the public highway system and shall comply with applicable Osceola County transportation concurrency and other transportation management programs. No new net trips shall be allowed onto the public highway system unless consistent with adopted LOS for the adjacent road network.

Policy 1.3.8.18: *YTDC: roadway LOS deficiencies.*

Should Osceola County identify any deficiency in level of service standards on the public roadway system caused by any phase of the development within the Yeehaw Transportation Distribution Center, the developer shall be responsible to resolve the lack of available capacity by implementing any of the following mechanisms or combination thereof:

- a. Fund and/or construct 100 percent of the necessary improvement.
- b. Withdraw any phase of development and wait for sufficient capacity to become available through the continued implementation of a Capital Improvement Plan.
- c. Reduce the density or intensity of a phase of development to accommodate available capacity at the adopted level of service standard.
- d. Receive approval to a request to expedite an improvement listed in the Capital improvement Element.

Meet with the County Planning and Engineering staff and establish an equitable Concurrency Roadway Deficiency agreement to address the funding or capacity improvements of the deficient roadway segment(s) necessary to provide sufficient capacity for the proposed development.

Objective 1.4: Public Educational Facilities

Osceola County shall continue to coordinate with the Osceola County School District for the adequate provision of existing and planned capacity of public educational facilities.

Policy 1.4.1: *School enrollment impacts.*

Osceola County, through its development review process, shall consider the comments received from the School District regarding the school enrollment impacts anticipated to result from any proposed land use application or development proposal and whether sufficient capacity exists or is planned.

Policy 1.4.2: *School capacity.*

In reviewing comprehensive plan amendments, rezonings and residential development proposals, the County will consider the available school capacity. If it is found that there is not sufficient public school capacity or planned improvements to serve the proposed residential development, the County may deny the comprehensive plan amendment, rezoning and/or development proposal.

Policy 1.4.3: Schools.

Within the UGB, Osceola County shall allow public educational facilities to be located in all Future Land Use Map designations, except Conservation and Natural Resource Utilization.

Policy 1.4.4: Locational criteria for schools.

Osceola County shall require the following location criteria for public schools:

1. The proposed location shall be compatible with the present and projected uses of the adjacent property.
2. Adequate public facilities and services, as well as police and fire protection shall be available concurrent to support the proposed public school site.
3. The proposed location shall not be located within a velocity flood zone/flood way.
4. The proposed site should be located so as to encourage co-location with parks, and community centers.

Policy 1.4.5: School development consistent with LDC.

Osceola County shall require the development of public school sites to be consistent with the School Siting Standards outlined in the Land Development Code.

Objective 1.5: Adequate Services

The County shall ensure that future development is provided essential services and facilities at acceptable standards in order to best serve the needs of current and future Osceola County residents.

Policy 1.5.1: Adequate facilities required for FLUM amendments.

Amendments to the Future Land Use Map shall be approved only if it is demonstrated by the applicant that adequate facilities and services are available to serve the proposed project, or will be available concurrent with the project's impacts.

Objective 1.6: Land Use Compatibility

Osceola County shall continue the review of development proposals towards identifying potential adverse impacts, with special attention taken to ensure an acceptable level of compatibility is achieved with adjacent land uses.

Policy 1.6.1: Allowable residential densities outside UGB.

With the exception of rural settlements and in approved Rural Land Stewardship Areas (Goal 2 and its subordinate objectives and policies) and for pre-existing developments, residential densities greater than 1 dwelling unit per 5 acres outside of the designated Urban Growth Boundary shall not be permitted.

Policy 1.6.2: Allowable residential densities within UGB.

With the exception of rural enclaves, and for pre-existing developments, new development or redevelopment within the UGB shall meet the established minimum residential densities in the LDC unless the County's TDR program is utilized.

Policy 1.6.3: Avon Park Air Force Range Coordination.

Osceola County shall coordinate with the Avon Park Air Force Range (APAFR) regarding land use decisions and changes to the Comprehensive Plan that which if approved, would affect the intensity, density or use of land proximate to the Range. Coordination with the APAFR shall include, but not be limited to, the following:

- The established Military Operation Areas (MOAs), Restricted Airspace R 2901 E, and Military Blast Zone (MBZ-130), which includes land areas that may experience blast noise between 115 and 130 db, are illustrated on Map TRN 10: Air Transportation Facilities & Special Planning Areas.
- The Osceola County Planning Commission (local planning agency) shall include a representative appointed by the APAFR as an ex-officio, non-voting member;
- Osceola County shall facilitate pre-development meetings between County staff and the applicant prior to submittal of an application for any proposed Comprehensive Plan Map Amendments, Zoning Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Conditional Uses within the Military Operating Areas (MOAs) and/or MBZ-130, as depicted on Map TRN 10: Air Transportation Facilities & Special Planning Areas. Osceola County shall notify the APAFR base commander or designee of the pre-development meeting;
- Osceola County shall provide any applications for Comprehensive Plan Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Zoning Map Amendments or development applications that would affect the intensity, density or use of land within the MOAs and/or MBZ-130 to the APAFR base commander or designee;
- Osceola County shall notify the base commander or designee of the County's application review process schedule and of all meetings that are part of the application process;
- Osceola County shall consider any comments provided by the APAFR base commander or designee as well as any criteria listed in Section 163.3175(5), Florida Statutes, when evaluating applications within the MOAs and/or MBZ-130;
- Osceola County shall forward any comments received from the APAFR base commander or designee regarding proposed Comprehensive Plan Amendments to the State Land Planning Agency.

