



September 29, 2015

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

**RE: Amendment to the Osceola County Comprehensive Plan
CPA14-0005 (North Ranch Long-term Master Plan/Sector Plan)**

Dear Mr. Eubanks:

The Osceola County Board of County Commissioners (BCC) is pleased to submit the adopted North Ranch Long-term Master Plan/Sector Plan as a large-scale text and map amendment (CPA14-0005) to the Osceola County Comprehensive Plan 2025.

Enclosed please find one (1) paper copy of the proposed amendment package and two (2) copies of the CD-ROM Adoption Package in Portable Document Format (PDF). The State Land Planning Agency is requested to perform a *state coordinated review* of the amendment, pursuant to s.163.3184 (4), F.S. The date of this letter is the date the adoption package was mailed for review.

Pursuant to the submittal guidelines on the DEO/Community Planning and Development website, the following information is presented:

- a. The Board of County Commissioners conducted the second required public hearing on September 21, 2015 and adopted Ordinance 2015-73 for CPA 14-0005.
- b. The attached amendment includes a full, executed and certified copy of the adoption ordinance; a full copy of the amended text language in legislative format; future land use maps depicting the parcel, and its existing and adopted future land use designation; and future transportation maps.
- c. Included with the submittal is a complete copy of the North Ranch LTMP which provides the background data and analysis supporting the text and map changes adopted by the BCC.

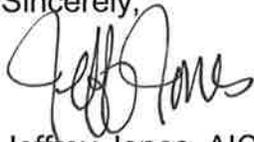
Osceola County

1 Courthouse Square • Kissimmee, Florida 34741

- d. To assist with FDEO's compliance review, a redline version of the changes made to the Amendment since its transmittal to FDEO on May 18, 2015 is appended to this letter. These changes respond to the objections and comments outlined in FDEO's July 24, 2015 ORC Report, as well as concerns voiced by the County's Environmental Stakeholders Group.
- e. By copy of this letter to the appropriate reviewing agencies listed below, we certify that a copy of a complete amendment package in PDF format on CD-ROM, including supporting data and analysis, has been mailed to each of the agencies.

If you have questions regarding this submittal package, please free to contact me either by phone or e-mail.

Sincerely,



Jeffrey Jones, AICP
Director, Strategic Initiatives
Osceola County
3 Courthouse Square; 2nd Floor
Kissimmee, FL 34741
Phone: 407-742-2395
E-mail: jjon3@osceola.org

Enclosures: Osceola County CPA14-0005 Adoption Package

CC:

Don Fisher, County Manager,
David F. Tomek, Osceola County, Community Development Administrator (*via email without attachments*)
Susan Caswell, Osceola County, Community Development Assistant Administrator (*via email without attachments*)
East Central Florida Regional Planning Council (*Attn: Andrew Landis*)
City of Kissimmee Development Services (*Attn: Craig Holland*)
City of St. Cloud Growth Management (*Attn: Dennis Ragsdale*)
School District of Osceola County (*Attn: Melba Luciano*)
Avon Park Air Force Range (*Attn: Lt. Col. Paul Neidhardt*)
Orange County Planning Department
Brevard County Planning Department
South Florida Water Management District
St. Johns River Water Management District
Department of Transportation, District 5

Department of Environmental Protection
Department of State
Department of Fish and Wildlife Conservation Commission
Department of Agriculture and Consumer Services
Department of Education
Osceola County Planning & Design Project File, CPA14-0005

**ORDINANCE NO. 2015-73
CPA14-0005**

An Ordinance of the Board of County Commissioners of Osceola County, Florida, adopting a Comprehensive Plan Amendment, CPA14-0005, Osceola County (Co-Applicant) and Farmland Reserve, Inc. (Co-Applicant and Owner); creating the North Ranch Sector Plan pursuant to Section 163.3245, Florida Statutes and amending the Future Land Use Map designation from Rural/Agricultural to Mixed Use on certain real property generally located south of the Osceola-Orange County line, east of the Northeast District, north of U.S. 192, and west of the Osceola-Brevard County line, comprised of approximately 133,000 acres, more or less; providing text and map amendments to the Future Land Use Element and the Transportation Element of the Osceola County Comprehensive Plan related to the creation of the North Ranch Sector Plan; providing for correction of scrivener's errors; providing for severability; providing for conflict; and providing for an effective date.

WHEREAS, the Board of County Commissioners of Osceola County, Florida, pursuant to Chapter 163, Florida Statutes, Part II, The Local Government Comprehensive Planning and Land Development Regulation Act, enacted Osceola County Ordinance 07-26 on December 10, 2007, and thereby adopted the Osceola County Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Board of County Commissioners of Osceola County, Florida by enactment of Section 1.3.3 of the Osceola County Land Development Code, has duly designated the Osceola County Planning Commission as its Local Planning Agency; and

WHEREAS, the Osceola County Planning Commission in its role as the Local Planning Agency, on October 2, 2014, at a duly noticed public meeting, reviewed and heard testimony concerning the proposed amendment to the Osceola County Comprehensive Plan, and recommended to the Board of County Commissioners of Osceola County that the proposed Comprehensive Plan Amendment be adopted; and

WHEREAS, the Board of County Commissioners has followed the procedures set forth in Sections 163.3184, Florida Statutes, in order to amend certain provisions of the Osceola County Comprehensive Plan as set forth herein relating to Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, this item was heard at two separate hearings, the first hearing was held on May 18, 2015 to approve and transmit the amendment and accompanying data and analysis to the reviewing agencies and any other local government or governmental agency that has filed a written request with the County, and after addressing comments provided by said reviewing agencies and any other local government or governmental agency, the second hearing was held on September 21, 2015 where this Ordinance was adopted; and

WHEREAS, the Board of County Commissioners provided all required public notice for the required public hearings for the purposes of hearing and considering the recommendations and comments of the general public, the Local Planning Agency, other public agencies and other jurisdictions prior to final action on the Plan Amendment set forth herein; and

WHEREAS, the Board of County Commissioners hereby finds that the Plan, as amended by this Ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Chapter 163, Florida Statutes, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan Amendment set forth herein has been reviewed by all required State agencies and considered by the Board; and

WHEREAS, the Board of County Commissioners directs that a certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with State law.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Osceola County, as follows,

Section 1. Approval and Incorporation of Whereas Clauses. The Board of County Commissioners hereby approves and ratifies the WHEREAS clauses to this Ordinance and incorporates same as if fully set forth herein.

Section 2. Adoption of CPA14-0005, Osceola County (Co-Applicant) and Farmland Reserve, Inc. (Co-Applicant and Owner). The Board of County Commissioners adopts this Comprehensive Plan Amendment creating the North Ranch Sector Plan and amending the Future Land Use Map designation from Rural/Agricultural to Mixed Use on

certain real property generally located south of the Osceola-Orange County line, east of the Northeast District, north of U.S. 192, and west of the Osceola-Brevard County line, comprised of approximately 133,000 acres, more or less, and more particularly described in **Exhibit A**, attached hereto and incorporated herein. The North Ranch Sector Plan Goals, Objectives, and Policies are attached hereto and incorporated herein as **Exhibit B** and incorporated into the Osceola County Comprehensive Plan as the North Ranch Sector Plan Element. The Future Land Use Map is hereby amended to change the Future Land Use Map Designation on the subject property from Rural/Agricultural to Mixed Use, as shown in **Exhibit C**, attached hereto and incorporated herein. The text and map amendments to the Future Land Use and Transportation Elements of the Osceola County Comprehensive Plan related to the creation of the North Ranch Sector Plan are attached hereto and incorporated herein as **Exhibit D**.

Section 3. Scrivener's Errors. The County Attorney is authorized to correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the Clerk to the Board.

Section 4. Severability. It is the intent of the Board of County Commissioners that, if any section subsection, sentence, clause, phrase, or portion of this Ordinance shall for any reason be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Conflict. Any Ordinance or part thereof which is in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

Section 6. Effective Date. The effective date of the comprehensive plan amendment contained in this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete. If timely challenged, this comprehensive plan amendment may not become effective until the state land planning agency or the Administration Commission, respectively, enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY ENACTED this 21st day of September, 2015.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: [Signature]
Chairman/Vice Chairman

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: [Signature]
Clerk/ Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

September 21, 2015



STATE OF FLORIDA, COUNTY OF OSCEOLA, I HEREBY CERTIFY
that the above and foregoing is a true copy of the
original document recorded in the public records
of the Clerk of the Board of County Commissioners.

09/23/2015 [Signature]

ORDINANCE #2015-73

EXHIBIT A

Legal Description:

NORTH RANCH SECTOR PLAN LEGAL DESCRIPTION:

All of Sections 1 through 3, inclusive, 11 through 14, inclusive, 23 through 26, inclusive, and 35 and 36, and a portion of Sections 4, 9, 10, 15, 22, 27, and 34, Township 25 South, Range 32 East, Lying East of the centerline of the Econlockhatchee River Swamp, Public Records of Osceola County, Florida.

AND

All of Sections 1 through 36, inclusive, Township 25, Range 33 East, Public Records of Osceola County, Florida.

AND

All of Sections 2 through 11, inclusive and 13 through 36, inclusive, Township 25 South, Range 34 East, Public Records of Osceola County, Florida.

All of Sections 1 and 12, Township 25 South, Range 34 East, lying West of lands described in Quit Claim Deed recorded in Official Records Book 349, Page 365, Public Records of Osceola County, Florida.

AND

That portion of Sections 1, 2, 12, 13, 24, 25, and 36, Township 26 South, Range 32 East, lying East of the West line of Railroad Right of Way, Public Records of Osceola County, Florida.

AND

All of Sections 1 through 36, inclusive, Township 26 South, Range 33 East, Public Records of Osceola County, Florida.

AND

All of Sections 2 through 11, inclusive, 14, 16 through 21, inclusive, 23, 25 through 36, inclusive, Township 26 South, Range 34 East, Public Records of Osceola County, Florida.

All of Sections 1, 12, 13, and 24, Township 26 South, Range 34 East, lying West of lands described in Quit Claim Deed recorded in Official Records Book 349, Page 365 and Warranty Deed recorded in Official Records Book 127, Page 54, Public Records of Osceola County, Florida.

All of Sections 15 and 22, Township 26 South, Range 34 East, Less and Except those lands described in Warranty Deed recorded in Deed Book 123, Page 132 and Quit Claim Deed recorded in Official Records Book 4101, Page 2128 and Quit Claim Deed

recorded in Official Records Book 4101, Page 2132 and Quit Claim Deed recorded in Official Records Book 4101, Page 2136 and Quit Claim Deed recorded in Official Records Book 4101, Page 2143, Public Records of Osceola County, Florida.

AND

That portion of Sections 1, 12, and 13, Township 27 South, Range 32 East, lying East of the West line of Railroad Right of Way and North of S.R. 500 Right of Way, Public Records of Osceola County, Florida.

AND

All of Sections 1 through 6, inclusive and 8 through 14, inclusive, Township 27 South, Range 33 East, Public Records of Osceola County, Florida.

All of Section 7, Township 27 South, Range 33 East, Less and Except those lands described in Warranty Deed recorded in Official Records Book 4026, Page 1954, Public Records of Osceola County, Florida.

That portion of Sections 15, 16, 17, 18, 22, 23, and 24, Township 27 South, Range 33 East, lying North of S.R. 500 Right of Way and associated pond sites thereof, as described in Quit Claim Deed recorded in Official Records Book 2507, Page 1926 and Warranty Deed recorded in Official Records Book 2529, Page 2073, and North of lands described in Deed recorded in Official Records Book 74, Page 155, Public Records of Osceola County, Florida.

AND

All of Sections 1 through 18, inclusive, and 22 through 24, inclusive, Township 27 South, Range 34 East, Public Records of Osceola County, Florida.

That portion of Sections 19, 20, 21, 27, and 28, Township 27 South, Range 34 East, lying North of S.R. 500 Right of Way and associated pond sites thereof, as described in Warranty Deed recorded in Official Records Book 1956, Page 836, Public Records of Osceola County, Florida.

ORDINANCE #2015-73

EXHIBIT B

North Ranch Element

Adopted by the Osceola County
Board of County Commissioners
September 21, 2015

<u>DATE EFFECTIVE</u>	<u>INDEX</u>	<u>ORDINANCE NO.</u>	<u>AMENDMENT TYPE</u>
	<u>CPA 14-0005</u>	<u>2015-73</u>	<u>SECTOR PLAN TEXT/MAP</u>

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NORTH RANCH ELEMENT

GOAL: SMART GROWTH ON THE NORTH RANCH

The goal of the North Ranch Master Plan is to proactively plan for regionally significant economic opportunities and job centers, close transportation corridor gaps, and preserve environmental systems and agricultural lands at a landscape scale while minimizing public infrastructure investment. The plan will stimulate high value job growth in mixed use districts, reinforce the long-term economic sustainability of Osceola County, connect the larger region with the least County investment, and preserve, enhance, and restore large-scale natural systems. This Master Plan addresses the requirements of section 163.3245, F.S., and will be implemented through Detailed Specific Area Plans (DSAP) and other local government approvals.

OBJECTIVE 1: DEVELOPMENT FRAMEWORK AND URBAN FORM

Create a predictable development framework for the North Ranch Planning Area that focuses on the creation of new job centers in employment corridors served by multimodal transportation systems while protecting environmental and agricultural resources.

POLICY 1.1: APPLICABILITY

The North Ranch Planning Area consists of the land area depicted in Maps 1-5.

