

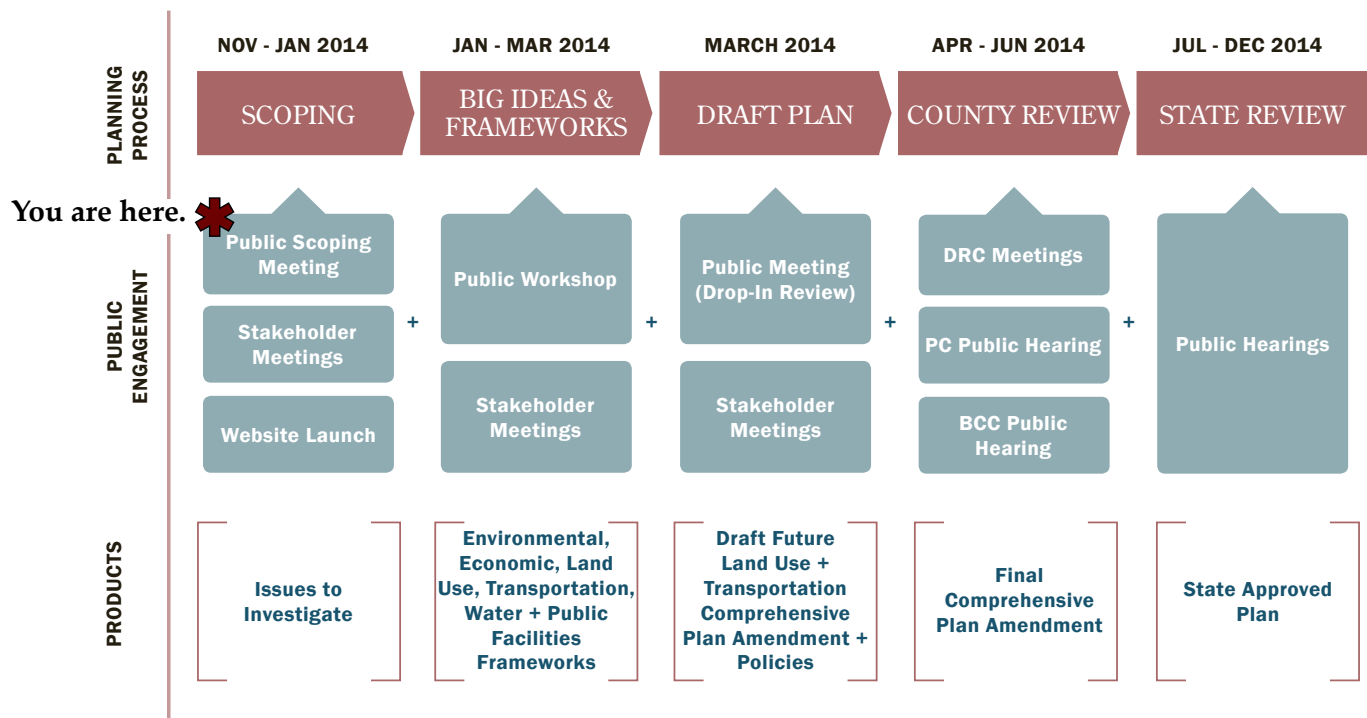
NORTH RANCH SECTOR PLAN
LONG TERM MASTER PLAN

PUBLIC SCOPING MEETING
7 January 2014

What Is My Role Today?

1. Sign In
2. Review Process and Purpose Boards
3. Welcome @ 4:00 pm by County Commissioner Hawkins
4. Provide your thoughts, concerns, and additional issues that the Sector Plan should focus on.
5. Note opportunities that the project should consider on the large aerial map in the center of the room.

Long-Term Master Plan Process



After the Event

Stay Informed:

- www.osceola.org/strategicinitiatives/home.cfm

Contact Us:

- Contact Us: northbranchplan@osceola.org

INTRODUCTION

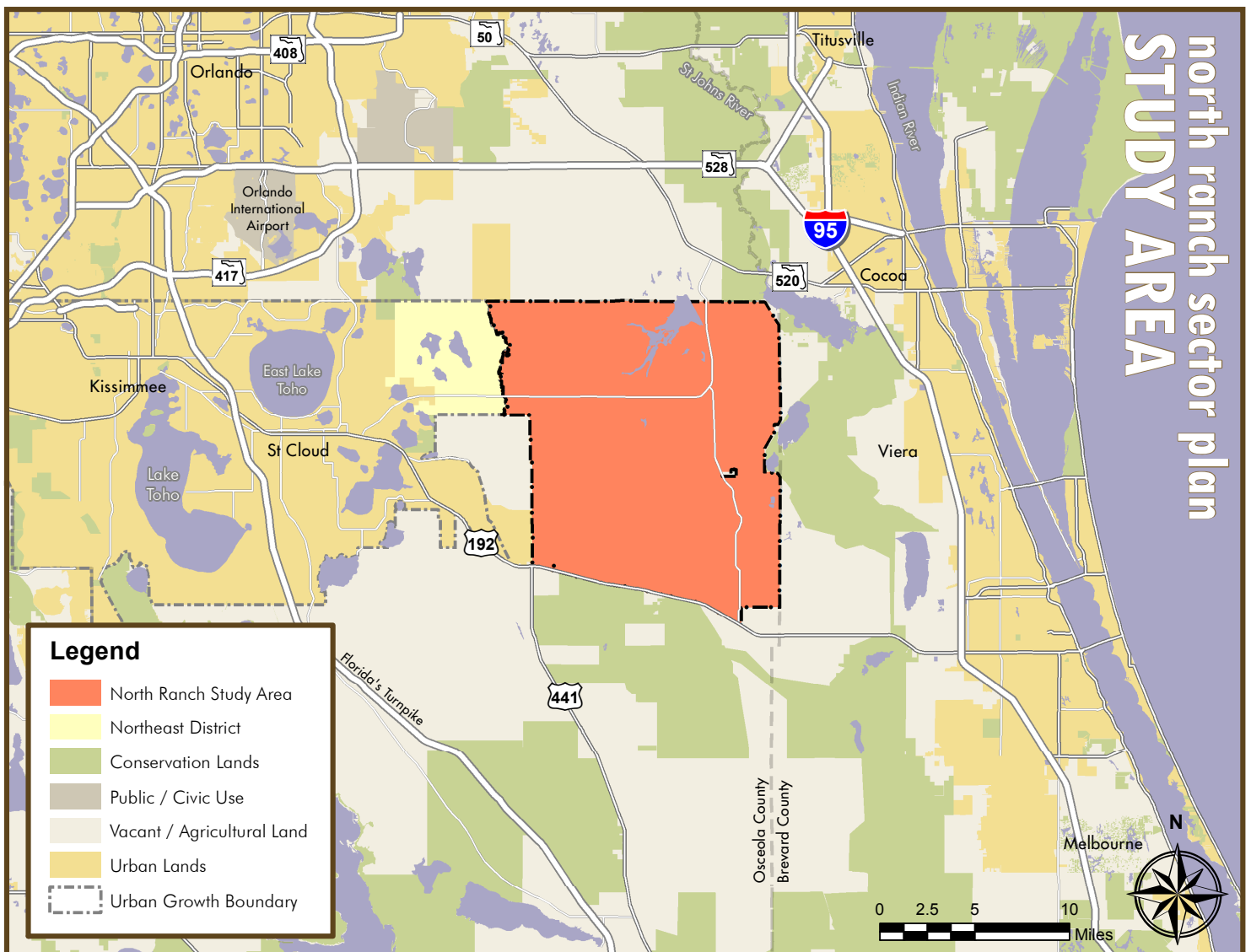
North Ranch Facts at-a-glance

Location: From Highway 192 north to County boundary, and from Highway 441 east to County boundary.

Size: 133,000 acres, equivalent to 2 cities the size of Orlando.

Current Uses: Cattle ranching, hunting, citrus production, and wildlife conservation

Neighbors: Agricultural and conservation lands in Brevard and Orange Counties, new planned development in the Northeast District, and residential subdivisions to the south.



INTRODUCTION

Why the North Ranch Sector Plan?

The County is preparing a long-term master plan pursuant to Section 163.3245, F.S., for 130,000 acres of the Deseret Ranch within Osceola County. This proposed long-term master plan is intended to proactively plan for and preserve regionally significant *economic opportunities*, *natural resources*, and *transportation corridors* at a landscape scale.

The Sector Plan goals include:

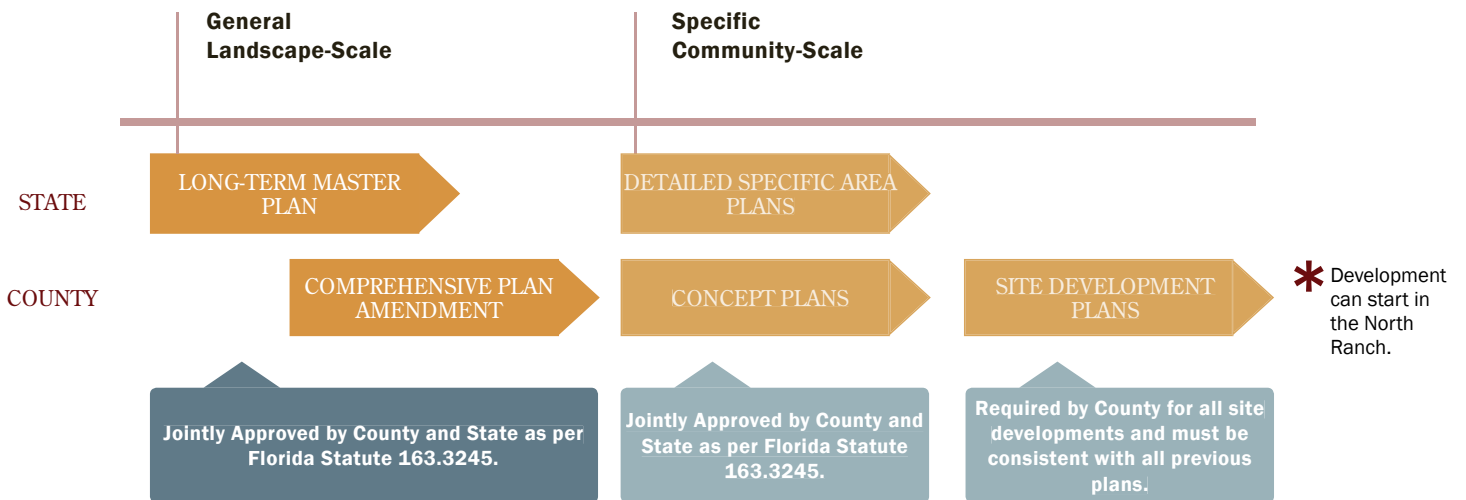
- Encourage development that reinforces the long-term economic sustainability of the County and strengthens the larger region.
- Connect regions and economic centers through a multi-modal transportation system.
- Plan for future mixed use communities that accommodate the County’s future needs while supporting the County’s environmental, transportation, agricultural, and economic goals.
- Preserve, enhance, and restore the County’s large-scale natural systems.