Policy 1.6.4: Avon Park Air Force Range Compatibility Criteria.

In accordance with 163.3177, FS, the County will cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in the state. The County's criteria to address compatibility of lands in close proximity to the APAFR are identified and defined in the Osceola County JLUS 2012, in the Data and Analysis of the Future Land Use Element of the Osceola County Comprehensive Plan.

Objective 1.7: Natural Resources Protection

Prior to the approval of site plans by Osceola County, areas of unsuitable soils, wetlands,

or wellhead protection areas must be identified. Provision to ensure that these factors are addressed in a manner that is consistent with the Goals, Objectives and Policies of this Plan shall be included in the Land Development Code.

Policy 1.7.1: *Wellhead protection.*

The County shall create a protection area of a 500-foot radius of existing and planned wellheads of public potable water supply wells for the protection of the contributing recharge areas. Within that radius, prohibited or restricted activities will be defined. Such activities include those that have been established to be significant threats and can degrade or contaminate the water resources of the County, such as but not limited to: new and expanding sanitary landfills, industrial land use designations, concentrated animal feeding operations, dairy farm storage and treatment facilities, interim wastewater treatment plants, stormwater discharges to the Floridian aquifer, land application of sludge and septage, and underground storage tanks. Additionally, the County shall identify certain substances as regulated and shall require that the handling of such substances be in accordance with state and federal mandates.

Policy 1.7.2: *Natural Resources Inventory (NRI).*

Osceola County has developed a Natural Resource Inventory that identifies areas critical to protection and conservation. The inventory includes, but is not limited to, the following resources: aquifer recharge areas, wellhead protection areas, wetlands, mineral resources, raw water extraction and production resources areas, wilderness resource areas, rare and endangered animal species, areas deemed suitable for wastewater disposal, re-use, recycling or land-filling areas and areas characterized by fire ecology. The Natural Resource Inventory will be used to guide the decisions related to the long-term preservation and protection of natural resources throughout the County.

Policy 1.7.3: *Urban sprawl.*

Promoting development to occur where commitments have been made for requisite facilities and services shall discourage urban sprawl. Urban sprawl is deemed to be contrary to the best interests of the County's health, safety, and welfare, whether it occurs in Osceola County or in an adjoining jurisdiction. Further, urban sprawl is a land use impact deemed to be a threat to the long-term protection of the natural resources that is a central feature of this Plan, and the County shall discourage such threats through the development review process.

Policy 1.7.4: *Public utilities' impact on natural resources.*

Public utilities shall consider the long-term impacts of land use decisions upon natural resources, the overall health, safety and welfare of the County and its residents, and the development consequence parameters as established in the County's long-term resource allocation model in the siting and provision of new or expanded essential service facilities. It is intended that long-term land use consequences be reviewed whenever a Natural Resource Utilization use is established to any location under the County's jurisdiction.

Policy 1.7.5: *LDC to protect environmental resources.*

Osceola County shall adopt as part of the Land Development Code, land use restrictions

and incentives as measures to protect potable water well fields, environmentally sensitive lands, areas characterized by a fire ecology, aquifer recharge areas, and all other identified natural resources, resource areas, and raw materials determined to be critical to the overall health, safety, and welfare of the residents of the County from incompatible land uses and activities.

Policy 1.7.6: *Environmental impact statement and mitigation plan.*

Osceola County shall require that all developments with a significant impact upon natural resources, including but not limited to developments involving mining, natural resource extraction, wetlands removal, or environmentally sensitive habitat destruction, prepare an environmental impact statement and mitigation plan. This environmental impact statement shall detail the long-term potential land use impacts upon the natural resource base of the County and demonstrate how those land use impacts will be alleviated. This policy shall not authorize the County to regulate impacts of the consumptive use of water as provided in Chapter 373, F.S. However, such applicant will still be required to address those other impacts of the proposed activity that involve construction, installation, erection, acquisition, operation, maintenance, improvement, extension, connection, enlargement, or reconstruction of any projects infrastructure.

Objective 1.8: Historic Preservation

Osceola County shall ensure the preservation of local historical, cultural and archaeological features through their identification, designation, and protection.

Policy 1.8.1: *Housing inventories.*

Utilizing the periodic housing inventories addressed in the Housing Element, the County shall identify, protect and preserve property of archaeological, cultural, or historic significance.

Policy 1.8.2: *Priority ranking system.*

The County shall seek state and federal grants to protect historical resources and establish a priority ranking system to purchase properties with archaeological, cultural, and historical resources.

Objective 1.9: Redevelopment

The County shall review its local development review process to encourage redevelopment where public facilities are available and adequately support infill projects.

Policy 1.9.1: *Blighted areas inventory.*

The County shall maintain an inventory of blighted areas as Community Development Block Grant (CDBG) Target Areas and Community Redevelopment Areas (CRAs), including developed communities containing substandard structures and infrastructure such as roads, central sewer and central water. The periodic housing inventories addressed in the Housing Element shall be specifically used to identify blighted residential areas and target funding and redevelopment to these areas.