POLICY 1.2: LONG-TERM MASTER PLAN

The North Ranch Master Plan consists of a principles and guidelines element and unadopted data and analysis, and shall serve to guide future growth and development within the North Ranch Planning Area. The principles and guidelines element of the North Ranch Master Plan consists of the North Ranch Goals, Objectives, and Policies, Maps 1-5, and Tables 1-15 (North Ranch Element).

POLICY 1.3: RELATIONSHIP TO OTHER COMPREHENSIVE PLAN POLICIES

The North Ranch Element is intended to implement the County's policies for Mixed Use Districts, as set forth in the Comprehensive Plan's Future Land Use Element, within the North Ranch Planning Area. Where the North Ranch Element prescribes principles and guidelines on a subject that is also addressed elsewhere in the Osceola County Comprehensive Plan, the site-specific principles and guidelines of the North Ranch Element shall control. Otherwise, all policies within the Comprehensive Plan shall apply to the North Ranch Planning Area.

POLICY 1.4: LAND USE ALLOCATIONS

The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the North Ranch Planning Area shall be planned for the generalized land uses shown in Table 1.

POLICY 1.5: PLACE TYPES

Development in the North Ranch Planning Area shall consist of seven place types. General characteristics of these place types are listed in Table 2.

Table 1. Planned Land Uses in the North Ranch Planning Area

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
<u>Conservation</u>	<u>38,566</u>	<u>29</u>
<u>Agriculture*</u>	<u>17,127</u>	<u>13</u>
<u>Reservoirs</u>	<u>7,104</u>	<u>5</u>
<u>Mixed-use land use**</u>	<u>70,192</u>	<u>53</u>
<u>Total</u>	<u>132,989</u>	<u>100</u>

* Includes lands for potential Pennywash/Wolf Creek Reservoir

** Mixed-use land use includes net urban developable acres (45,625), greenways, trails, parks and open space (19,654 acres) and transportation rights-of-way for major roads and transit (4,913 acres)

Table 2. Development Place Types in the North Ranch Planning Area

<u>Place Type</u>	<u>Characteristics</u>
<u>Urban Center</u>	<u>An Urban Center is the location for regional-scale commercial uses having a trade area extending outside the Mixed Use District. An Urban Center is generally served by one or more multimodal corridors and contains a diverse mix of commercial, office, business, residential, and public, park and civic uses. This type of Center has a structure and character resembling traditional downtowns. The buildings shall be sized to allow for a rich mixture of building types and sizes that can contribute to an Urban Center’s vitality and sustainability.</u>
<u>Employment Center</u>	<u>An Employment Center functions as a regional jobs center, as well as a principal work place for a Mixed Use District. An Employment Center contains high-intensity uses that are designed to meet the needs of a diversifying economy, while maintaining a pedestrian orientation and providing a high level of connectivity to adjacent residential neighborhoods and commercial centers. It is accessible to all modes of travel, to include region-serving facilities capable of providing access to other major employment and commercial centers in the region.</u>

<u>Place Type</u>	<u>Characteristics</u>
<u>Neighborhoods</u>	<p><u>Neighborhoods consisting of Types 1 and 2 are the primary residential types within the County's Mixed Use Districts. Since neighborhoods consume the greatest amount of developed acreage, they act as the background matrix within which other place types fit. The permeability of this matrix – achieved through the highly connected grid street pattern – allows for movement supportive of the Mixed Use District's functional integrity. Type 2 Neighborhoods are dense residential areas where the focus is on attached housing types rather than detached housing types. The densities are intended to support transit, as well as adjacent commercial and employment centers. It can provide a transition – in terms of building form – between Employment, Urban and Community Centers and Type 1 Neighborhoods. It has a wide range of building types, such as townhouses, row houses, and apartments, and to a lesser extent patio homes, single-family homes, and cottages. Neighborhood Type 1 represents the predominant residential district type within the County's Mixed Use Districts. The mix of housing types is oriented towards detached rather than attached units, and is served by a highly connected street system with sidewalks, and bikeways, with connections to transit facilities. Where Type 1 Neighborhoods abut large-scale conservation or agricultural areas, the highly connected streets and residential densities shall be designed to achieve compatibility with such areas.</u></p>
<u>Community Center</u>	<p><u>A Community Center contains vertical and/or horizontal mixed use, allowing for commercial, office, public, park, civic, and residential uses. The uses are specific to the civic and daily/weekly needs of the surrounding neighborhoods and the buildings and open spaces are sized to meet those needs. These centers are generally within a short travel distance for the majority of residents in the adjoining neighborhoods.</u></p>
<u>Neighborhood Center</u>	<p><u>A Neighborhood Center is an intrinsic part of a neighborhood and, as the name implies, is generally located at or near the neighborhood's geographic center. A mix of uses is appropriate and desirable – commercial, office, civic, and parks. At a minimum, park land and civic uses are present. By providing a focal point for local activity, a Neighborhood Center helps to define the neighborhood and is typically located at or near the center of a Neighborhood pedestrian walkshed. This sense of place can be reinforced by locating Neighborhood Centers and elementary schools adjacent to one another. Structures are built to fit into the scale and design of the neighborhood.</u></p>
<u>Special District</u>	<p><u>A Special District serves one of two purposes. The first purpose is to set aside an area for activities providing an essential function, but which should not or cannot be mixed with other types of development because of their operations or expansive space needs. These include industrial operations, airports, correctional facilities, cemeteries, distribution centers, production facilities, and major public utilities. The second purpose is to accommodate an economic catalyst, including higher education campuses and research parks. Special Districts established for this second purpose shall be limited in number and in size, based on economic development targets identified in North Ranch Element Policy 1.10, so as not to undermine the economic viability of a District's Employment Center or Urban Center.</u></p>

POLICY 1.6: 2080 DEVELOPMENT PROGRAM

The following development program (Table 3) shall guide and limit the planning and development of Mixed-Use Place Types for the North Ranch Planning Area on lands identified for urban development. All

development within the North Ranch Planning Area shall be consistent with the Mixed Use District standards set forth in the Future Land Use Element.

Table 3. 2080 Development Program for the North Ranch Planning Area

2080 Land Use	Residential Units	Gross Square Feet	Rooms
<u>Residential</u>	<u>182,600</u>	<u>=</u>	<u>=</u>
<u>Retail</u>	<u>=</u>	<u>30,335,482</u>	<u>=</u>
<u>Office</u>	<u>=</u>	<u>13,482,436</u>	<u>=</u>
<u>Industrial</u>	<u>=</u>	<u>23,968,776</u>	<u>=</u>
<u>Institutional</u>	<u>=</u>	<u>15,573,316</u>	<u>=</u>
<u>Hotel</u>	<u>=</u>		<u>20,390</u>
<u>Total</u>	<u>182,600</u>	<u>83,360,010</u>	<u>20,390</u>

POLICY 1.7: DEVELOPMENT MIX BY PLACE TYPE

Uses and minimum/maximum net densities and intensities within place types in the North Ranch Planning Area shall be as shown in Table 4 and shall be consistent with the Mixed Use District standards set forth in the Future Land Use Element.

Table 4. Densities and Intensities by Place Type

Place Types	Nonresidential		Residential	
	Minimum Intensity (FAR)*	Maximum Intensity (FAR)*	Minimum Density (DU/acre)**	Maximum Density (DU/acre)**
<u>Urban and employment centers</u>	<u>0.35</u>	<u>3.0</u>	<u>5/acre</u>	<u>100/acre</u>
<u>Special district</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Type 1 Neighborhoods</u>	<u>0</u>	<u>1.0</u>	<u>5/acre</u>	<u>50/acre</u>
<u>Type 2 Neighborhoods</u>	<u>0</u>	<u>1.0</u>	<u>5/acre</u>	<u>100/acre</u>
<u>Community and neighborhood centers</u>	<u>0</u>	<u>2.0</u>	<u>5/acre</u>	<u>25/acre</u>

* "Floor Area Ratio" as defined in North Ranch Element Policy 1.12.

**"Dwelling Units per acre" as defined in North Ranch Element Policy 1.12.

POLICY 1.8: 2080 POPULATION AND EMPLOYMENT

The North Ranch Planning Area shall seek to achieve a target jobs-to-housing ratio of 1.4:1 at buildout. The estimated population and residential units within the North Ranch Planning Area for the following planning periods are shown in Table 5. Total residential development at 2080 shall not exceed the maximum established in Table 3. Land allocated in a CMP/DSAP for job-creating uses to be developed in the future shall be counted toward achievement of the target jobs-to-housing ratio, based upon the methodology prescribed by regulation in the Mixed Use District Development Standards pursuant to Policy 4.9.

Table 5. 2060 and 2080 Population and Residential-Unit Estimates
for the North Ranch Planning Area

<u>Planning Period</u>	<u>Population</u>	<u>Residential Units</u>
<u>By 2060</u>	<u>355,000</u>	<u>131,700</u>
<u>By 2080</u>	<u>493,000</u>	<u>182,600</u>

POLICY 1.9: PRIMARY URBAN CENTER

One primary urban center or central business district (CBD) shall be oriented around the station where two proposed rail lines intersect. This center shall provide the highest development densities and intensities within a footprint of approximately one square mile extending one-half mile from the transit hub, containing higher intensity, mixed use development, including regionally oriented office, retail and civic use, and higher intensity residential development.

POLICY 1.10: TARGETED INDUSTRY CLUSTERS

To stimulate a diverse and dynamic range of economic development and primary employment opportunities, development within the North Ranch Planning Area shall target specific industry clusters and connect emerging and expanding job clusters between Central Florida and the Space Coast. Target industry clusters shall include:

- Life sciences and allied health services
- Information technology
- Tourism, entertainment, and recreation
- Chemical and plastics manufacturing
- Food production
- Defense and security
- Higher education

POLICY 1.11: HIGHER EDUCATION CAMPUS

Up to 320 acres shall be reserved proximate to the primary urban/employment center for a college or university campus, which shall be served by a passenger/light rail line station. The campus shall be designed to meet the needs of the ultimate higher-education users and support the targeted industry clusters that locate in the vicinity. Other locations or satellite campuses shall be permissible.

POLICY 1.12: INTENSITY / DENSITY

Net intensity (Floor Area Ratio) for non-residential use is defined as a ratio of the total amount of building square footage to developable land area occupied by non-residential use, net of rights-of-way, stormwater, parks, civic uses, and any other use.

Net density (Dwelling unit/acre) for residential use is defined as a ratio of the total number of residential dwelling units to developable land area occupied by residential use, net of rights-of-way, stormwater, parks, civic uses, and any other use.

POLICY 1.13: INTERIM USE OF LAND

Unless otherwise restricted in the North Ranch Element, legal land uses existing at the time of adoption of the North Ranch Master Plan shall be allowed to continue until such time as the site occupied by the particular use is developed or redeveloped consistent with the North Ranch Element and Mixed Use District policies.

POLICY 1.14: TRANSIT CORES IN PREMIUM TRANSIT STATION AREAS

Within the urban, employment, and community center place types, development shall be designed to achieve over time the standards in Tables 6 and 7 within one-quarter mile of a station for premium transit (commuter rail, light rail, bus rapid transit or a bus hub serving at least three fixed local bus routes with headways of less than 30 minutes).

Table 6. Minimum Net Residential Density Targets

<u>Place Type</u>	<u>Commuter / Light Rail</u>	<u>BRT / Bus</u>
<u>Primary Urban Center (CBD)</u>	<u>55 DU/acre*</u>	<u>30 DU/acre</u>
<u>Urban and Employment Centers</u>	<u>40 DU/acre</u>	<u>20 DU/acre</u>
<u>Community Centers</u>	<u>12 DU/acre</u>	<u>10 DU/acre</u>

*"Dwelling Unit/acre" as defined in North Ranch Element Policy 1.12.

Table 7. Minimum Net Intensity Targets

<u>Place Type</u>	<u>Commuter / Light Rail</u>	<u>BRT / Bus</u>
<u>Primary Urban Center (CBD)</u>	<u>2.0 FAR*</u>	<u>1.5 FAR</u>
<u>Urban and Employment Centers</u>	<u>2.0 FAR</u>	<u>1.0 FAR</u>
<u>Community Centers</u>	<u>1.0 FAR</u>	<u>0.5 FAR</u>

* "Floor Area Ratio" as defined in North Ranch Element Policy 1.12.

POLICY 1.15: TRANSIT NEIGHBORHOODS IN PREMIUM TRANSIT STATION AREAS

Within the urban, employment, and community center place types, development shall be designed to achieve over time the standards in Tables 8 and 9 between one-quarter and one-half mile from a station for premium transit (commuter rail, light rail, bus rapid transit or a bus hub serving at least three fixed local bus routes with headways of less than 30 minutes).

Table 8. Average Minimum Residential Density Targets

<u>Place Type</u>	<u>Commuter / Light Rail</u>	<u>BRT / Bus</u>
<u>Primary Urban Center (CBD)</u>	<u>15 DU/acre*</u>	<u>10 DU/acre</u>
<u>Urban and Employment Centers</u>	<u>12 DU/acre</u>	<u>7 DU/acre</u>

<u>Place Type</u>	<u>Commuter / Light Rail</u>	<u>BRT / Bus</u>
<u>Community Centers</u>	<u>8 DU/acre</u>	<u>6 DU/acre</u>

*"Dwelling Unit/acre" as defined in North Ranch Element Policy 1.12.

Table 9. Average Minimum Intensity Targets

<u>Place Type</u>	<u>Commuter / Light Rail</u>	<u>BRT / Bus</u>
<u>Primary Urban Center (CBD)</u>	<u>2.0 FAR*</u>	<u>1.5 FAR</u>
<u>Urban and Employment Centers</u>	<u>2.0 FAR</u>	<u>1.0 FAR</u>
<u>Community Centers</u>	<u>1.0 FAR</u>	<u>0.5 FAR</u>

* "Floor Area Ratio" as defined in North Ranch Element Policy 1.12.