The plan will identify policies, frameworks, and opportunities within the planning area, taking into consideration the current Comprehensive Plan, environmental factors, market conditions, surrounding land uses, and available infrastructure.

Preparation of the Sector Plan is being closely coordinated with existing and proposed planning initiatives such as the Governor’s East Central Florida Corridor Task Force, the Northeast District Conceptual Master Plan, the Osceola County Expressway Authority Master Plan, the Osceola Parkway Extension PD&E Study, OOCEA Master Plan Update, and Space Coast Long Range Transportation Plan.

A long-term project like the North Ranch requires multiple studies and approvals before development can proceed, as shown below.

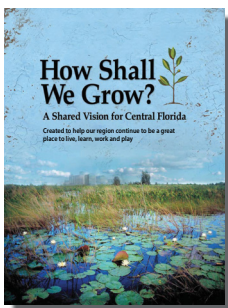
NORTH RANCH SECTOR PLAN PROCESS



Economic Development

During its 2006-2007 regional visioning effort, MyRegion.org estimated that the 7-county Central Florida region would add more than 4 million people and more than 1 million jobs by 2050. The University of Florida's Bureau of Economic and Business Research estimates that an increased share of the growth will shift towards 4 counties: Osceola, Orange, Lake, and Sumter over the next 30 years.

Of these four counties, Osceola County has a greater opportunity to influence its future due to land availability and proximity to existing and potential job centers, particularly in sunrise industries like biotechnology. Osceola County is likely to capture an even greater share of regional growth in the future.



“How Shall We Grow?”

Through extensive public involvement, MyRegion.org created a shared vision for Central Florida. The goals and policies in “How Shall We Grow” provide guidance to accommodate the steadily growing population while preserving the best features of life in Central Florida. Four future growth scenarios were developed and presented to Central Florida residents, and more than 86% of those surveyed indicated that the current development trend, or status quo, was their least preferred option. The four MyRegion principles that guide a preferred future development scenario are listed to the right.

Informed by the MyRegion future visioning program, Osceola County updated their plan from 2007-2008 and moved forward with the concept of the Urban Growth Boundary, retaining the rural areas. Future expansion requires the establishment of a new mixed use district, in order to ensure economic development for the County. The mixed use districts focus on job centers because they can be served by high-capacity multimodal expressways, while creating an opportunity for diversity of businesses, housing types, and civic amenities.

Conservation



Enjoying Central Florida's most precious resources - lands, waters, air, and wildlife

Countryside



Maintaining Central Florida's heritage of agriculture and small villages

Centers



Hamlets, villages, towns and cities - a variety of places to live, work, and play