Policy 1.9.2: *Prioritization of improvements.*

Subsequent to completing the inventories of blighted areas, the County shall prioritize needed improvements and secure funding for said improvements through local funding, interlocal agreements with the municipalities, and grants from various state and federal agencies.

Objective 1.10: Hazard Mitigation

Osceola County shall annually review any interagency hazard mitigation reports that have been issued at the Federal and State level due to a Presidential Disaster Declaration.

Policy 1.10.1: *Analysis of future land use distribution.*

Based on the review of the interagency hazard mitigation reports, Osceola County shall analyze the distribution of Future Land Use in conjunction with the recommendations of Federal or State agencies in order to reduction of property losses and the promotion of public welfare.

Policy 1.10.2: *Local Mitigation Strategy (LMS).*

The County shall consider the Local Mitigation Strategy (LMS) when reviewing requests for land use changes to ensure that the requested land use designations do not conflict with the LMS.

Objective 1.11: Zoning Consistency

Osceola County shall recognize that parcels of property may be made nonconforming as a result of the updates to the Comprehensive Plan.

Policy 1.11.1: *Nonconforming uses.*

Specific non-conforming uses or uses established before the adoption of the comprehensive plan shall not be used as a precedent for development approval that is inconsistent with the Future Land Use.

GOAL 2: RURAL LAND STEWARDSHIP

Protect and conserve agricultural lands and promote agricultural viability, to direct incompatible uses away from wetlands and upland habitat, to preserve cultural heritage, to discourage urban sprawl, and to encourage development that utilizes creative land use planning techniques and promotes economic prosperity and diversification.

Objective 2.1: Rural Lands Stewardship Area

Osceola County supports the Rural Lands Stewardship Area (RLSA) program, based on the principles of rural land stewardship as defined in Florida Statutes. RLSAs are intended to protect and conserve agricultural lands and open space, continue the viability of agricultural production, and preserve cultural heritage in Osceola County.

GOAL 3: TRANSFER OF DEVELOPMENT RIGHTS

Protect and conserve agricultural lands and promote agricultural viability, to direct incompatible uses away from wetlands and upland habitat, to preserve cultural heritage, to discourage urban sprawl, and to maximize density and the efficiency of residential and commercial development within the Urban Growth Boundary.

Objective 3.1: TDR Program

Create and implement an incentive-based rural lands conservation program that contributes to the long-term viability of the County's agricultural industry and protection of its natural resources.

Policy 3.1.1: *Intent of TDR program.*

The intent of the TDR program is to protect and conserve natural resources and retain and promote viable agriculture by allowing rural land owners outside the UGB to obtain economic value from the development rights associated with their land by selling those rights to be used within the UGB to allow greater development densities. This will provide a system of compensation to private property owners for the elimination of certain land uses in order to protect and conserve natural resources, open space and viable agriculture in exchange for transferable credits that can be used to entitle those developing land within the UGB. The use of the TDR program shall be consistent with the terms and process identified within the LDC.

Policy 3.1.2: *Purchasing density credits.*

Developers or landowners within the UGB may work independently with rural landowners to purchase density credits as identified in the LDC.

Policy 3.1.3: *Density credits established in LDC.*

Density Credits are established within the LDC and TDR application process.

GOAL 4: SUSTAINABLE DEVELOPMENT

Osceola County shall incorporate land use and transit facility policies together to reduce greenhouse gas emissions, preserve natural areas, optimize urban services and infrastructure to account for the current systems, reduce the need for future electric power generation and transmission systems, and to produce sustainable development intensities and patterns, which should include the following attributes:

- Utilizing existing infrastructure and facilitating transit ridership;
- Compact development, discouraging urban sprawl, and building a sense of place and community;
- Mixed use, providing a greater variety of uses closer to home and work;
- Pedestrian oriented, reducing reliance on the automobile;
- Environmentally sensitive, encouraging reduction of greenhouse gas emissions;
- Preservation of natural lands and habitats, including forests and wetlands;
- Ability to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries;
- Ability to provide a reasonable balance between jobs and housing; and
- Design standards reflecting the character of the community.

Objective 4.1: Sustainable Development Patterns

Osceola County, through the use of transfer of development rights, clustering development, and other approaches, shall encourage development patterns that make efficient use of the developable land; optimizes urban services and infrastructure, uses innovative mixed-use planning techniques; promotes a wide variety of transportation and housing options; absorbs and effectively serves a significant portion of the future

population growth of Osceola County and Central Florida, protects the architectural and environmental character of the County through compatible, high quality, and environmentally sensitive development practices, and helps provide a distinct separation of urban and rural land uses. To ensure a sustainable development pattern the County shall strictly enforce the policies identified in the Future Land Use Element.