POLICY 1.16: WORKFORCE HOUSING IN TRANSIT STATION AREAS

In order to promote a range of housing types and choices, Osceola County shall encourage the development of workforce housing within one-half mile of stations for premium transit (commuter rail, light rail, bus rapid transit or a bus hub serving at least three fixed local bus routes with headways of less than 30 minutes). Incentives may include increases in building height, density bonuses, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and Site Development Plans, and similar measures. In addition, granny flats and garage apartments will not be included in unit or density calculations. For purposes of this policy, "workforce housing" means housing that is affordable to natural persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

OBJECTIVE 2: MULTIMODAL TRANSPORTATION

Foster sustainable economic development with a regional roadway grid and premium transit facilities in new or improved existing transportation corridors based on those identified by the East Central Florida Corridor Task Force and shown on Maps 2 and 5.

POLICY 2.1: MULTIMODAL TRANSPORTATION SYSTEM

The multimodal system, including framework street and fine-grained street hierarchy, network and design spacing, speed and design guidelines, etc., shall be developed consistent with adopted Osceola County Mixed-Use District regulations at the time of approval.

POLICY 2.2: TRANSPORTATION CORRIDOR PLANNING

The County deems new or improved existing transportation corridors to be in the public interest in order to promote and facilitate a connected network of multimodal transportation facilities and utilities to serve local and regional needs in the future. The County will work in coordination with the Florida Department of Transportation (FDOT), Central Florida Expressway Authority (CFX), Osceola County Expressway Authority (OCX), Brevard and Orange counties, the landowner, and other regional partners

on transportation facilities that cross county lines and on Evaluation Studies of the following corridor alternatives in the North Ranch Planning Area as recommended in the Final Report of the East Central Florida Corridor Task Force (dated Dec. 1, 2014):

- To enhance east-west travel to and from Northern Brevard County, Alternative D (a new multimodal corridor in Osceola and Orange counties);
- To enhance east-west travel to and from Central and Southern Brevard County, Alternative E (U.S. 192) and Alternative F (new multimodal corridor in Osceola and Brevard counties); and
- To enhance north-south travel between Orange and Osceola counties, Alternative I (new multimodal corridor in Osceola and Orange counties).

Limited-access facilities and rail alignments shown on Maps 2 and 5 within the corridor study areas identified by the East Central Florida Corridor Task Force and shown on Map 1 are conceptual and subject to review and approval in Evaluation Studies and subsequent planning, design, and permitting processes.

POLICY 2.3: AMENDMENT OF TRANSPORTATION ELEMENT MAP SERIES

Following completion of Evaluation Studies of new or improved existing transportation corridors in the North Ranch Planning Area, within one year the County shall consider amendments to the North Ranch Element and the Comprehensive Plan's Transportation Element map series to identify the general location for such corridors. Such corridors shall incorporate multiple modes and uses, innovative design, and advanced technologies. In making decisions about new or improved existing transportation corridors, the County shall utilize the 21 guiding principles recommended by the East Central Florida Corridor Task Force to achieve a balance with considerations of corridors, conservation, countryside, and centers.

POLICY 2.4: RIGHT-OF-WAY RESERVATION

Following adoption of amendments to the Comprehensive Plan's Transportation Map series to include the limited access facilities and multimodal corridors denoted in Maps 2 and 5 and their inclusion in the master plan of a local or regional transportation agency, right-of-way for these facilities shall be reserved by the landowner for future conveyance. Reservation means that land will not be committed to an irreversible land use that would preclude construction of planned transportation facilities and shall be by means of a subsequent written agreement with the County and/or other transportation agencies specifying right-of-way width consistent with Table 10 and other terms. The County will work with MetroPlan Orlando, Space Coast Transportation Planning Organization, and other regional partners to revise their long-range transportation plans and transit plans to incorporate the multimodal corridors. The approval of any CMP/DSAP shall require the reservation of right-of-way for the limited-access facilities and multimodal corridors located within Osceola County which are necessary to serve the CMP/DSAP.

POLICY 2.5: LIMITED-ACCESS FACILITIES AND FIXED TRANSIT LOCATIONAL STANDARDS

The limited-access facilities shall be located on the edge of centers and neighborhoods so as to minimize disruption to centers and neighborhoods. Fixed transit (commuter or light rail or bus rapid transit) shall be located to travel through and serve each center. When crossing Conservation Lands designated on

Map 4 (Environmental Plan), limited-access facilities and fixed transit shall be co-located to the maximum extent feasible.

POLICY 2.6: ROADWAY AND TRANSIT DESIGN GUIDELINES

The design of transportation facilities in the North Ranch Planning Area and the reservation of right-of-way required by Policy 2.4 shall be consistent with the guidelines in Tables 10. Multimodal corridors shall be planned for maximum four lanes to the extent feasible based on the capacity of the gridded street network within the CMP/DSAP to contribute to distribution of vehicular traffic.

Table 10. Roadway Design Guidelines

<u>Road Type</u>	<u>Typical Right-of-Way (feet)</u>	<u>Transit Envelope</u>	<u>Bicycle Treatment</u>	<u>Pedestrian Treatment</u>
<u>Limited Access Facilities</u>	<u>300 to 500</u>	<u>50 to 100 foot envelope (as needed)</u>	<u>Not allowed in right-of-way, parallel trail as needed</u>	<u>Not allowed in right-of-way, parallel trail as needed</u>
<u>Multimodal Corridor</u>	<u>120 to 180</u>	<u>30 to 50 foot envelope (as needed)</u>	<u>Bike lanes or adjacent bike paths</u>	<u>Sidewalks on both sides, intersection crosswalks</u>

POLICY 2.7: TRANSPORTATION FACILITIES

The North Ranch Planning Area shall be served by a transportation network designed to optimize mobility and to support the Mixed Use District goals and policies in the Future Land Use Element. The network shall include the major transportation facilities identified in Table 11 and depicted on Map 5. Limited-access facilities shall be planned for four to six general-purpose lanes and two to four managed lanes. In order to promote transit and walkability, multimodal corridors and other framework streets shall be consistent with the size and capacity limits of the Mixed Use District Development Standards. Within centers and neighborhoods, a grid of interconnected parallel streets will provide additional capacity and alternative travel paths. Bus rapid transit (BRT) shall be composed of two dedicated bus lanes with stations in the road right-of-way. For purposes of the County’s mobility fee ordinance, development within the North Ranch Planning Area shall be considered transit-oriented development. The County shall not approve a CMP/DSAP within the North Ranch Planning Area unless the applicant demonstrates that transportation facilities will meet the system performance standards or mobility indicators required by Policy 4.10

Table 11. Major Transportation Facilities

<u>Road Type</u>	<u>Location</u>	<u>Orientation</u>	<u>Transit</u>
<u>Limited Access 1</u>	<u>Osceola Parkway to SR 520</u>	<u>East-West</u>	<u>Premium transit</u>
<u>Limited Access 2</u>	<u>LA 1 to I-95</u>	<u>East-West</u>	<u>Premium transit</u>
<u>Limited Access 3</u>	<u>SR 528 to US 192</u>	<u>North-South</u>	<u>Premium transit</u>
<u>Limited Access 4</u>	<u>NE Connector to LA 2</u>	<u>East-West</u>	<u>Premium transit</u>
<u>Multimodal Corridor A</u>	<u>Western Centers</u>	<u>North-South</u>	<u>BRT or light rail in roadway ROW</u>
<u>Multimodal Corridor B</u>	<u>Western North-South Multimodal Corridor</u>	<u>North-South</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>Multimodal Corridor C</u>	<u>Eastern North-South Multimodal Corridor</u>	<u>North-South</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>Multimodal Corridor D</u>	<u>Eastern Centers</u>	<u>North-South</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>Deer Park Road</u>	<u>West of Agricultural Area</u>	<u>North-South</u>	<u>N/A</u>
<u>Nova Road</u>	<u>West of Agricultural Area</u>	<u>East-West</u>	<u>N/A</u>
<u>Multimodal Corridor E</u>	<u>Northern East-West Multimodal Corridor</u>	<u>East-West</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>Multimodal Corridor F</u>	<u>Southern East-West Multimodal Corridor</u>	<u>East-West</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>Multimodal Corridor G</u>	<u>North of Wolf Creek/Pennywash Agricultural Area</u>	<u>East-West</u>	<u>BRT or light rail in roadway ROW</u>
<u>Multimodal Corridor H</u>	<u>Between Wolf Creek / Pennywash Agricultural Area</u>	<u>East-West</u>	<u>BRT or light rail in roadway ROW</u>
<u>Multimodal Corridor I</u>	<u>South of Wolf Creek / Pennywash Agricultural Area</u>	<u>East-West</u>	<u>BRT or light rail in roadway ROW</u>
<u>Multimodal Corridor J</u>	<u>North of US 192</u>	<u>East-West</u>	<u>Commuter or light rail in exclusive parallel ROW</u>
<u>US 192</u>	<u>South Boundary</u>	<u>East-West</u>	<u>Commuter or light rail in exclusive parallel ROW</u>

POLICY 2.8: CO-LOCATION OF COMPATIBLE LINEAR INFRASTRUCTURE

Compatible linear infrastructure shall be co-located with transportation facilities in the North Ranch Planning Area to the maximum extent feasible. The rights-of-way reserved and conveyed for new or improved existing transportation corridors shall be restricted to one or more transportation facilities as defined in section 334.03, F.S., telecommunications lines, electrical transmission and distribution lines, pipelines for liquefied or gaseous substances, and other compatible linear infrastructure.

OBJECTIVE 3: PUBLIC FACILITIES

The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. An aspirational goal of the North Ranch Element

is to be water-sustainable by employing significant conservation measures and development of sufficient on-site water supply sources to meet the needs of the North Ranch Planning Area.

POLICY 3.1: POTABLE WATER

Protection of the potable water supply and delivery of safe and adequate potable water service shall be provided consistent with the Comprehensive Plan's Potable Water Element and Water Supply Facilities Work Plan. The County shall not approve a CMP/DSAP within the North Ranch Planning Area unless the water supplier demonstrates that it has adequately permitted water source(s) and capacity at all necessary facilities to provide service to the development and certifies that adequate water sources and infrastructure shall be available no later than the date of issuance of building permits.

POLICY 3.2: WATER CONSERVATION

Water use shall be managed through water conservation measures required by the Comprehensive Plan, including but not limited to FLUE Policy 1.1.10, Potable Water Element Policy 1.3.1, and the Water Supply Facilities Work Plan, and through the Land Development Code. At a minimum, new construction shall meet Florida Water Star™ Silver standard or such other standard as required for all development throughout the Urban Growth Boundary, whichever is more stringent; utilize reclaimed water for irrigation when available for new development, with metering at point of service to allow a conservation rate structure and usage data; and use of lowest-quality water economically, technically, and environmentally suitable for its intended use. Development shall incorporate such conservation measures and techniques in effect and required by regulatory agencies and/or water suppliers on the date of Concept Plan and Site Development Plan approval.

POLICY 3.3: WASTEWATER

An effective system of wastewater collection, treatment, disposal and reuse to serve the North Ranch Planning Area shall be provided consistent with the Comprehensive Plan's Sanitary Sewer Element. The County shall not approve a CMP/DSAP within the North Ranch Planning Area unless the wastewater service provider demonstrates that it has adequately permitted treatment capacity at all necessary facilities to provide service to the development and certifies that adequate infrastructure shall be available no later than the date of issuance of building permits.

POLICY 3.4: STORMWATER

A comprehensive stormwater management system shall be provided consistent with the Comprehensive Plan's Stormwater Management Element to protect persons and property from flooding, prevent negative impacts to the natural groundwater aquifer and safeguard surface waters against the degradation of water quality to promote the public health, safety, and welfare. Surface water management systems shall incorporate the functions of the natural on-site system and shall be based upon the best management practices adopted by the water management district.

POLICY 3.5: SOLID WASTE

An effective system for the collection, transportation, recycling, storage, and disposal of solid waste generated in the North Ranch Planning Area shall be provided consistent with the Comprehensive Plan's Solid Waste Element. The County shall not approve a CMP/DSAP within the North Ranch Planning Area unless the solid waste service provider demonstrates that it has adequate capacity to collect, transport,

recycle, store, and dispose of solid waste from the development and certifies that adequate infrastructure shall be available no later than the date of issuance of building permits.

POLICY 3.6: GREENWAYS, TRAILS, PARKS, RECREATION AND OPEN SPACE

Regional and community parks, recreational trails and facilities, and open space to improve the community's physical health, promote relaxation, and enhance the quality of life shall be provided consistent with the Comprehensive Plan's Parks and Recreation Element. Each CMP/DSAP shall plan, design, and address funding for the greenways and multi-use trail network within its boundaries, based on all relevant data and analysis used in preparation of the North Ranch Element and on detailed surveys that will be consistent with and facilitate connections for the Greenways and Trails System shown in Maps 2 and 5. Trail segments shall minimize impacts to conservation areas, wetlands and agricultural operations and will be implemented by phase in conjunction with CMPs/DSAPs. The final boundaries for greenways, trails, parks, and recreation facilities shall be identified through detailed surveys in connection with each CMP/DSAP.

POLICY 3.7: SCHOOLS

POLICY 3.7.1: SCHOOL LOCATIONS

Schools shall be strategically located in relation to neighborhoods and centers in order to serve residents and provide a focal point for the neighborhood and centers within which the school is located. Co-location with parks and civic spaces shall be encouraged. For planning purposes, student stations for public schools at 2080 are projected at 66,988.