Corridors

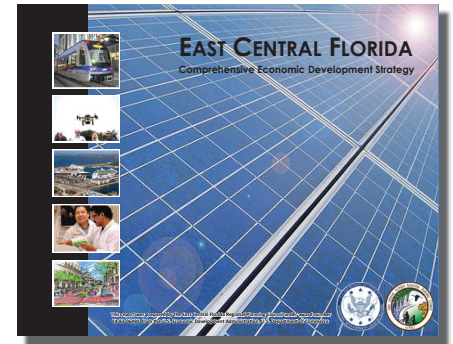


Connecting our region with more choices for how people and freight move

EXISTING CONDITIONS & ISSUES

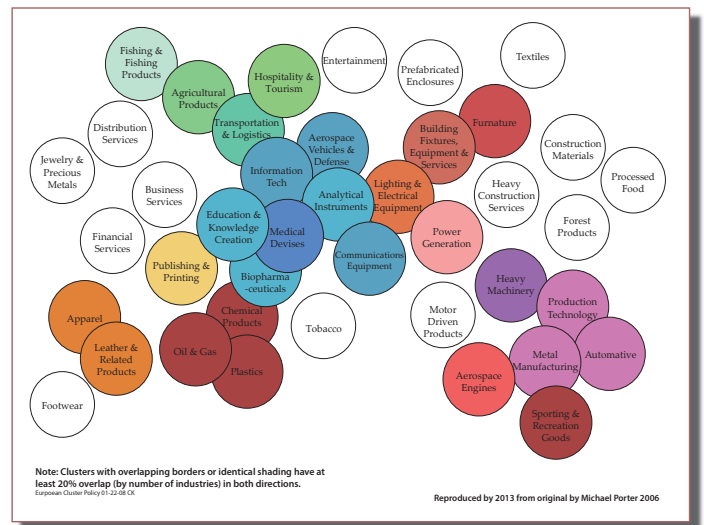
Economic Development

The East Central Florida Council has prepared the Economic Development Strategy outlining the economic potential for this area. This report takes a holistic approach to analyzing the economic strengths and growth trends for East Central Florida, by looking at the impact of housing, transportation, economic bases, and environmental resources. The result is a series of goals and objectives that will help set up the region as a competitive economic region.

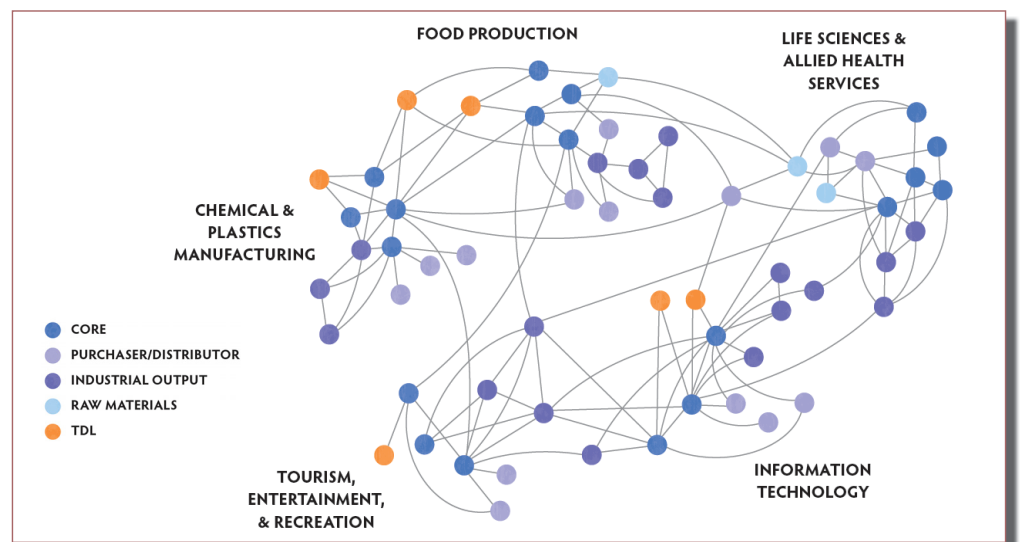
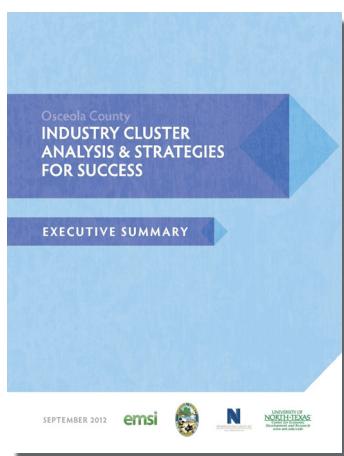


Osceola County Industry Cluster Analysis & Strategies For Success:

In order to increase Osceola County's competitiveness, and diversify its economy, the County completed an in-depth analysis of industry clusters and connected markets. Five industry clusters were identified, based on regional economic strengths, with strategies to expand employment and investment in these targeted clusters. Many of these would benefit from regional connections to other communities to the east. Both the County's Cluster Analysis and independent research by a leading expert in economic competition, Michael Porter, demonstrate the advantage of connecting the information technology, transportation, and medical industries.