Policy 4.1.1: *Traditional Neighborhood Design preferred within Urban Infill Area.*

Traditional Neighborhood Design (TND) is the preferred form of development within the Urban Infill Area of the UGB. It is the required form of development within the Urban Expansion Area of the UGB and Urban Infill Activity Centers. The County shall amend its Land Development Code to include, but not be limited to, the following TND design principles:

- Develop in the form of coherent and interconnected neighborhoods with a diverse mix of activities (residences, shops, schools, workplaces, parks, etc.) organized and located so as to optimize the internal capture of automobile trips.
- Promote a jobs-housing balance.
- Create neighborhoods with a wide spectrum of housing options that enable people of a broad range of incomes, ages, and family types to live within a single neighborhood.
- Encourage neighboring landowners to combine projects under joint ownership or control so they can more effectively plan complete neighborhoods and communities.
- Size each development based upon the availability of needed infrastructure and the economic base that exists to sustain a particular amount and mix of non-residential activities.
- Create public amenities including recreational opportunities and other publicly accessible open space areas.
- Promote increased accessibility and interconnectedness through an integrated multi-modal transportation system, featuring a strong pedestrian network and where applicable dedicated transit corridors

Policy 4.1.2: *Infill development encouraged.*

To maximize the use of existing services and facilities, compatible higher intensity residential and non-residential infill development shall be encouraged within the UGB. For purposes of this policy, infill development shall be bounded on at least two sides by existing development and where central potable water and sanitary sewer service is located within 200 feet. Furthermore, infill developments shall be exempt from the locational criteria identified in the Future Land Use Element.

Policy 4.1.3: *TND to reduce sprawl.*

To alleviate the pressure of urban sprawl, reinforce a more efficient pattern of urban development, discourage the reliance of the automobile, and create a stronger sense of place through innovative design criteria, the County will encourage traditional neighborhood design (TND) and development patterns, as well as other innovative approaches, which shall be articulated in the Land Development Code.

Policy 4.1.4: *Funding for affordable housing and economic development.*

Discretionary block grant and local funding for affordable housing and economic

development should be used to support a Smart Growth development pattern.

Policy 4.1.5: *Strengthening existing neighborhoods.*

Existing neighborhoods should be strengthened through infill development, housing rehabilitation, proactive enforcement of zoning and building standards, and housing code enforcement.

Policy 4.1.6: *Location of new development in proximity to public schools.*

New development will be located in close proximity to existing and proposed public schools in order to promote the cost-effective development of schools and their supporting infrastructure.

Objective 4.2: Energy and Natural Resource Conservation

Recognizing that energy and other natural resource demands are increasing and present sources may no longer be capable of meeting additional demands, it has become necessary to rely on alternative energy and infrastructure sources in combination with smart growth land and transit utilization, and its relationship to energy and natural resource conservation. The County will promote development contributing to conservation measures.

Policy 4.2.1: *Renewable Energy Sites in the County.*

In an effort to incentivize renewable energy technology capable of producing clean(er) energy and fuels, while allowing for decreases and/or the elimination of greenhouse gas emissions, Osceola County will update the LDC to facilitate these processes without the need for Land Use Changes or NRU designation. Locational Criteria for Renewable Energy Sites is outlined in the LDC.

Policy 4.2.2: *Renewable Energy Sites Defined.*

Renewable energy technology based industry and business, or sustainably developed businesses shall be incentivized with the ability to proceed to development application, or other equivalent process. Such developments include, but are not limited to, the following:

1. Development or project that creates green jobs.
2. Development or project that meets the LEED rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system.
3. Development or project that manufactures, distributes, and/or researches alternative fuels and/or alternative fuel vehicles.
4. Development that creates or utilizes renewable energy sources or protects non-renewable resources greater than the requirements of the Comprehensive Plan or adopted Land Development Code regulations.

Objective 4.3: Transit Oriented Development

The County will promote sustainable land use practices by planning for Transit Oriented Development to support premium and fixed guideway transit systems that connect activity centers within Osceola County and the region.

Policy 4.3.1: *Encourage Mass Transit.*

The County shall encourage the use of mass transit in order to decrease the dependency upon the automobile for work and non-work trips.

Policy 4.3.2: *Transit Coordination.*

The County shall coordinate with the LYNX and METROPLAN ORLANDO and other regional agencies regarding the provision of transit corridors and station locations, types, and development characteristics for each of the proposed station stops.

Policy 4.3.3: *Coordination for Station Types.*

Station types shall be coordinated with each of the municipalities that any mass transit system serves in Osceola County.

Policy 4.3.4: *Transit Oriented Developments.*

Transit Oriented Development shall be allowed in areas within the Urban Growth Boundary and located along a designated transit corridor as identified in Transportation Map TRN: 8 Transit Corridors.

Policy 4.3.5: *Station Area Designation.*

Upon the designation of the station type and the physical location of a new transit station, a Station Area Overlay initially measuring 0.5 mile radius from the center of the station platform will be created to facilitate mixed use development patterns and design standards. Once a Transit Oriented Development or Station Area has been identified, and a master plan adopted for the corridor and/or Station Area, TOD design standards shall be required.

Objective 4.4: *Process Area Plans for Station*

The County will establish a process within its Land Development Code so that Station Area Plans will be prepared prior to system construction to efficiently and effectively plan the land uses around proposed mass transit stations.

Policy 4.4.1: *Station Area Coordination and Review.*

Upon the Station Area Overlay designation, the County, in coordination with related agencies, will conduct a detailed study to determine specific Station Area Plan boundaries, which will, at a minimum, include all areas within a 0.5 mile walking distance from the transit station. In determining the specific Station Area Plan boundaries, physical, environmental, and community features, boundaries, and borders shall be considered.