POLICY 3.7.2: EDUCATIONAL FACILITIES

Each CMP/DSAP shall be analyzed for the impacts of future residential land uses on public schools and identify needed educational facilities based upon then-applicable pupil generation rates, standards of the applicable educational facilities plan (including ancillary facilities), and provisions set forth in the Interlocal Agreement Between the Board of County Commissioners of Osceola County, Florida; City of Kissimmee; City of St. Cloud; and the School Board of Osceola County, Florida, Relating to School Concurrency and the Planning and Coordination of Public School Facilities ("ILA"), as amended from time to time. Any needed educational facilities shall be included in the capital improvements program required by Policy 4.7 and the school board's five-year district facilities work plan.

POLICY 3.7.3: SCHOOL SITES

School sites designated in each CMP/DSAP shall meet the siting standards of the Comprehensive Plan, the ILA, and sections 333.03, F.S., and 1013.36, F.S., and shall be served by infrastructure as required by the ILA. If soil conditions on a school site require remediation in order to permit vertical construction, such remediation shall be included in the capital improvements program. Each CMP/DSAP shall address the provision of infrastructure necessary for school sites within that CMP/DSAP.

POLICY 3.8: FINANCING

Public facilities in the North Ranch may be financed, constructed, owned, operated, or maintained by any governmental or private entity allowed by law, including but not limited to independent or dependent special districts established by ordinance, state rule, or special act of the Legislature; one or

more property owners' associations; one or more homeowners' associations; or any combination thereof. Any such entity may finance public facilities through any means available by law.

POLICY 3.9: LANDSCAPE STANDARDS

With the exception of lands developed for golf course fairways and greens, and playing fields for sports activities, all landscaped areas within lands that are developed for multi-family and single-family attached residential, commercial, or industrial uses, as well as all public parks and common areas shall:

- (a) Select all plant material from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design", its successor guide, or other regionally appropriate plant material guide approved by the County Manager;
- (b) Utilize Florida native plant material to the extent feasible in conjunction with appropriate soils and moisture regimes;
- (c) Group plantings in zones according to water requirements with separate irrigation zones for high water demand vegetation and drought-tolerant vegetation;
- (d) Avoid utilization of any invasive species listed by the Florida Exotic Pest Plant Council; and
- (e) Provide continuity of on-site and off-site open space and greenway systems (e.g., wildlife corridors or wetlands systems), where feasible.

OBJECTIVE 4: IMPLEMENTATION

Implement the North Ranch Master Plan with adopted procedures consistent with State law and the Comprehensive Plan in order to achieve the planning goals.

POLICY 4.1: URBAN GROWTH BOUNDARY

The County's Urban Growth Boundary (UGB) is expanded to include all of the property within the North Ranch Planning Area as shown in Map 3 and designated as a Mixed Use District on the County's Future Land Use Maps 1A, 1B, 2A, and 2B. Should a landowner seek to withdraw all or a portion of their property from the North Ranch Master Plan, the UGB shall be amended to exclude the subject property and the Mixed Use District future land use designation shall be amended to reflect a rural future land use designation.

POLICY 4.2: CONCEPTUAL MASTER PLANS / DETAILED SPECIFIC AREA PLANS

Urban development within the North Ranch Planning Area may only be authorized by approval of a CMP/DSAP. Each CMP/DSAP shall be consistent with the North Ranch Element and shall be prepared in accordance with section 163.3245, F.S., the Comprehensive Plan, and the Land Development Code, except adoption of a CMP shall not require amendment of the Comprehensive Plan. The principles and guidelines in this North Ranch Element shall be implemented for a specific project site through adoption or approval of Conceptual Master Plans, Concept Plans and Site Development Plans, as required by the Land Development Code.

POLICY 4.3: MAXIMUM SIZE OF CMPs/DSAPs

The maximum size of a CMP/DSAP shall be 20,000 acres and the minimum size shall be 1,000 acres. The number of employment centers and/or urban centers for each CMP/DSAP shall not exceed two centers.

and their supporting community and neighborhood centers and residential uses, and any special districts.

POLICY 4.4: RELATIONSHIP TO NORTHEAST DISTRICT

CMPs/DSAPs proposed prior to 2040 may be approved by the Board of County Commissioners only upon a finding that urban development within the North Ranch Planning Area will promote achievement of the County's economic and growth management goals and not impede development of the Northeast District. Such a finding shall be based upon data and analysis demonstrating (1) transportation infrastructure adequate to facilitate development of CMPs/DSAPs as regional job centers is planned and financed or in place; (2) the amount, character, and velocity of jobs created in the Northeast District demonstrates, through measurements such as its jobs/housing ratio, the likelihood of further success in job creation there; (3) the CMPs/DSAPs target non-residential uses to meet the North Ranch's economic development objectives and include supporting residential uses for an appropriate jobs/housing balance; (4) the CMPs/DSAPs shall be located along limited-access expressways and transit corridors in order to support their financial feasibility; and (5) the CMPs/DSAPs will facilitate economic connections to existing or emerging job centers that will further the County's economic development goals.

POLICY 4.5: TRANSPORTATION SYSTEM OF FIRST CMP/DSAP

If not already in place, prior to approval of the first CMP/DSAP: (1) the transportation infrastructure necessary to connect the CMP/DSAP to the Northeast District must be scheduled for construction by the appropriate transportation agency consistent with the time when needed; and (2) the right-of-way for fixed transit associated with the expressway must be reserved. If an alignment for the fixed transit right-of-way has not been identified at the time of review of the first CMP/DSAP, such right-of-way must be reserved following approval of an alignment by the pertinent transit agency. A limited-access facility included in the work program of FDOT, CFX, OCX, or any other transportation agency may be constructed within the North Ranch Planning Area without adoption of a CMP/DSAP, subject to receipt of all required local, state, and federal permits.

POLICY 4.6: ADOPTION OF SUBSEQUENT CMPs/DSAPs

Following adoption of the first CMP/DSAP, subsequent CMP/DSAPs shall be adopted only upon a finding by the Board of County Commissioners that substantial progress has been made to achieve the job creation objectives of the previously approved urban/employment centers, based upon data and analysis regarding previously approved CMP/DSAPs with respect to (1) jobs actually created; (2) the projected jobs/housing ratio for previously approved CMP/DSAPs as measured by the methodology prescribed by regulation in the Mixed Use District Development Standards pursuant to Policy 4.9; and (3) overall progress in attracting employers in target industries identified in Policy 1.10. Development of centers shall occur in an orderly manner based on the County's economic development strategies, sound public facility planning, and market conditions to facilitate logical and efficient extensions of infrastructure, and support planned and/or existing transportation facilities. More than one CMP/DSAP may be implemented concurrently provided they are in geographically separate locations and address specific economic development objectives.

POLICY 4.7: CAPITAL IMPROVEMENT PLANS

Each CMP/DSAP shall include a capital improvements program for planned public facilities, with a five-year capital improvements schedule as required by section 163.3245(3)(b), F.S.

POLICY 4.8: CMP/DSAP PRE-APPLICATION CONFERENCE

Before filing an application for approval of a CMP/DSAP, the applicant shall request and the County shall convene a pre-application conference to identify the type and level of information required for purposes of review. In advance of the conference, the applicant shall provide preliminary information regarding the proposed CMP/DSAP, including the project location, the type and magnitude of land uses, preliminary site and environmental information, preliminary phasing and buildout dates, and specific methodology proposals. State and regional agencies (including the Florida Department of Transportation) and other local governments shall be invited to participate to facilitate intergovernmental coordination to address extrajurisdictional impacts from the future land uses. Within 14 days following the conference, the County shall document the issues identified and agreements reached by the participants, including a summary of assumptions and methodologies, which shall be provided to the applicant and all invited participants. Assumptions and methodologies agreed to at the pre-application meeting shall govern preparation and review of the CMP/DSAP unless subsequent changes to the project or information obtained during review make those assumptions and methodologies inappropriate.

POLICY 4.9: UNIFORM STANDARDS FOR REVIEW OF CMP/DSAP APPLICATIONS

Prior to convening the first pre-application conference for a CMP/DSAP in the North Ranch Planning Area, the County shall adopt a regulation, in the Mixed Use District Development Standards of the Land Development Code, setting forth uniform review standards for CMP/DSAP applications in the North Ranch Planning Area. The standards shall address the issues set forth in section 163.3245(3)(b), F.S., and shall include all forms, application content, and guidelines and standards necessary to implement the North Ranch Master Plan through individual CMP/DSAPs. In addition, the regulation shall prescribe a methodology for analyzing jobs/housing ratios consistent with the methodology utilized in the FDOT Central Florida Regional Planning Model. The regulation shall require that progress toward achieving the target jobs-to-housing ratio be assessed in conjunction with the periodic evaluation reports required by section 163.3191, F.S.

The regulation shall require the applicant to transmit copies of each CMP/DSAP application to the reviewing agencies specified in section 163.3184(1)(c), F.S., or their successors, and adjacent counties for review and comment as to whether the CMP/DSAP is consistent with the Comprehensive Plan and the North Ranch Element. Any comments from the reviewing agencies or adjacent counties shall be submitted in writing, within 30 days from the applicant's transmittal of the application, to the County and the state land planning agency. In preparation and adoption of the regulation, the County shall consult with state and regional agencies and interested local governments. The regulation shall be updated from time to time to reflect new or changed requirements of state law.

POLICY 4.10: TRANSPORTATION SYSTEM STANDARDS OR INDICATORS

The North Ranch Element generally identifies transportation facilities to serve the North Ranch Planning Area. Prior to convening the first pre-application conference for a CMP/DSAP in the North Ranch Planning Area, the County shall adopt a regulation, in the Mixed Use District Development Standards of the Land Development Code, establishing multimodal transportation system performance standards or mobility indicators to ensure that development within a CMP/DSAP will optimize mobility and support the Mixed Use District goals and policies in the Future Land Use Element. The standards or indicators shall be consistent with the Transportation Element. If a roadway level-of-service standard is adopted, it

may allow for reductions from standard trip generation and travel demand modeling methodologies to account for the location of development in walkable, transit-supportive areas; greater availability and use of transit, bicycles, walking, and other alternative modes; and broader regional benefits on mobility. The regulation may include a multimodal areawide standard that takes into account these and similar considerations intended to create quality communities of a design that promotes travel by multiple transportation modes. The standards or indicators shall be developed in consultation with the Florida Department of Transportation.

OBJECTIVE 5: INTERGOVERNMENTAL COORDINATION

The County shall coordinate future development activities and provision of services with appropriate federal, state and local governments; regional agencies; districts; and municipalities.

POLICY 5.1: TRANSPORTATION

POLICY 5.1.1: REGIONAL LIMITED-ACCESS FACILITIES

The landowner and Osceola County shall work with state and regional agencies (FDOT, OCX, CFX, MetroPlan Orlando and Space Coast Transportation Planning Organization) and Brevard and Orange counties to plan, design, and construct the regional transportation network identified in the North Ranch Element. East-west and north-south multimodal transportation corridors serving the North Ranch Planning Area will be determined following Evaluation Studies of the new or improved existing corridors as recommended by the East Central Florida Corridor Task Force. In addition, standard roadway planning processes, such as long range transportation plan updates, feasibility studies, Project Development and Environmental (PD&E) Studies, and final designs will be utilized. As part of this effort, a funding mechanism will be identified, which could include federal, state, and local transportation revenues; developer contributions; mobility or impact fees; tolling; and other user fees. Planning processes will determine the phasing for construction. The landowner shall reserve right-of-way for limited-access facilities as provided in Policy 2.4. Land contributions shall receive dollar-for-dollar credit, based on fair market value, against mobility, impact, or other transportation-related fees.

POLICY 5.1.2: REGIONAL TRANSIT NETWORK

Osceola County will work in coordination with FDOT, MetroPlan Orlando, the Space Coast Transportation Planning Organization, regional and local transit agencies, and other regional partners in preparation of a regional passenger rail and transit plan to identify and set priorities for long-term passenger rail and transit investments in Osceola, Brevard, and Orange counties. The landowner and Osceola County shall work with federal, state, and regional transit agencies (e.g., Federal Transit Administration, FDOT, Lynx, and Space Coast Area Transit) to plan, design, and construct the regional transit network identified in the North Ranch Element. Standard transit planning processes, such as long-range transportation plan updates, feasibility studies, Alternatives Analysis Studies and final designs, will be utilized. As part of this effort, a funding mechanism will be identified, which could include federal, state, and local transportation revenues; regional and county-wide revenues (such as sales taxes); developer contributions; mobility or impact fees; fare box revenues; and other user fees. Planning processes will determine the phasing for construction. The landowner shall reserve right-of-way for regional passenger rail and transit as provided in Policy 2.4 and Policy 4.5. Land contributions shall receive dollar-for-dollar credit, based on fair market value, against mobility, impact, or other transportation-related fees.

POLICY 5.1.3: FRAMEWORK AND LOCAL STREET NETWORK

Private developers shall be primarily responsible for planning, designing, funding, and constructing the local street network defined in CMPs/DSAPs and subsequent plan approval steps. Framework streets may be constructed with funding from mobility fees. If framework streets are constructed by a private developer, the developer shall receive dollar-for-dollar credit, based on fair market value, against mobility, impact, or other transportation-related fees.