Linkages Across Industry Clusters

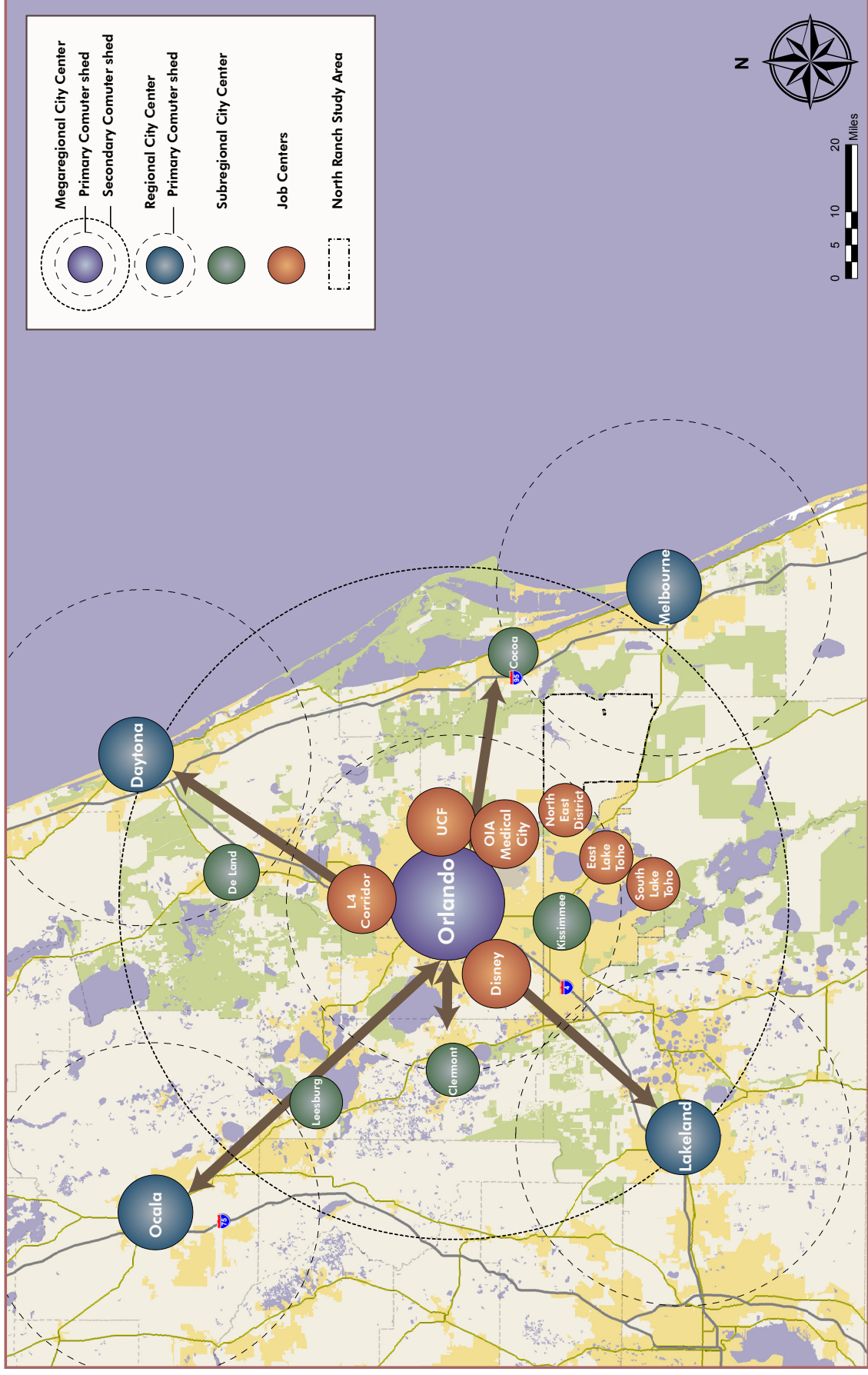


Industry Cluster Analysis & Strategies for Success 2012

EXISTING CONDITIONS & ISSUES

Economic Development

MAP: EXISTING AND PLANNED CENTERS



EXISTING CONDITIONS & ISSUES

Environmental Resources

Ecological Setting

The North Ranch lies within the St. Johns River and Kissimmee River watersheds, a part of the Eastern Florida Flatwoods ecological region of the Southern Coastal Plain. Historically this region was covered by forest, that were harvested extensively in the early 1900s. Over a century, the land use has transitioned to pasture land, oak-gum-cypress forest, and citrus groves.

The Florida Land Use, Cover and Forms Classification System data shows the North Ranch is comprised of a diverse mixture of upland and wetland community types, including agricultural lands, rangeland, upland forest, wetlands, and surface waters. The majority of the property is characterized as uplands (54%), much of which is improved pasture for raising cattle. There are also many other vegetative communities which together create a diverse and abundant mosaic of wetlands (44%) and water (2%).