Policy 4.4.2: *Station Typology.*

Within the Land Development Code the County shall establish Station typology definitions to provide guidance for the Station Area Planning process.

Policy 4.4.3: *Redevelopment Plan.*

Following the designation of a Station Area Plan boundary, a development/redevelopment plan where increased densities and intensities are desired will be created. This plan will recognize the community character of stable and historic neighborhoods where increased densities and intensities may be deemed inappropriate.

Policy 4.4.4: *Minimum Standards for Station Area Plans.*

Station Area Plans shall be approved by the County prior to development/re-development and at a minimum these plans should address the list below as well as the Design Principles in Objective 5.4 of the Future Land Use Element:

1. Station Area Typology and Redevelopment Vision
2. Surrounding Development Pattern and Community Character
3. Support Data (may require market analysis)
4. Land Use
 - a. Mix of Uses. Compact mixed use development is required to provide for the internal capture of pedestrian, bicycle and vehicular traffic
 - b. Density/Intensity Minimums (where appropriate) and Maximums to ensure that density needed to support transit service. The minimum density shall be ten (10) units per acres and the maximum shall be sixty (60) units per acre. The minimum Floor Area Ratio shall be 0.5 and the maximum shall be 3.0.
 - c. Growth and Redevelopment Areas.

Policy 4.4.5: *Public Involvement.*

The County's public involvement program, that includes community stakeholders, public agencies, and private developers, shall be part of the Station Area Planning Process. This process shall include community design and public workshops.

Policy 4.4.6: *Mixed Use Development Incentives.*

Within the LDC, mixed use development incentives and density incentives shall be developed and encouraged to implement the intent of the station type.

Policy 4.4.7: *Transportation Corridor Management.*

As transportation areas and corridors are designated, the County may adopt a transportation corridor management ordinance.

Objective 4.5: *Transit Oriented Development Design Principles*

The County will include within its Land Development Code, Transit Oriented Development (TOD) design principles focused on neighborhood context, connectivity, public realm improvements, and site development standards.

Policy 4.5.1: *Character.*

Redevelopment within the Station Areas shall maintain the character, and be complementary to adjacent, existing residential areas.

Policy 4.5.2: *Scale.*

Station Area Plans shall ensure that there is a transition in scale between the redevelopment/infill development proximate to the new stations and surrounding lower density residential areas. This transition will typically occur within the 0.25 mile to 0.5 mile radius from the station platform.

Policy 4.5.3: *Architecture.*

Station Area Plans shall include policies to ensure consistency with the scale and architectural style of local historic districts, if applicable.

Policy 4.5.4: *Existing Community Plans.*

Where applicable, Station Area Plans shall take into consideration adopted community plans.

Policy 4.5.5: *Roadway Design.*

Improvements proposed to typical roadway sections within Station Area Plans design elements, such as those as advocated for by the National Complete Streets Coalition, should be considered.

Policy 4.5.6: *Pedestrian and Bicycle Facilities.*

Station Area Plans shall improve bicycle and pedestrian connectivity through the following:

- Requiring sidewalks on both sides of all public rights of way 0.5 mile walking distance from all station locations;
- Encourage the construction of sidewalks in excess of minimum width requirements, pedestrian plazas, and other amenities that will enhance the pedestrian environment in and around transit stations; and
- Encourage the development of bike lanes on arterial and collector roadways transversing the Station Area.

Policy 4.5.7: *Design and Streetscape.*

Within Station Area Plans, specific guidelines shall be created that address streetscape design to encourage pedestrian activity and protection. These elements may include design elements such as public art, street trees, pedestrian scale lighting, arcades, awnings, wayfinding signage, and benches.

Policy 4.5.8: *Public Open Space.*

The County shall strongly encourage, either through public investment, policy requirements or development incentives, publicly accessible open spaces around transit stations. Public open spaces shall be designed to be centers of activity within the Station Area Plans with programming of diverse activities encouraged.

Policy 4.5.9: *Landscape.*

Landscaping materials for areas included in Station Area Plans, both within and outside of public rights of way, shall be chosen to support local native ecosystems and minimize water usage.

Policy 4.5.10: *Urban Gardens.*

The County shall encourage designating publicly accessible spaces that could be utilized as urban gardens in the proximity of station locations.

Policy 4.5.11: *Design to the street.*

In order to create an inviting pedestrian environment and an attractive street, encourage placement of new buildings along public streets or publicly accessible open spaces, with windows and doors at ground level.

Policy 4.5.12: *Parking.*

Where feasible, locate surface parking lots behind new buildings. Entrances to surface parking lots or garages should be placed on secondary streets, minimizing conflicts on preferred pedestrian routes, especially those offering direct connections to station stops. In addition, active ground floor uses in liner buildings should be considered for standalone garages.

Policy 4.5.13: *Building Heights.*

Building heights for new construction shall be regulated within approved Station Area Plans.

Policy 4.5.14: *Public Infrastructure.*

All new developments within station areas shall be required to place utilities underground.

Objective 4.6: Urban Infill Activity Centers

To further facilitate energy-efficient land use patterns and greenhouse gas reduction strategies, Osceola County shall establish Urban Infill Activity Centers to promote integrated urban environments that encourage walkability and transit usage through compact development. Mixed use development patterns, traditional neighborhood development (TND) and transit-oriented development (TOD) design concepts shall be required. Application shall be exclusively in the Urban Infill Area through the Planned Development or Village Infill Development classifications.