POLICY 5.1.4: SUBREGIONAL TRANSIT NETWORK

Osceola County, regional and local transit agencies, and private developers shall be primarily responsible for planning, designing, funding, and implementing subregional transit service (e.g., fixed route bus service, demand responsive service). Potential routes that interconnect with the regional transit spines will be defined in CMPs/DSAPs and subsequent plan approval steps. Funding mechanisms and amounts will be determined cooperatively by Osceola County, subregional and local transit agencies, and private developers during the development and approval of CMPs/DSAPs and may include federal, state, and local transportation revenues; regional and county-wide revenues (such as sales taxes); developer contributions; mobility or impact fees; fare box revenues; and other user fees. Land contributions shall receive dollar-for-dollar credit, based on fair market value, against mobility, impact, or other transportation-related fees. Planning processes will determine the phasing for construction. Service will begin once deemed feasible by the transit operating agency.

POLICY 5.1.5: GREENWAYS AND TRAILS NETWORK

The landowner will work with adjacent landowners and regional, state, and federal agencies to identify off-site connections to trails, such as the Florida National Scenic Trail.

POLICY 5.2: COORDINATION IN PLANNING TRANSPORTATION CORRIDORS TO ADJACENT COUNTIES

In the evaluation of and planning for new or improved existing east-west or north-south transportation corridors in the North Ranch Planning Area to connect with transportation facilities in adjacent counties, Osceola County shall work in coordination with those counties and state and regional transportation agencies. If any such new or improved transportation facility would adversely affect lands held for conservation purposes in an adjacent county, Osceola County will work in coordination with the local government and any affected resource agency to identify, in advance of construction, measures that will minimize and mitigate those impacts. If any such new or improved transportation facility would adversely affect an approved development in an adjacent county, Osceola County shall work in coordination with the local government and affected landowners to identify, in advance of construction, measures that will address those effects.

POLICY 5.3: WATER SUPPLY DEVELOPMENT

The County shall coordinate with the St. Johns River Water Management District (SRWMD), the South Florida Water Management District (SFWMD), and water suppliers for the development of water sources for the area within the adopted plan for the Central Florida Water Initiative (CFWI). The County shall also seek to incorporate the water needs, sources and water resource development, and water supply development projects identified in the North Ranch Master Plan into the regional water supply plan pursuant to section 373.709, F.S. The County also shall periodically identify water supply development projects, including traditional or alternative water supply development projects, to serve

the North Ranch Planning Area and include them in the Ten-Year Water Supply Facilities Work Plan required by Potable Water Objective 1.6 and Intergovernmental Coordination Objective 1.5. Such projects shall be consistent with the adopted plan for CFWI or the most current regional water supply plan adopted by SJRWMD or SFWMD, as the case may be, or as proposed by the County pursuant to section 373.709(8)(b), F.S.

POLICY 5.4: UTILITIES

The County shall coordinate with the utility providers serving the North Ranch Planning Area, Toho Water Authority (TWA) and East Central Florida Services, Inc. (ECFS), to ensure adequate potable water, non-potable water, and wastewater treatment capacity are available when needed for development within each CMP/DSAP.

POLICY 5.5: EDUCATIONAL FACILITIES

The County shall coordinate with the School Board of Osceola County, Valencia College, the University of Central Florida, and other public and private educational institutions with respect to the planning, design, financing, and construction of educational facilities in the North Ranch Planning Area.

POLICY 5.6: OFF-SITE CONSERVATION LANDS

The County will coordinate with other governmental entities during the planning and review of CMP/DSAPs in order to conserve and protect publicly owned natural areas or permitted mitigation banks outside the North Ranch Planning Area, including but not limited to Tosahatchee Wildlife Management Area, Seminole Ranch Conservation Area, Hal Scott Preserve, Split Oak Mitigation Park, Bull Creek, Three Forks Conservation Area, River Lakes Conservation Area, the Ritch Grissom Wetlands (a/k/a Viera Wetlands), Triple N Ranch, and Quickdraw Mitigation Bank.

OBJECTIVE 6: CONSERVATION STRATEGY

Identify, conserve, manage, restore, and protect regionally significant natural resources during and after development in accordance with section 163.3245, F.S., the North Ranch Environmental Plan (Map 4) and the Conservation Element of the Osceola County Comprehensive Plan unless otherwise modified by the North Ranch Element.

POLICY 6.1: REGIONALLY SIGNIFICANT CONSERVATION LANDS

Lands identified for permanent preservation as conservation are shown in Map 4 (North Ranch Environmental Plan) as Central Wetland/Upland Mosaic, Landscape Linkages, Additional Wildlife Areas, Conserved Wetlands, and Econlockhatchee Protection Zone, and these lands are designated as "Conservation Lands" on Map 2 (North Ranch Framework Plan). These allocations of Conservation Lands are intended to protect regionally significant environmental resources on the North Ranch and are identified in Table 12. The County finds that the Conservation Lands have long-term significant regional ecological value and intends that they should be considered by regulatory agencies in the future as compensatory mitigation for wetland, upland, and other impacts for purposes of Chapter 373 and 379 permitting. Additional environmental resources will be protected as addressed in the Comprehensive Plan's Conservation Element and the North Ranch Element.

Table 12. Conservation Lands within the North Ranch Planning Area

<u>Type of Land</u>	<u>Uplands</u>	<u>Wetlands</u>	<u>Water</u>	<u>Total</u>
Central Wetland/Upland Mosaic*	9,897	7,840	15	17,752
Landscape Linkages*	1,430	484	3	1,917
Additional Wildlife Areas*	5,839	3,298	3	9,140
Conserved Wetlands*	1,784	7,674	2	9,460
Econlockhatchee Swamp Protection Zone*	277	20	0	297
Total (Acres)	19,227	19,316	23	38,566

*Upland, wetland, and surface water acreages based on 2009 land use data from SJRWMD.

POLICY 6.2: AGRICULTURAL LANDS

Lands identified for permanent preservation as agriculture are shown in Map 4 (Environmental Plan). It is recognized that these Agricultural Lands, due to their location and character, have habitat and other natural values that form a part of the regionally based Environmental Plan for the North Ranch Planning Area. These allocations of Agricultural Lands are intended to identify those lands intended to remain in long term agricultural production on the North Ranch as more specifically identified in Table 13.

Table 13. Agricultural Lands within the North Ranch Planning Area

<u>Type of Land</u>	<u>Uplands</u>	<u>Wetlands</u>	<u>Water</u>	<u>Total</u>
Agricultural Lands*	12,463	4,552	112	17,127

*Upland, wetland, and surface water acreages based on 2009 land use data from SJRWMD and include the site for the potential Pennywash/Wolf Creek Reservoir unless the reservoir is permitted by regulatory agencies.

POLICY 6.3: RESERVOIR RESOURCES

Lands identified as reservoirs are shown in Map 4 (Environmental Plan). These water resources, in addition to providing valuable water supply, provide benefits to fish and wildlife resources, and add a lentic habitat type to the Environmental Plan. These reservoir acres are intended to protect significant water resources on the North Ranch and are identified in Table 14.

Table 14. Reservoir Resource Acreage within the North Ranch Planning Area

<u>Type of Land</u>	<u>Uplands</u>	<u>Wetlands</u>	<u>Water</u>	<u>Total</u>
Taylor Creek Reservoir*	0	3,191	3,913	7,104
Potential Pennywash/Wolf Creek Reservoir**	0	2,841	2,707	5,548
Total (Acres)	0	6,032	6,620	12,652

*Acreage based on maximum operating level of 46.0 feet NGVD29. Wetland and surface water acreages based on analyses of anticipated vegetative community change by CH2M/PB Joint Venture (2009) and BDA.

**Will remain in agriculture unless a reservoir is permitted by state and federal agencies. Wetland and surface water acreages based on BDA analysis of anticipated post-reservoir vegetative community change.

POLICY 6.4: ENVIRONMENTAL LANDS WITHIN DEVELOPABLE ACREAGE

Lands that are not otherwise identified as conservation, agriculture, or reservoir resources on Map 4 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified and protected as required by the Comprehensive Plan’s Conservation Element and will be incorporated into the lands identified as Greenways and Trails, Parks and Open Space consistent with the overall conservation and development strategy for the planning area in a manner that will supplement and contribute to the North Ranch Environmental Plan. Wetlands and uplands made subject to conservation easements shall be allowed to serve as mitigation for wetland and other impacts or species relocation consistent with Policy 6.19.

POLICY 6.5: RATIO FOR CONSERVATION EASEMENTS AND AGRICULTURAL RESTRICTIONS

For every acre of developable land area¹ within a CMP/DSAP, 0.508 acres of Conservation land and 0.238 acres of Agricultural land, as identified in Map 4 (Environmental Plan), must be placed into a conservation easement or agricultural easement.²

POLICY 6.6: PROCEDURES FOR CONSERVATION EASEMENTS AND AGRICULTURAL RESTRICTIONS

Any Conservation Lands or Agricultural Lands located within the geographic boundary of a CMP/DSAP shall be included in the lands to be protected as a result of approval of that CMP/DSAP. If additional Conservation Lands or Agricultural Lands are required to meet the ratios set forth in Policy 6.5 then such additional land will be preserved using the prioritization set out in Table 15. Accordingly, permanent protection of these lands may occur outside of a specific CMP/DSAP boundary (yet within the North Ranch Planning Area) so long as the ratios set forth above are achieved. To the extent a CMP/DSAP provides conservation or agricultural acreage beyond that required by Policy 6.5, subsequent CMP/DSAPs are entitled to a credit for the additional acreage provided in preceding CMPs/DSAPs.

Table 15. Prioritization of Conservation and Agricultural Lands

<u>Priority</u>	<u>Conservation and Agricultural Lands</u>	<u>Acreage</u>
	<u>Conservation Lands</u>	
<u>1</u>	<u>Additional Wildlife Areas (north to south)</u>	<u>9,140</u>
<u>2</u>	<u>Central Wetland/Upland Mosaic (north to south)</u>	<u>17,752</u>
<u>3</u>	<u>Econlockhatchee Swamp Protection Zone (north to south)</u>	<u>297</u>
<u>4</u>	<u>Landscape Linkages (south to north)</u>	<u>1,917</u>
<u>5</u>	<u>Conserved Wetlands</u>	<u>9,460</u>
	<u>Agricultural Lands</u>	
<u>6</u>	<u>Eastern Agricultural Lands (north to south)</u>	<u>11,579</u>

¹ For purposes of this policy, “developable land area” includes all greenways, trails, parks and open space; transportation rights-of-way for major roads and transit; and the remaining net urban developable, or 72,100 acres.

² The conservation and agricultural ratio reflects the North Ranch Planning Area total conservation acres in comparison to the total developable land area ($36,658/72,100 = 0.508$) and the total Agricultural Lands (inclusive of Pennywash/Wolf Creek Acreage) in comparison to total developable land area ($17,127/72,100 = 0.238$). If authorized for construction, Pennywash/Wolf Creek acreage will be counted in the agricultural land preservation requirement.

Priority	Conservation and Agricultural Lands	Acreage
7	Potential Pennywash/Wolf Creek Reservoir	5,548
	Total	55,693

POLICY 6.7: TIMING OF PERPETUAL PROTECTIONS

Conservation easements for Conservation Lands or agricultural easements for Agricultural Lands shall be effective before or concurrent with the effective date of the CMP/DSAP for which they are granted based on the formula in Policy 6.5. Any such easement may be based on rectified aerial photographs without the need for a boundary survey and may include a right of adjustment authorizing the grantor to modify portions of the protected area and substitute other lands in their place if the lands to be substituted (a) contain no less gross acreage than the lands to be removed; (b) have equivalent values in the proportion and quality of wetlands, uplands, and wildlife habitat; and (c) are contiguous to other protected lands. The adjustment shall be accomplished by recording an amendment to the easement as accepted by the grantee. In addition, any wetlands less than 25 acres in size that maintain a hydrologic connection to larger wetlands within Conservation lands, or are clustered in close proximity to larger wetlands within Conservation lands or to one another, to the extent that they are determined to be regionally significant at the time of permitting, shall be protected by a conservation easement consistent with Policy 6.7 and a Management Plan consistent with Policy 6.10.

POLICY 6.8: INTERIM LAND USE POLICIES FOR CONSERVATION AND AGRICULTURAL LANDS

Upon the effective date of the North Ranch Element and prior to recordation of the Land Protection Agreement required by Policy 6.9, uses within areas designated as Conservation shall be restricted to those uses currently occurring on the ranch. Ranching shall be subject to the Florida Department of Agriculture and Consumer Services' Water Quality Best Management Practices for Cow/Calf Operations (2008). In designated Conservation Lands, the clear-cutting of wetlands or upland hardwood or long-leaf pine forest areas or the conversion of pasture areas to more intensive uses shall be prohibited.

Pursuant to section 163.3245(9), F.S., the right to continue existing agricultural or silvicultural uses or other natural resource-based operations, or to establish similar new uses, within areas designated as Agriculture shall continue after the effective date of the North Ranch Element until such lands become subject to the Land Protection Agreement. Ranching shall be subject to the Florida Department of Agriculture and Consumer Services' Water Quality Best Management Practices for Cow/Calf Operations (2008).