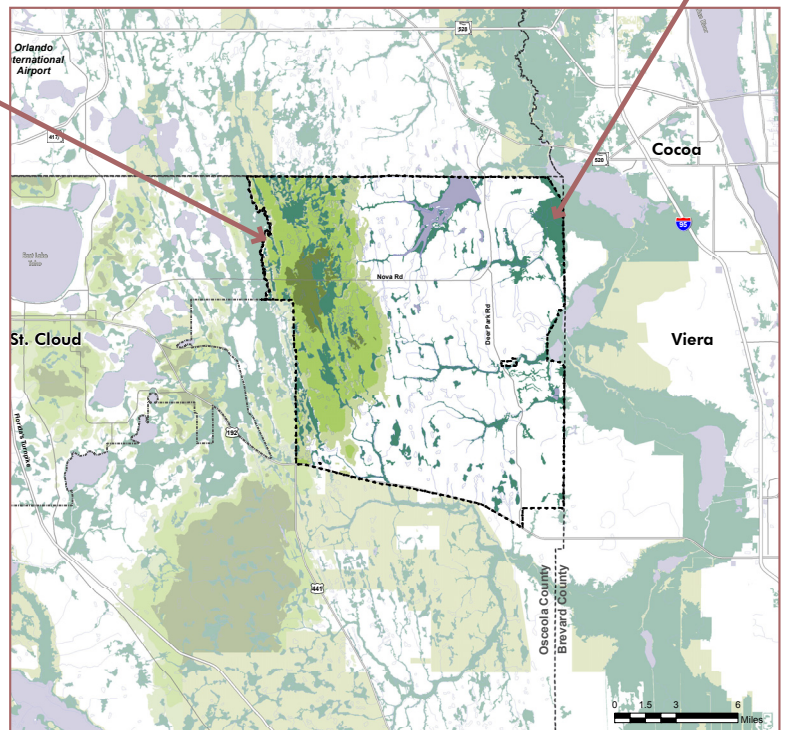
Wetlands & Wildlife

Several of the most ecologically significant ecosystems in Central Florida are partly within or border the North Ranch. Two large ecosystems in particular - the St. Johns River and Econlockhatchee (Econ) River Mosaic - combine to make one of Naturally Central Florida's (NCF) seven "jewels."

The eastern boundary of the property borders the St. Johns River and floodplain ecosystem for approximately 12 miles. Much of this floodplain is already under permanent protection; in fact, Deseret transferred 1,330 acres of land in Osceola County to the St. Johns River Water Management District for preservation in the 1970s.

Bordering the northwestern side of the property is the Econ Swamp Preservation Area, which has been designated for permanent preservation in the Northeast District Conceptual Master Plan. The Econ has also been designated as an Outstanding Florida Water and is a regionally significant refuge for many species of plants and wildlife.

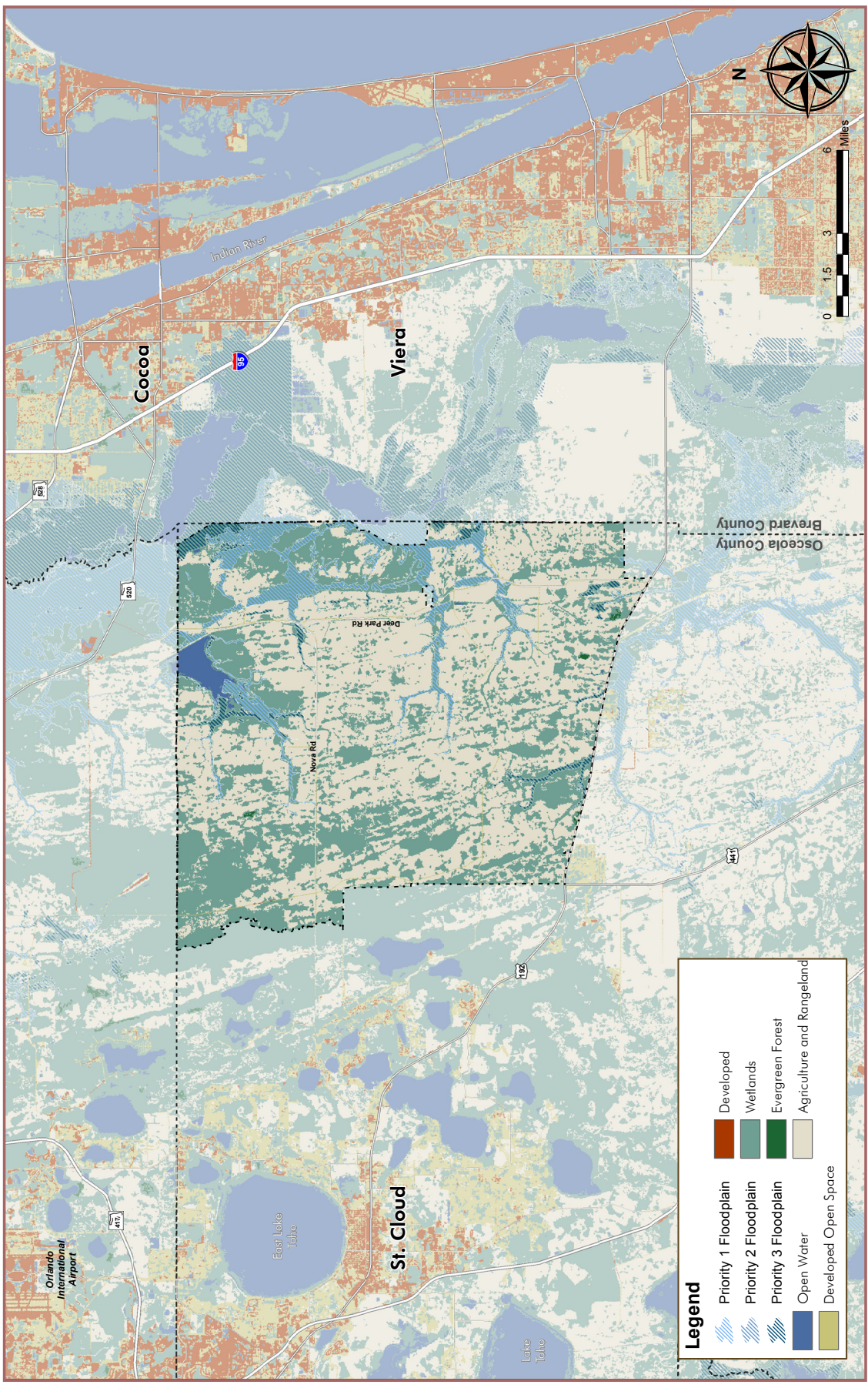
Many large, interconnected wetland strands and seven large tributaries originate on the Property and flow to both the St. Johns River and Econ River ecosystems. One of the Florida's largest Wood Stork rookeries is located in these wetland and reservoir areas. Wetlands and waters on the southwestern side of the Property also flow south to the Kissimmee Prairie on their way to the Everglades.