Policy 4.6.1: *Core and Transitional Areas.*

Urban Infill Activity Centers shall be consistent with Commercial FLUM designation sub-categories, as established herein, and comprise core and transitional areas. Core areas shall contain the highest intensity of development and generally concentrate most of the non-residential uses. Transitional areas shall be an intervention between the intensity of the core and less intense surroundings, as well as contain more residential uses than the core.

Policy 4.6.2: *Designation of Urban Infill Activity Centers and Eligibility Criteria.*

The zoning process shall be used to designate and approve Urban Infill Activity Centers. The following criteria shall be applied to designate an Urban Infill Activity Center, based on the number of points accumulated by the proposed location and the application of specific design factors:

1. *Employment Commercial Activity Center or Urban Commercial Activity Center* designations require at least 15 points.

2. *Community Commercial Activity Center* designation requires at least 9 points.
3. *Neighborhood Commercial Activity Center* designation requires at least 6 points.

Minimum Primary Criteria for Urban Infill Activity Center Eligibility:

Site Location Criteria		Points
A.1	Required Condition: This parcel is located within the Urban Growth Boundary (UGB)	Required
A.2	Roadway Access/Intersection: Local/Collector or Similar Collector/Collector or Similar Collector/Arterial or Similar Arterial/Arterial or Similar	1 2 3 4
A.3	Distance Separation: Two points if one of the following is met. 1 Mile or more between Neighborhood Centers 4 Miles or more between Community & Urban Centers 4 Miles or more between Urban Centers	2
A.4	Proximity to Existing Employers: Within one mile of a building occupied by an employer with the greatest number of employees per Census data, or other major employer such as a large government building, major university or community college campus, or major entertainment facility with over 50 onsite employees.	1 Point for each such employer within one mile of the subject site up to a maximum of 3 points
A.5	Proximity to Target Industry Cluster: Proximity to cluster of Target Industries (>100 employees) as defined by Osceola County Economic Development Department. Within 2 Miles of Target Industry Cluster Within 1 Mile of Target Industry Cluster Within ½ Mile of Target Industry Cluster	1 2 3
A.6	(If not A.7 and A.8 Criteria) Proximity to Premium Transit Line: Within 1 mile of a station Within ½ mile of a station Within ¼ mile of a station Part of Station Area Plan	1 2 3 4

A.7	<p>(If not A.6 or A.8 Criteria) Proximity to MMTD: Location in or within a quarter-mile distance of a Multimodal Transportation District (MMTD), where secondary priority is placed on vehicle mobility and primary priority is placed on providing a safe, comfortable and attractive environment for pedestrian and bicyclists with convenient access to transit.</p> <p>Within 1 mile of MMTD (corridors) 1 Within ½ mile of MMTD 2 Within ¼ mile or within MMTD 3</p>	
	Site Development Criteria	Points
A.8	<p>(If not A.6 and A.7 Criteria) Proximity to TOD Overlay Area: Location within a Transit Oriented Development (TOD) Overlay Area, which is a mixed use area designed to maximize access to various types of transit and focus growth around planned transit investments and future Station Area Plan(s).</p> <p>Within 2 mile walking distance from transit station 1 Within 1 mile walking distance from transit station 2 Within ½ mile walking distance from transit station 3 Within ¼ mile from transit station 4 Part of Station Area Plan. 5</p>	
A.9	<p>Proximity to Airport: Location adjacent to existing regional or international airports and other Airport Impact Areas as may be defined Orlando International Airport/Greater Orlando Aviation Authority or Kissimmee Gateway Airport Technical Advisory Committee (TAC).</p> <p>Within 1 mile of existing Airport 1 Within ½ mile of existing Airport 2 Within ¼ mile of existing Airport 3</p>	
B.1	<p>Adequate Facilities & Services: The applicant can demonstrate that there is sufficient capacity to meet all county-mandated concurrency requirements, including schools to meet the needs of the proposed development.</p>	Required
B.2	<p>Proposed Onsite Employment: The proposed development will be occupied by a large employer that meets the employee criteria below. The County will determine the documents needed for the applicant to demonstrate that such employer will occupy the proposed development and that the employees will be located onsite.</p> <p>Employs at least 25 employees 1 Employs between 25 and 50 employees 2 Employs between 50 and 100 employees 3 Employs more than 100 employees 4</p>	

B.3	Traditional Neighborhood Design (TND): Application of Traditional Neighborhood Design (TND) principles.	3
B.4	Target Industry: Development program includes land uses designated as Target Industry or equivalent type by either the Department of Economic Opportunity or Osceola County’s Economic Development Office.	3
B.5	(IF NOT B.6) Certified “Green” Development: Development or project that applies to meet the LEED rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other recognized, high-performance green building rating system. Certified Silver Gold Platinum	 1 2 3 4
B.6	(IF NOT B.5) Low Impact Development: The Developer is utilizing low impact development strategies, such as, but not limited to pervious surfaces, moisture and rain sensors, zone vegetation plantings, and stormwater capture and reuse methods. The site LID plan shall be approved by the County prior to development.	2
B.8	(IF NOT B.5) Renewable Energy Sites Development program includes appropriate land uses consistent with Renewable Energy Sites as identified in the Comprehensive Plan.	1