POLICY 6.9: INTERIM DECLARATION OF RESTRICTIONS AND LAND PROTECTION AGREEMENT

Within one year after the effective date of the North Ranch Master Plan, the landowner shall prepare and submit a Declaration of Restrictions and Land Protection Agreement ("Land Protection Agreement") for review and approval by the Board of County Commissioners. The Land Protection Agreement shall address the Conservation Lands and Agricultural Lands identified on Map 4 (Environmental Plan) and shall designate them by rectified aerial photographs without the need for a boundary survey. The agreement shall be recorded, however, after recordation it shall be automatically null and void in the event that (a) all or any portion of the North Ranch Planning Area is removed from the Mixed Use District and Urban Growth Boundary without the landowner's consent prior to approval of the first CMP/DSAP; (b) the landowner records a legal instrument for the entire North Ranch Planning Area

unilaterally relinquishing all rights to uses that were not in existence prior to the adoption of the North Ranch Element and requests that the County restore the prior Agricultural land use classification for the entire North Ranch Planning Area; or (c) after approval of the first or subsequent CMP/DSAP, the landowner records a legal instrument for the remainder of the North Ranch Planning Area unilaterally relinquishing all rights to uses that were not in existence prior to the North Ranch Element and requests that the County restore the pre-existing land use classifications to the remainder of the North Ranch Planning Area.

POLICY 6.9.1: RIGHTS ON PROTECTED CONSERVATION LANDS

The Land Protection Agreement shall set forth the landowners' rights to the following uses and activities, where compatible with the resource values of and management objectives for the particular Conservation Lands on which they would be located:

- Ranching subject to the Florida Department of Agriculture and Consumer Services' Water Quality Best Management Practices for Cow/Calf Operations (2008);
- Passive recreation, hunting camps/leases, and access to navigable waters for any purpose;
- Maintenance of necessary roads, stormwater systems, and ranch drainage facilities;
- Controlled burning;
- Wellheads and well fields and ancillary linear facilities in accordance with applicable regulatory criteria and consistent with the Comprehensive Plan;
- Maintenance of existing silviculture activities in accordance with best management practices; and
- Any use or activity compatible with the resource values of and management objectives for the particular Conservation Lands on which it would be located and not otherwise prohibited by the Osceola County Comprehensive Plan or the Land Protection Agreement.

POLICY 6.9.2: RESTRICTIONS ON PROTECTED CONSERVATION LANDS

The Land Protection Agreement shall prohibit the following activities in Conservation Lands:

- The clear-cutting of wetlands or upland hardwood or long-leaf pine forest areas;
- The conversion of pastures to more intensive uses; and
- Residential development.

POLICY 6.9.3: RIGHTS ON PROTECTED AGRICULTURAL LANDS

The Land Protection Agreement shall set forth the landowners' rights to the following uses and activities, where compatible with the resource values of and management objectives for the particular Agricultural Lands on which they would be located:

- Ranching subject to the Florida Department of Agriculture and Consumer Services' Water

Quality Best Management Practices for Cow/Calf Operations (2008);

- The production of agricultural products in accordance with adopted best management practices;
- Ranch- and farm-related support activities and facilities, including but not limited to storing, processing, or transporting agricultural products;
- Row crop farming;
- Permanent planting, such as blueberries and citrus;
- Commercial activity directly serving agricultural pursuits within the North Ranch Planning Area and vicinity and limited to the service of agricultural pursuits;
- Silviculture activities in accordance with best management practices;
- Controlled burning;
- Passive recreation, hunting camps/leases, and access to navigable waters for any purpose;
- Maintenance of ranch and farm roads, drainage areas, and forested areas (including thinning and timbering consistent with best management practices);
- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged, or invasive exotic vegetation;
- Existing and future wellheads and well fields and ancillary linear facilities;
- Creation of water reservoirs for agricultural or non-agricultural consumptive uses, subject to receipt of SJRWMD, SFWMD and/or ACOE permits;
- Mining operations for dirt or shell done according to a management plan to leave a water amenity designed to enhance diversity of land cover types and wildlife;
- Existing and future unpaved roads necessary for ranch and farm operations;
- Agricultural stormwater management areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural lands consistent with permits from SJRWMD or SFWMD for each such area;
- Ranch manager or ranch worker housing on unsubdivided land;
- Rodeo grounds; and

- Any use or activity compatible with the resource values of and management objectives for the particular Agricultural lands on which it is located and not otherwise prohibited by the Osceola County Comprehensive Plan or the Land Protection Agreement.

POLICY 6.9.4: RESTRICTIONS ON PROTECTED AGRICULTURAL LANDS

The Land Protection Agreement shall relinquish on Agricultural Lands the right to develop residential uses other than ranch manager and ranch worker housing on unsubdivided land and shall also prohibit all uses not allowed on lands with a future land use designation as Rural/Agricultural. In addition, the Land Protection Agreement shall prohibit the clear-cutting of wetlands and any upland hardwood or long-leaf pine forest areas within the riverine floodplain of the area identified for the potential Pennywash/Wolf Creek Reservoir, provided that this restriction shall expressly allow for the future permitting and construction of the reservoir.

POLICY 6.10: LAND AND HABITAT MANAGEMENT PLANS FOR CONSERVATION LANDS

In conjunction with the approval of each CMP/DSAP and in advance of actual physical development within any CMP/DSAP, a Land and Habitat Management Plan ("Management Plan") shall be developed for the Conservation Lands to be protected in conjunction with that CMP/DSAP in order to secure and maximize the value of those Conservation Lands. Each Management Plan shall be submitted to the Board of County Commissioners for approval in conjunction with the associated CMP/DSAP; prior to approval, comment shall be solicited from the relevant water management district, the Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission or their successor agencies.

Conservation Lands shall be subject to Management Plans for the purpose of wildlife preservation; maintenance of native species diversity; management of the natural environment; restoration of environmental resources, where warranted; and responsibility for long-term management. Each Management Plan shall identify Conservation Lands for cattle-grazing; hunting leases and camps; thinning of forested areas for habitat management; prescribed fire and controlled burning; the removal of exotic, damaged, or invasive plant species; and the landowner's reserved rights in a manner that is consistent with the long-term development, conservation, and agricultural objectives of the North Ranch Element. Where necessary, the Management Plans will identify the most suitable transportation and utility crossings in a manner that minimizes impacts on conservation resources and uses, and identify areas appropriate for passive recreation access and use. The Management Plans shall incorporate lands used to mitigate impacts to wetlands and listed wildlife species and their habitat within the CMP/DSAP and on any other Conservation Lands to be protected in conjunction with that CMP/DSAP. The Management Plans shall identify the responsible party, whether the landowner, successors in interest, the grantee of a conservation easement, or any other person or entity, to manage the conservation areas consistent with the approved Management Plans. The Management Plan for each CMP/DSAP shall be incorporated into the conservation easement for the Conservation Lands to be protected in conjunction with that CMP/DSAP.

POLICY 6.11: RESERVED RIGHTS IN PROTECTED CONSERVATION LANDS

The Conservation Lands designated on Map 4 (Environmental Plan) shall have their developmental uses restricted in perpetuity by conservation easements that meet the objective of section 704.06, F.S., and are effective as required by Policy 6.7. Rights reserved to the grantor shall include those set forth in

Policy 6.9.1 to the extent not inconsistent with the conservation objectives of a particular parcel of Conservation Lands and shall be set forth in the Management Plans and conservation easements, which shall replace and supersede the Land Protection Agreement as to lands addressed by each easement.

POLICY 6.12: PARTIES TO CONSERVATION EASEMENTS

Conservation easements for Conservation Lands shall be granted to Osceola County, at minimum. The County may require the inclusion of additional grantees consistent with the Management Plan for the parcel in question, including one or more of the following: the St. Johns River Water Management District, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission.

POLICY 6.13: MANAGEMENT OF CONSERVATION LANDS

Once protected by conservation easements, Conservation Lands shall be managed as "natural" areas of native uplands and wetlands consistent with the Management Plans required by Policy 6.10. The Additional Wildlife Areas have historically been used for cattle grazing, hunting leases and camps, silviculture activities, and similar uses as part of the surrounding agricultural operations but have not been developed into more intensive agriculture. Conservation easements and the Management Plans for such areas shall allow grantor (and its successors and assigns), to continue existing on-site uses in Additional Wildlife Areas without converting those areas to more intensive agricultural uses.

Water resource development is critical to the County and the region; thus, to the extent compatible with the resource values of and management objectives for the particular Conservation Lands on which they would be located, wellheads and well fields and ancillary linear facilities shall be allowed in such lands and incorporated into any Management Plans in accordance with applicable regulatory criteria and consistent with the Comprehensive Plan.

POLICY 6.14: ECONLOCKHATCHEE SWAMP

A Protection Zone is hereby established 250 feet landward of the eastern edge of the wetlands comprising the Econlockhatchee Swamp for the purpose of enhancing protection of the Econlockhatchee Swamp Preservation Area established by and consistent with NED Element Policies 1.5.1. and 1.5.2.

POLICY 6.15: WILDLIFE DATA

Consistent with Policy 4.8, an applicant for a CMP/DSAP shall coordinate with the Florida Fish and Wildlife Conservation Commission to address potential fish and wildlife resource issues and wildlife data collection methodology prior to submittal of the CMP/DSAP application.

An applicant for CMP/DSAP approval within the North Ranch Planning Area shall compile and submit baseline data for state or federally listed wildlife or plant species whose range includes the CMP/DSAP area under consideration when the area within the CMP/DSAP under consideration has suitable habitat for these species. Baseline data for such listed species will be based on Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service survey methodologies. Baseline data for non-listed wildlife and plant species may consist of published information and data obtained through less formal means.

POLICY 6.16: WETLANDS AND FLOODPLAINS

Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands, or require that such crossings are sited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-Year Floodplain of the Econlockhatchee Swamp or the St. Johns River (as adopted by FEMA). Otherwise, floodplains shall be managed consistent with the Comprehensive Plan's Conservation Element.

POLICY 6.17: WILDLIFE CROSSINGS

Osceola County and the landowner will collaborate with the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, the Florida Department of Transportation, and applicable expressway authorities to establish standards and locations for wildlife crossings on public roads that cross wetlands and other potential wildlife corridors. Roads will provide such wildlife crossings for rivers, streams, and Conservation Lands. To facilitate these wildlife crossings, Osceola County shall require appropriately sized and number of crossings and fencing to direct species to the crossings.

POLICY 6.18: ST. JOHN RIVER AND ECON SWAMP WATER QUALITY

Osceola County will continue to coordinate with the water management districts on all development approvals in the North Ranch Planning Area to ensure the continued compliance with the water quality standards of the Econlockhatchee Swamp, an Outstanding Florida Water, and the St. Johns River.

POLICY 6.19: WETLAND MITIGATION

Wetland acreage and function within the North Ranch Planning Area shall be protected through compliance with Osceola County, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation Lands designated on Map 4 (Environmental Plan), the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Conserved Wetlands depicted on Map 4 (Environmental Plan) utilized for mitigation within the North Ranch Planning Area shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland or other impacts or species relocation, but in no event shall the conservation easement be granted later than required by Policy 6.7. The mitigation conservation easement area shall allow passive recreation facilities (walking and biking trails, boardwalks/catwalks, wildlife management shelters, footbridges, observation decks, and similar structures) and uses which meet the intent of section 704.06, F.S., and shall be subject to Management Plans.

POLICY 6.20: MITIGATION OF IMPACTS

To the extent authorized by federal, state or regional permitting agencies, Conservation Lands associated with the CMP/DSAP under consideration may be utilized for achieving any mitigation requirements.

POLICY 6.21: TRANSPORTATION/UTILITY CORRIDORS

Conservation Lands and Agricultural Lands may incorporate transportation and utility corridors as identified, designed, permitted and subsequently approved by governing regulatory authorities. At the time of recordation of conservation easements or agricultural easements, as the case may be, identified transportation/utility corridors shall be reserved, and the easements shall otherwise accommodate future transportation and utility corridors. Such transportation/utility corridors shall be designed and located in a manner that avoids or minimizes impacts to the identified Conservation Lands and is consistent with the Management Plans. Each corridor shall be restricted to rights of way for one or more transportation facilities as defined in section 334.03, F.S., and telecommunications lines, electrical transmission and distribution lines, pipelines for liquefied or gaseous substances, and other compatible linear infrastructure. In consultation with the Florida Fish and Wildlife Conservation Commission, rights of way for such facilities shall minimize impacts to wetlands and wildlife habitat and shall make adequate provision for the protection of wildlife movement. Conservation or Agricultural Lands traversed by transportation or utility corridors will not necessitate the preservation of additional lands to achieve the ratios set forth in Policy 6.5.

OBJECTIVE 7: AGRICULTURE

Ensure that the North Ranch Planning Area maintains sustainable agriculture through continued economically viable ranching and farming during and after development.

POLICY 7.1: RESERVED AGRICULTURAL RIGHTS

Areas designated as Agricultural Lands on Map 4 (Environmental Plan) shall have their developmental uses restricted in perpetuity by agricultural easements based on the procedures set forth in Policies 6.5, 6.6, and 6.7. Rights reserved to the grantor, including those set forth in Policy 6.9.3, shall be set forth in the agricultural easements, which shall replace and supersede the Land Protection Agreement as to lands addressed by each easement.

All areas of the North Ranch Planning Area, other than those designated as Conservation Lands or Agricultural Lands, shall retain the right to all agricultural or silvicultural uses or other natural resource-based operations or similar new uses allowed by law.

OBJECTIVE 8: RESERVOIR RESOURCES

Ensure that the North Ranch Planning Area maintains a sustainable alternative water supply during and after development through the use of reservoirs. Reservoirs provide an alternative water supply and function as breeding areas for amphibians, foraging areas for wading birds and reptiles, food chain support, habitat for aquatic- and wetland-dependent wildlife species, and floodwater storage. Such values contribute to the Environmental Plan.