EXISTING CONDITIONS & ISSUES

Environmental Resources

MAP: EXISTING LAND USE



EXISTING CONDITIONS & ISSUES

Transportation Systems

The North Ranch is surrounded and crossed by a limited number of existing roads including Nova Road, Deer Park Road and US 192. Traffic volumes on Nova and Deer Park are low (less than 2,000 vehicles per day) and volumes on US 192 are just over 20,000 vehicles per day.

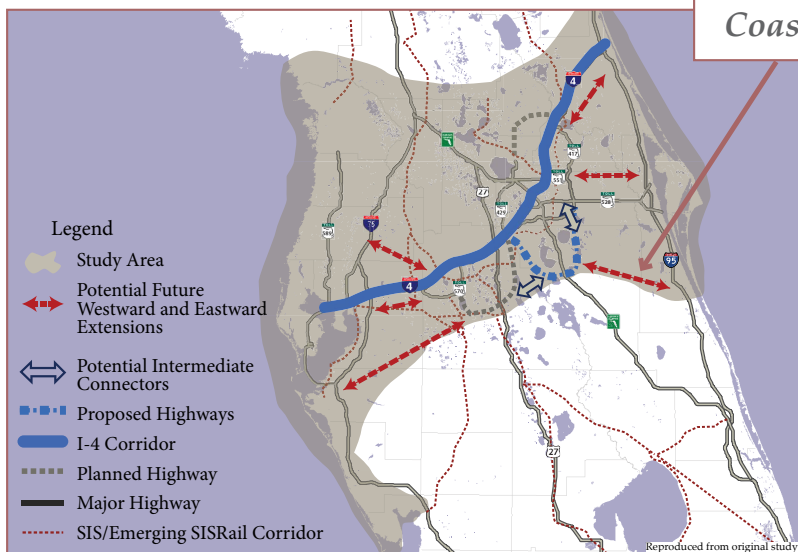
The Osceola Expressway Authority (OCX) and the Orlando-Orange County Expressway Authority (OOCEA) have planned several major expressway extensions to the west and north of the North Ranch. These planned expressway extensions are based on recommendations from feasibility studies completed by OOCEA in 2008, including the SR 417 Extension Study on which OCX relied heavily during the development of its OCX 2040 Master Plan.

State Future Corridors Process

In 2012, Florida's Future Corridor Process analyzed the need for new regional transportation corridors. The planning process included other considerations:

- Identify long-term transportation needs
- Maximize existing facilities
- Consider alternatives to highways
- Consider new facilities if needed
- Enhance economic development
- Support growth in appropriate areas
- Protect and restore natural environment
- Include multiple modes and uses
- Preserve function of corridor
- Design modal infrastructure and access carefully
- Use context sensitive design
- Use advanced and energy efficient approaches

In 2012, the State's Central Florida Future Corridor Committee determined the need for future westward and eastward extensions between the Orlando metro areas and the Space Coast.