Minimum Secondary Criteria for Urban Infill Activity Center Eligibility:

The following factors shall also be considered to determine eligibility for Urban Infill Activity Center designation on a parcel or group of contiguous parcels:

1. Position relative to natural or manmade obstacles or other potential activity center parcels, including environmental, land use, and infrastructure factors, and major roadway or highway arteries.
2. Level of connectivity to surrounding development and how deficiencies will be addressed by the proposed development. Primary connections through local residential streets shall be considered during the planning process.
3. Whether or not the parcel is of sufficient size to promote the desired type of development or redevelopment and whether there are obstacles or development constraints.
4. Proximity to other Urban Infill Activity Centers or similar development in adjacent municipalities or other adjoining jurisdictions or existing or proposed Urban Infill Development Activity Centers.
5. Adjacency and potential impacts to existing well established neighborhoods.
6. Potential to assemble multiple adjacent parcels to be developed as an integrated project.

Policy 4.6.3: *Land Use Distribution.*

For the hierarchy of places within the Urban Infill Activity Centers, the percentage of distribution for the mix of uses shall be applied in the corresponding zoning process.

Policy 4.6.4: *Minimum Required Standards for Urban Infill Activity Center Projects.*

Minimum Required Standards for Urban Infill Activity Center Projects:

All projects proposed within the Urban Infill Activity Centers must, at a minimum, provide the site and building design elements and standards listed below, in addition those required by the Osceola County LDC, which are as follows:

1. Active ground floor uses that are conducive to pedestrian activity along all primary roadway frontages; however, parking is not considered an active ground floor use;
2. Crime Prevention Through Environmental Design (CPTED) principles shall be followed in site and building design;
3. Pedestrian-friendly urban design elements including appropriate site design, scale, massing, design, façade and roof articulation, and streetscape features that are supportive of pedestrian activity;
4. Streetscape features including wider sidewalks, on-street parking, traffic calming, appropriate lighting heights and intensity for location and function, landscaping, seating and other street furniture elements;
5. Vehicular, bicycle, and pedestrian connections to and from existing or potential public sidewalks and future development on adjacent parcels, including cross-access agreements, new streets, and sidewalks that encourage travel between adjacent land uses and provide access to transit without requiring the use of major thoroughfares. The project shall provide interconnectivity to all adjacent parcels and parcels located on roadways immediately across from the project;
6. To enhance multi-modal connectivity in the area, development and redevelopment projects shall be subdivided into or simulate the length and width of traditional "Main Street" blocks, as specified in the Land Development Code;
7. Parking shall be provided to the rear or side of the property, except when deemed necessary due to site constraints, and shall be designed around pedestrian amenities, minimizing potential conflicts with vehicular access. Structured parking will be lined with active ground floor uses along the main frontage. The design of vehicular access points will clearly address pedestrian visibility and safety. Bicycle parking and facilities shall be required, and the County will develop standards for this purpose. Shared parking arrangements may be used to reduce parking requirements. A parking study will be required as part of the development proposal to determine the actual percentage of parking reductions. When offsite parking is being provided, it must be located within a short walking distance, as defined by the Osceola County Land Development Code;
8. Energy-saving and water-saving features that meet local, state, federal, and/or nationally recognized guidelines or standards shall be provided;
9. At least ten percent (10%) of the dwelling units shall be workforce housing units, unless otherwise determined by a workforce housing study. Such units shall be mixed with other income/market rate units in the project;

10. All buildings shall provide a combination of pedestrian-friendly elements such as streetscape, hardscaping, landscaping, public art, and/or the placement of plazas or public open space in the front setback. If a building is located adjacent to a passenger rail station, bus station, and/or transit super stop, a primary entrance shall be provided facing the transit facility and shall include a combination of the pedestrian-friendly elements listed above. If located on a corner in a gateway sub-district, the main building façade shall be oriented 45 degrees relative to the intersection;
11. Osceola County shall develop specific requirements for development in Urban Infill Activity Centers in the Land Development Code. In non-residential areas of a project, the open space requirements can be met through a combination of highly accessible, well designed landscaped areas, including plazas, squares, and/or courtyards that are connected to the public sidewalk system. Residential areas of the project shall be located so that they are highly visible and easily accessed by all residents. The County shall also promote water saving landscape features as well as features that increase water absorption and retention, such as providing rain gardens, St. Johns River Water Management Waterwise program elements, and urban Low-Impact Development features;
12. Additional energy savings, water savings, or other “green” features that meet nationally recognized energy or water saving or “green” building standards are eligible for County incentives when the developer or development is registered with the US Green Building Council and there is an intent to apply for certification of each building under the Leadership in Energy and Environmental Design (LEED) rating program, or the development is registered by an alternate green building rating system that Osceola County finds appropriate, by resolution; and
13. The County may consider reductions in parking and/or open space requirements if the project includes a mix of two or more uses within a single unified project. Vertical mixing of uses within the same building will be considered more favorably than horizontal mixing of uses. Residential uses shall provide transition between non-residential uses and residential uses abutting the outer edge of the Urban Infill Activity Center.