POLICY 8.1: TAYLOR CREEK RESERVOIR

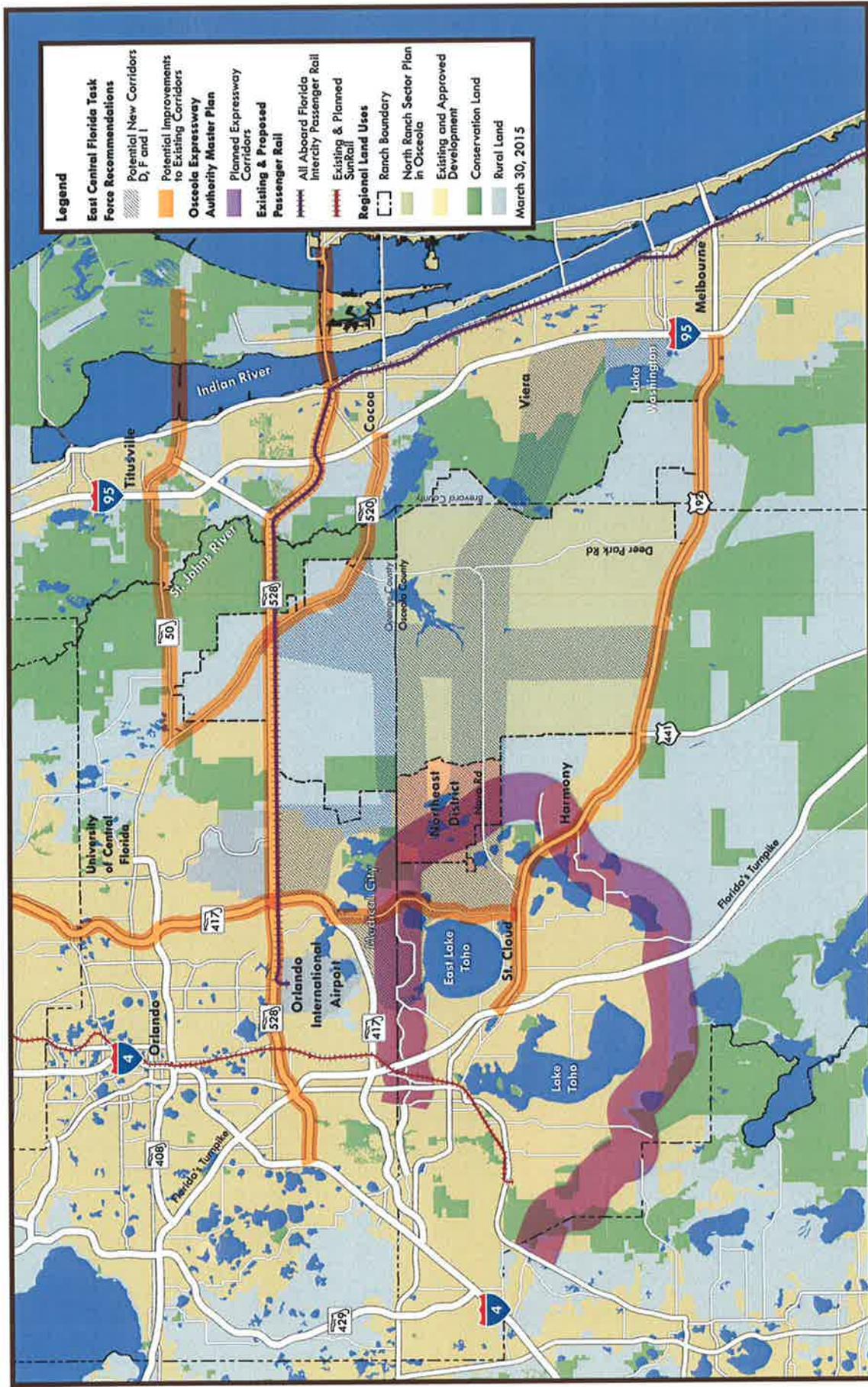
The Taylor Creek Reservoir consists of 7,104 acres (approximately 3,191 acres of wetlands and 3,913 acres of surface water), assuming the operating schedule is increased to its designed maximum operating level of 46 feet NGVD29. Management practices in effect upon the adoption of the North Ranch Element may continue at the landowner's discretion unless modified through consultation with the SJRWMD or other regulatory permitting agencies.

POLICY 8.2: POTENTIAL PENNYWASH/WOLF CREEK RESERVOIR

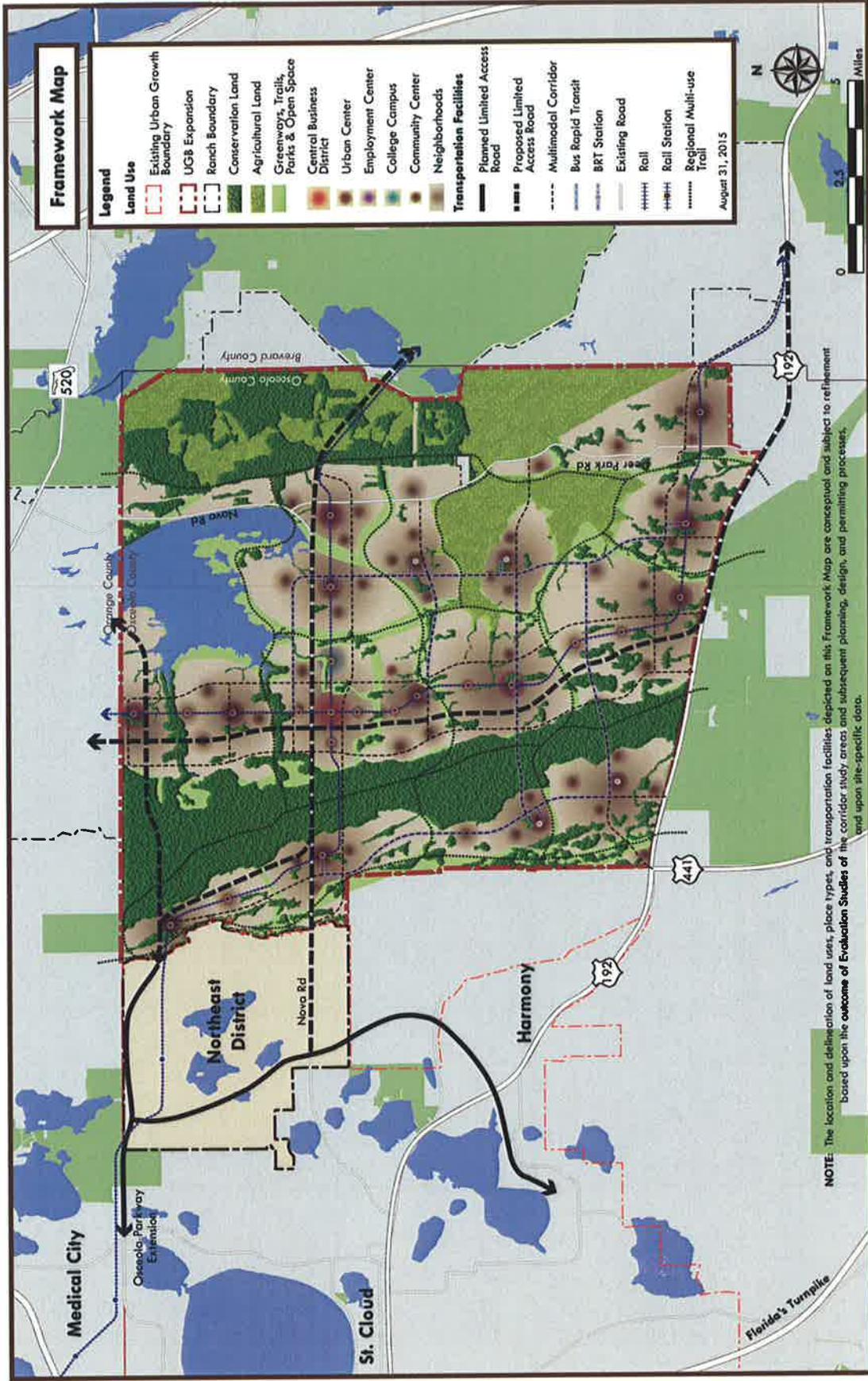
The location for a potential Pennywash/Wolf Creek Reservoir consists of 5,548 acres (approximately 3,838 acres of uplands, 1,632 acres of wetlands and 78 acres of surface water) that are planned to remain in agricultural usage; however, these lands may be utilized as a reservoir if one is approved by federal, state, and local regulatory agencies. Perpetual agricultural easements will be placed upon these lands in accordance with Policy 7.1 no later than the effective date of the final CMP/DSAP and shall prohibit the clear-cutting of wetlands or upland hardwood or long-leaf pine forest areas, unless a reservoir has been approved and constructed; however, any permanent protections placed upon these lands prior to approval and construction of a reservoir shall allow for future permitting and construction of the reservoir.

Inclusion of the Pennywash/Wolf Creek Reservoir in the regional water supply plan as a potential water source may contain a note that the extensive time frame for the North Ranch Master Plan is beyond the planning horizon of the regional water supply plan; the permissibility of the reservoir is currently unknown; a detailed environmental feasibility analysis of the reservoir will be needed in the future; and the inclusion of the reservoir in the regional water supply plan does not reflect any express or implied conclusion of the likelihood of approval of a permit for the construction of, or consumptive use of water from, the reservoir. Permissibility will be determined by agencies with jurisdiction. If a reservoir is constructed, the area is expected to consist of approximately 2,841 acres of wetlands and 2,707 acres of surface water. Water supply from the reservoir may be utilized for agricultural or non-agricultural consumptive uses as provided by SJRWMD permit.

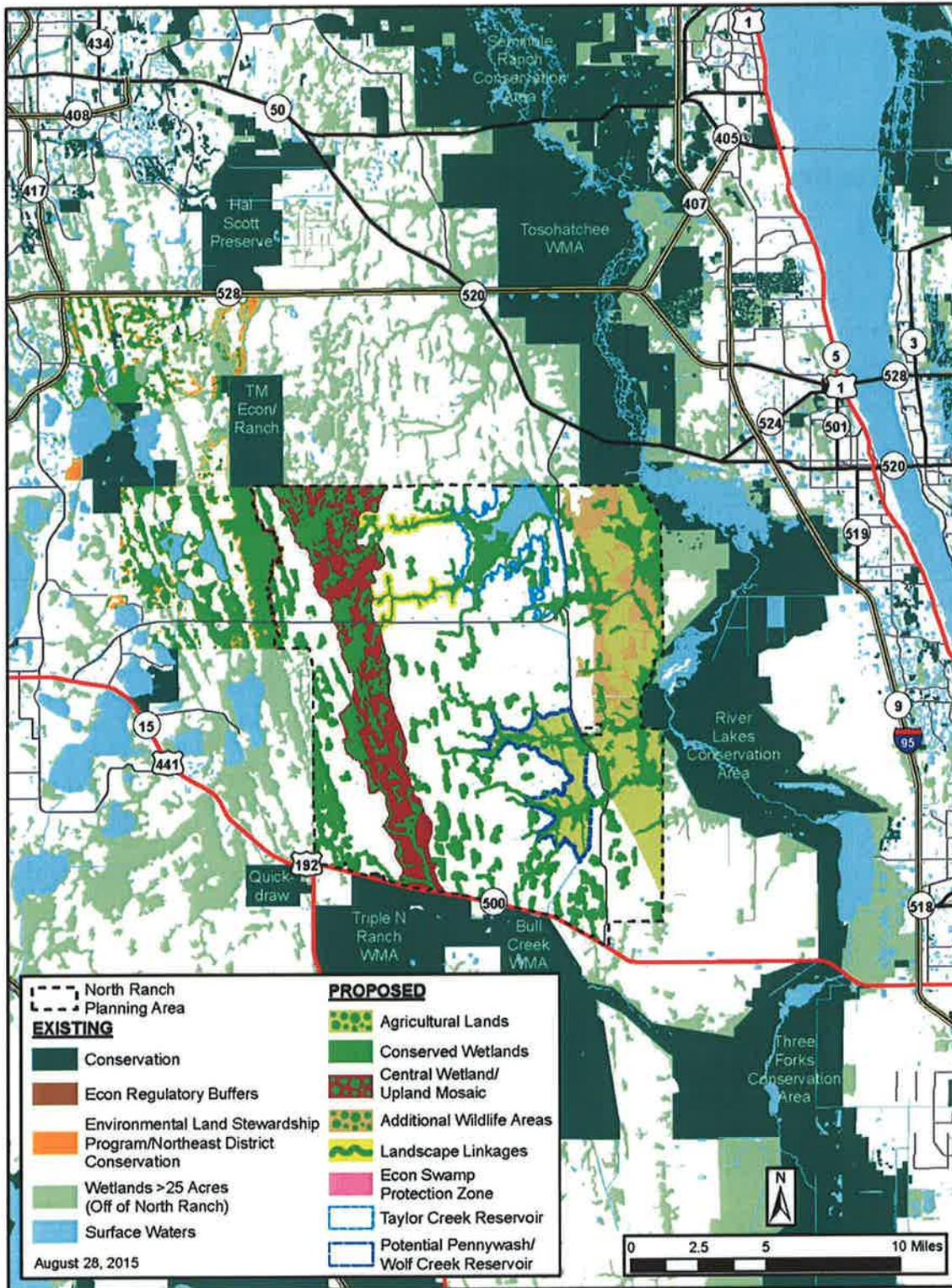
North Ranch Map 1. North Ranch Planning Area and Regional Context



North Ranch Map 2. North Ranch Framework Plan



North Ranch Map 4. North Ranch Environmental Plan



B:\1 - 8/28/2015 - P:\ATG\2005061\2013025\2014RanchEnvironmentalPlan\OsceolaSectorPlan\ArcGIS\OsceolaSectorPlan_Transmitted05182015_A.mxd