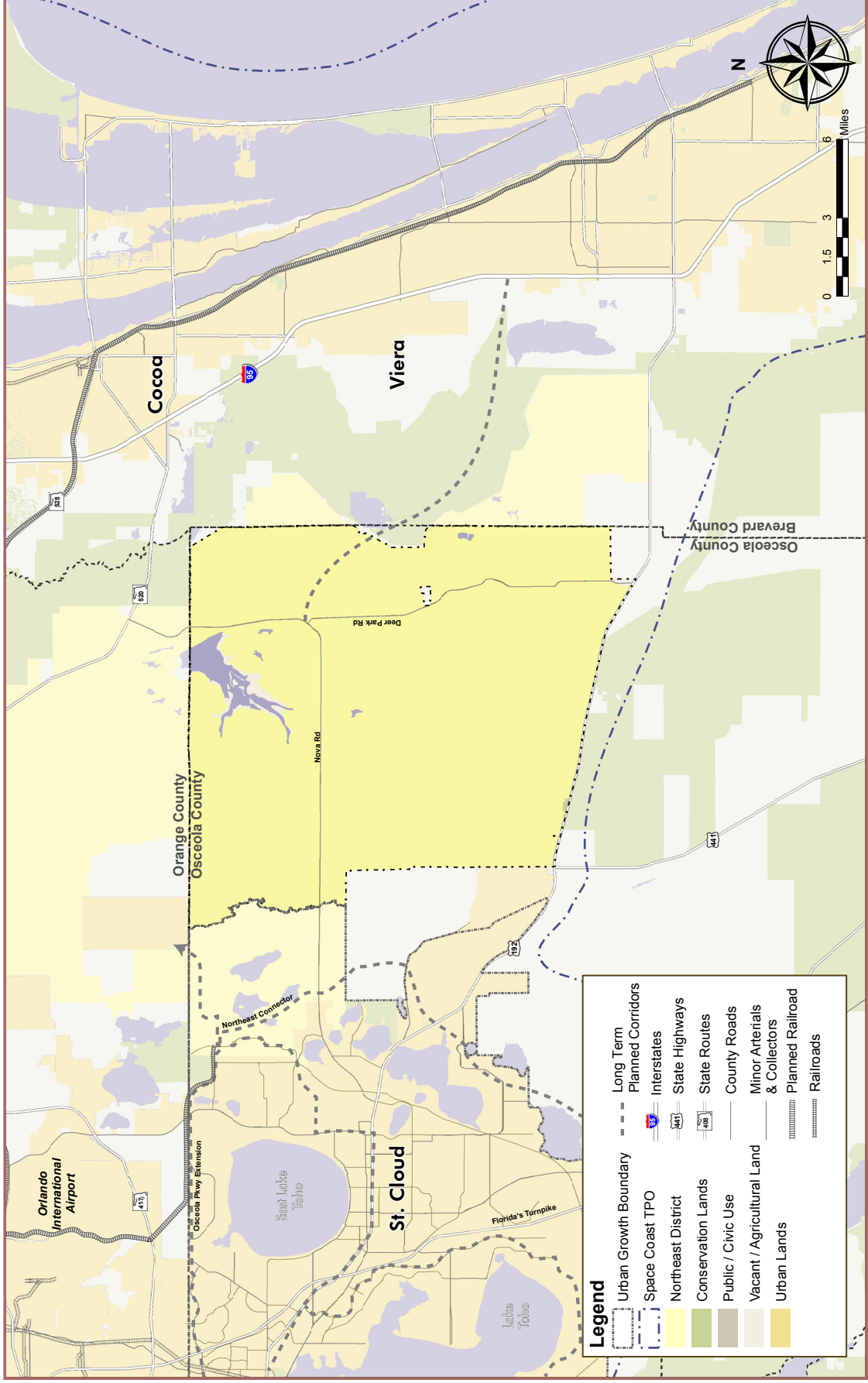
Central Florida Concept Study Recommendations Map

In November 2013, the Governor's Executive Order also established the East Central Florida Corridor Task Force for the purpose of evaluating and developing recommendations on future transportation corridors serving established and emerging economic activity centers in portions of Brevard, Orange, and Osceola counties. The process will consider information derived from this master plan.

EXISTING CONDITIONS & ISSUES

Transportation Systems

MAP: EXISTING AND PLANNED TRANSPORTATION



EXISTING CONDITIONS & ISSUES

Infrastructure & Water

The North Ranch is located within the service areas of two potable water companies and one public wastewater company; however, the bulk of the property is located outside of the geographic areas currently serviced by the facilities of these companies. The same holds true to varying extents for other public services and facilities, including but not limited to stormwater management, solid waste collection and disposal, parks and recreational facilities, educational facilities and emergency services.

Potable Water

The North Ranch could potentially receive potable water service from either East Central Florida Services (ECFS) or Toho Water Authority (TWA), or through some combination of the two providers. Neither of the two providers currently has potable water supply or treatment facilities within or close to the North Ranch Study Area with sufficient capacity to provide service through the 2060 planning horizon.

Wastewater

The North Ranch lies within the TWA's wastewater service area. While TWA currently has a number of wastewater collection and treatment facilities in Osceola County, it is anticipated that the capacity of these existing facilities is likely to be consumed by planned development within Osceola County's current Urban Growth Boundary, which excludes the North Ranch. As a result, new wastewater collection and treatment facilities within or in close proximity to the North Ranch Study Area will be needed to accommodate population growth. It is possible that early stages of development might be served by extensions from existing facilities or future facilities within the Northeast District.

Drainage

The majority of the area encompassed by the North Ranch is located within two major South Florida Water Management District drainage basins: the Econlockhatchee River basin and the St. Johns River basin. A relatively small portion of the area lies within the South Florida Water Management District's Upper Kissimmee basin. To a large extent, an interconnected system of wet detention ponds will likely be utilized to provide water quality treatment, peak discharge rate attenuation, and floodplain compensating storage.

Current Flood Insurance Rate Maps published by the Federal Emergency Management Administration show portions of the North Ranch lie within the 100-year floodplain while the remainder lies within areas outside the 500-year floodplain. Any development located within the limits of the 100-year floodplain must be constructed to an elevation above the 100-year Base Flood Elevation.

EXISTING CONDITIONS & ISSUES