Policy 4.6.5: *Compatibility Requirements.*

In all cases, proposed projects shall consider physical and functional relationships with existing or potential future development on adjacent parcels that may be impacted by the proposed development, including opportunities for connectivity, access, multi-modal options, appropriate scale and massing, particularly in transitional or edge areas.

Policy 4.6.6: *Prohibited and Limited Uses.*

Drive-through facilities are prohibited in Urban Infill Activity Centers, except that banks and pharmacies may be allowed to provide drive-through that are designed not to be visible or accessible from the primary roadway frontage, are limited to two drive-through bays for each facility, and are designed in conjunction with rear parking and vehicular circulation areas.

Policy 4.6.7: *Implementation through the LDC.*

Until the LDC is updated to incorporate standards and procedures for establishing Urban Infill Activity Centers, they shall be designated through a zoning map amendment to Planned Development (PD), where a Detailed Concept Plan is provided, subject to the following criteria:

1. All parcels contained in the proposed Urban Infill Activity Center must meet the primary and secondary location eligibility criteria.
2. A community informational workshop shall be conducted, which at a minimum shall:
 - a) Notify each property owner within 1,000 feet of the boundary of the proposed Urban Infill Activity Center to present the intent and goals of the type of designation, zoning map amendment process and public hearing schedules.
 - b) Present a detailed Concept Plan that contains the following elements:
 - i. Proposed boundary for the Urban Infill Activity Center;
 - ii. Proposed boundaries for core and transitional areas;
 - iii. Mobility and circulation system plan, showing internal multi-modal circulation system, multi-modal connections to the surrounding transportation systems (including sidewalk, transit station and stop locations, bike paths, and on-street parking locations, as well as any traffic calming elements);
 - iv. Open space plan, showing location of existing and proposed open spaces and relationship with multi-modal circulation system, and may also show potential location for stormwater management systems;
 - v. Generalized location of buildings and parking;
 - vi. Development standards for site design; build to lines along specific frontages; building design guidelines, including a theme for the Urban Infill Activity Center; design standards; landscaping; and streetscape design elements, including street furniture, and lighting; among others determined by the County;
 - vii. Discussion of potential funding mechanisms for infrastructure, and services through agreement with the County as deemed necessary;
 - viii. Proposed location of school sites, if there is an anticipated need; and
 - ix. Recommendations for implementation.

Policy 4.6.8: *Application Procedure and Designation.*

Pre-Application Conference: As part of the procedure for approval of a Planned Development (PD) zoning map amendment in association with the Urban Infill Activity Center, the applicant shall request a pre-application conference and shall submit the following additional information:

1. Demonstrate proposed project is located within an Urban Infill Activity Center Eligibility Area;
2. Discuss how required site and building placemaking standards are to be met;
3. Discuss how the County concurrency requirements are to be met; and
4. Discuss how the proposed development will enhance placemaking and connectivity within the area.

Review and Final Action: Upon review and recommendation by the Development Review Committee, the Detailed Concept Plan shall be reviewed by the Planning

Commission before being decided by the Board of County Commissioners. Notification standards set by the County for public hearings shall apply.

Policy 4.6.9: *Planned Development (PD) Zoning District in Association with Urban Infill Activity Center Designation.*

The Urban Infill Activity Center designation is not a substitute for DRI review or requirements, which must also be met if the proposed development meets or exceeds Osceola County DRI development thresholds. All associated PD zoning map amendments must provide the following information:

1. Demonstration of eligibility for Urban Infill Activity Center designation;
2. A Detailed Concept Plan showing conceptual boundaries or adopted boundaries for the Urban Infill Activity Center;
3. A list of participating landowners accompanied by applicable signed and notarized agent/applicant authorizations; and
4. Until such time as the County develops specific regulations for implementation of the Urban Infill Activity Center, development must meet the procedural requirements of the Planned Development Zoning process within the LDC.

Policy 4.6.10: *Urban Infill Activity Center Separation Criteria.*

To ensure the viability of Urban Infill Activity Centers, separation requirements between like centers must be maintained as required herein, unless a market study that supports a reduced separation distance can be provided for Community, Urban and Employment Activity Centers.

Policy 4.6.11: *Urban Infill Activity Center Expansion.*

Applications may be considered for parcels that exhibit the following characteristics:

1. At least twenty-five percent (25%) of the parcel boundary is contiguous to an adopted Activity Center
2. The parcel meets the primary and secondary eligibility criteria and the following conditions apply:
 - a) The parcel is not disconnected or isolated from the existing Activity Center due to natural or manmade obstacles;
 - b) Demonstrate that accessibility to the existing Activity Center and surrounding transportation network is sufficient, and connectivity potential to surrounding development;
 - c) The parcel is of sufficient size to promote the desired type of development or redevelopment;
 - d) Impacts to adjacent existing neighborhoods will be minimized; and
 - e) The applicant is able to demonstrate that there will be adequate public facilities to support the proposed expansion.
3. An expansion from Community Activity Center to Urban or Employment Activity Center may be considered if it meets the applicable requirements.

Policy 4.6.12: *Urban Infill Activity Center Post-Approval Map Update.*

Urban Infill Activity Center development shall be consistent with other Federal, State, and County regulations.