North Ranch Map 5. North Ranch Transportation, Greenways, and Trails

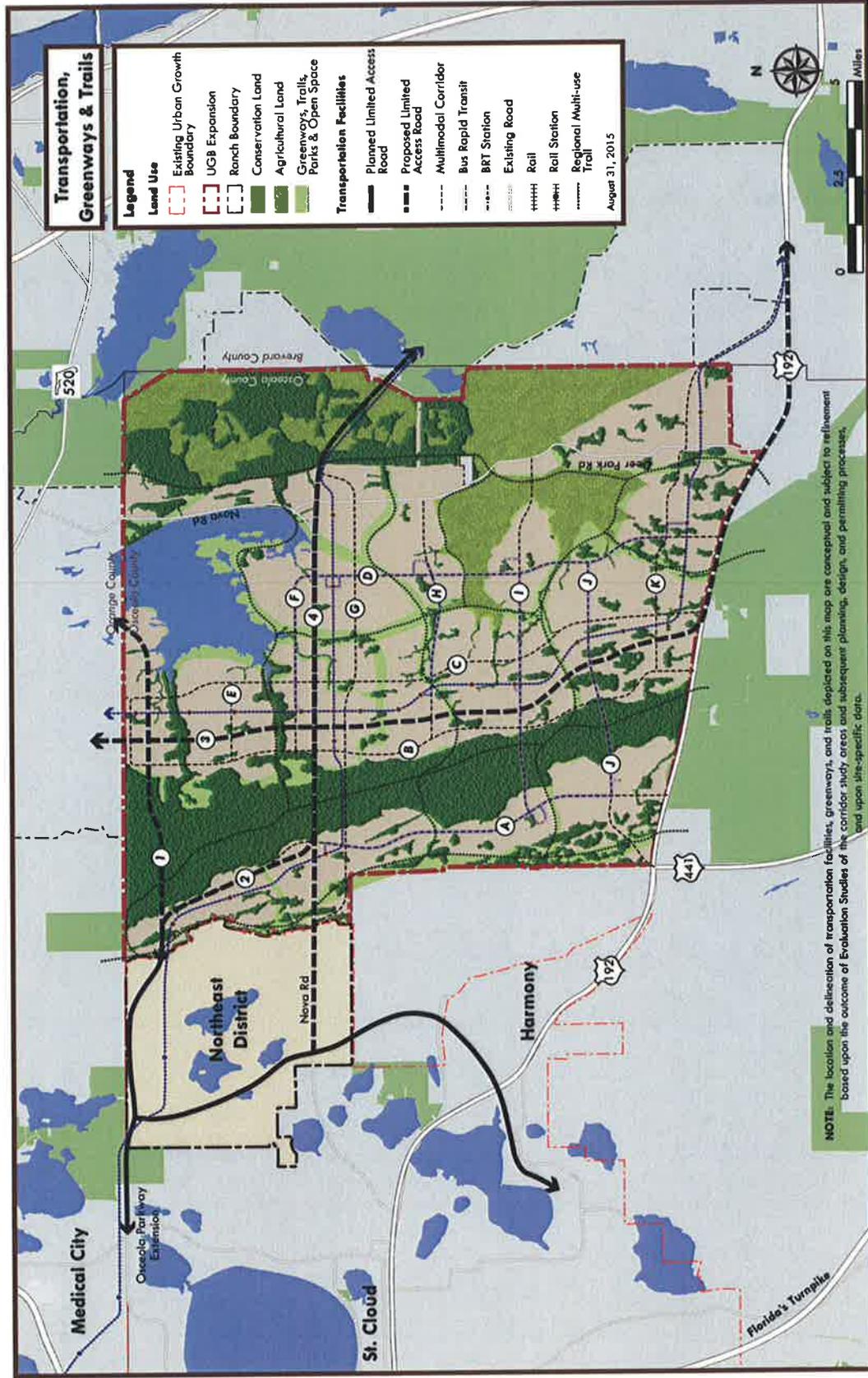
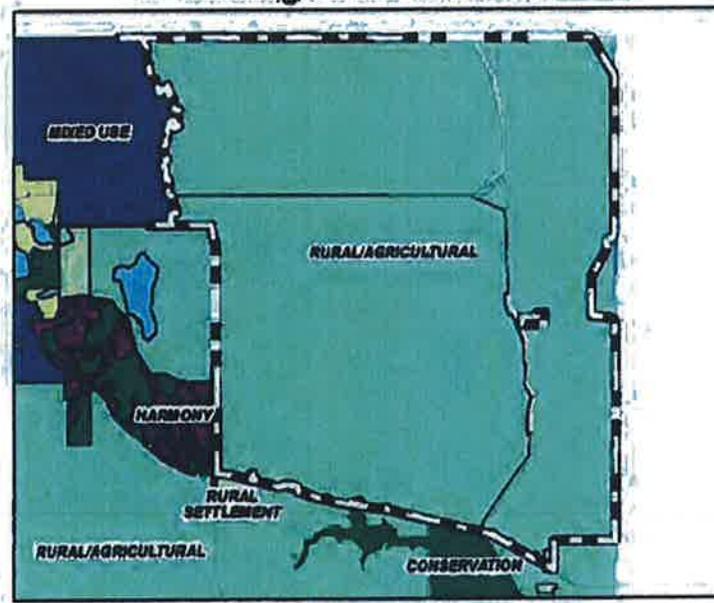
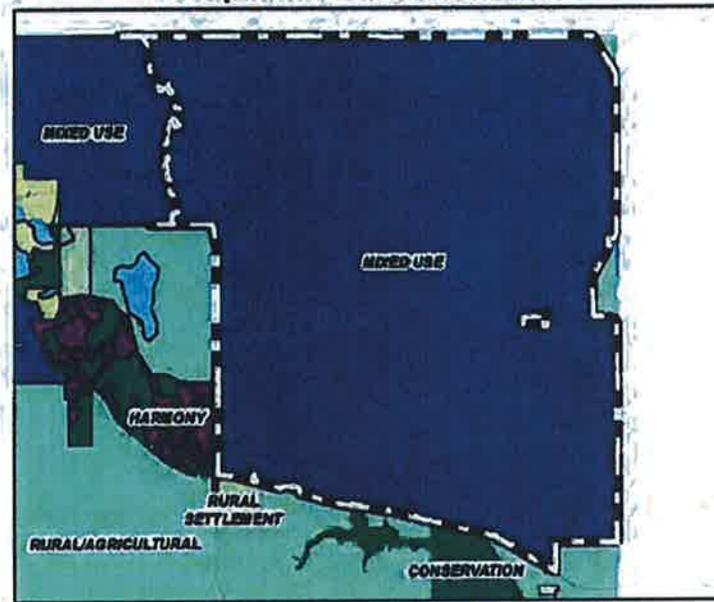


EXHIBIT C

Existing Future Land Use.



Proposed Future Land Use



ORDINANCE #2015-73

EXHIBIT D

Proposed Changes to the Future Land Use and Transportation Elements of the Osceola County Comprehensive Plan

Future Land Use Element Modifications:

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 future 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 or Sector Plan for that district.

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 or a County initiated and led Sector 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 the policies of the Comprehensive Plan; natural resources are protected, consistent with the policies of the Comprehensive Plan; a realistic opportunity exists for significantly expanding the County's economy beyond the services and trades industry jobs. ~~In either case, E-expansion shall not be effective until the Comprehensive Plan amendment adopting 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 1.2.11: 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, Sector 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 1.3.3.1: Mixed Use Planning Districts.

The Urban Expansion Area of the UGB is divided into ten (10) 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- District 10 – Remain unchanged

District 11 – 133,000 acres

Residential 182,600 du

Employment 256,000 employees

Comm/Services 43,837,390 G.S.F.

Institutional 15,660,500 G.S.F.

Industrial 23,969,010 G.S.F.

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, except Conceptual Master Plans in areas with an adopted Sector Plan shall be approved through the Detailed Specific Area Plan approval process.

Transportation Element Modifications:

~~FUTURE LAND USE~~TRANSPORTATION ELEMENT

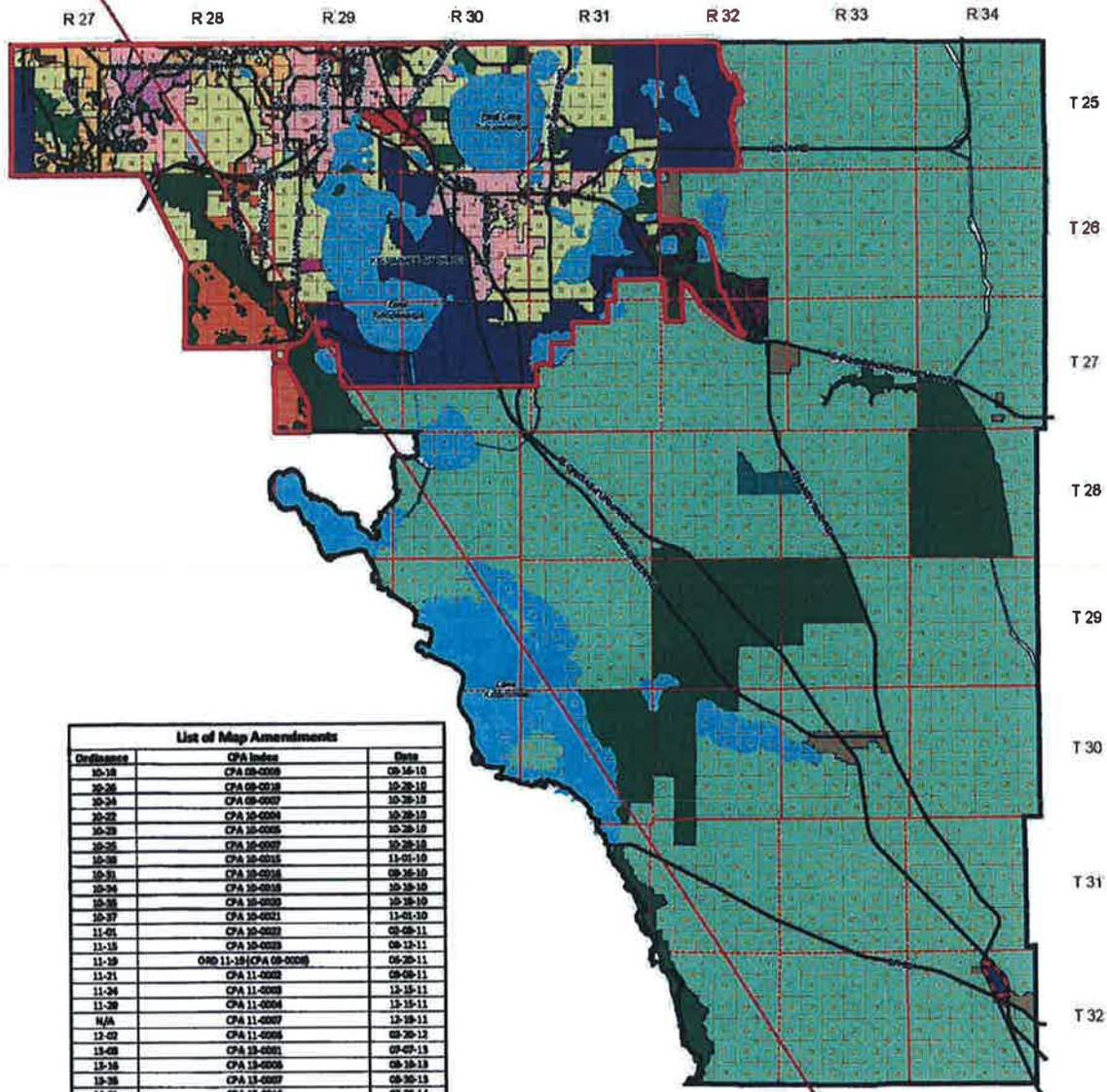
Policy 3.1.1: Transportation Element Map Series.

The County shall utilize the Transportation Element Map Series, with planning horizons 2025 and 2040 and 2080 (Maps TRN 1 through TRN 6) as a guide for implementation of the future transit, bicycle/pedestrian, and roadway networks through the development review process and coordination with regional agencies.

Objective 5.1: Sustainable, Coordinated, and Equitable Funding

Establish funding mechanisms to construct and support the multimodal transportation network required to support growth for planning years 2025, and 2040 and 2080.

FLU 1A: Future Land Use Map - 2025



Ordinance	CFA Index	Date
10-18	CFA 09-0099	09-16-10
10-26	CFA 09-0018	10-28-10
10-24	CFA 09-0007	10-28-10
10-22	CFA 10-0004	10-28-10
10-29	CFA 10-0005	10-28-10
10-28	CFA 10-0007	10-28-10
10-28	CFA 10-0015	11-01-10
10-21	CFA 10-0016	09-16-10
10-24	CFA 10-0018	10-18-10
10-26	CFA 10-0020	10-18-10
10-27	CFA 10-0021	11-01-10
11-01	CFA 10-0022	09-08-11
11-15	CFA 10-0023	09-12-11
11-19	ORD 11-19(CFA 09-0008)	06-28-11
11-21	CFA 11-0002	09-08-11
11-24	CFA 11-0003	12-15-11
11-29	CFA 11-0004	12-15-11
N/A	CFA 11-0007	12-15-11
12-02	CFA 11-0006	09-20-12
13-08	CFA 13-0001	07-07-13
13-16	CFA 13-0003	09-18-13
13-26	CFA 13-0007	09-20-13
14-01	CFA 13-0016	09-26-14
16-26	CFA 13-0022	06-17-16

Legend

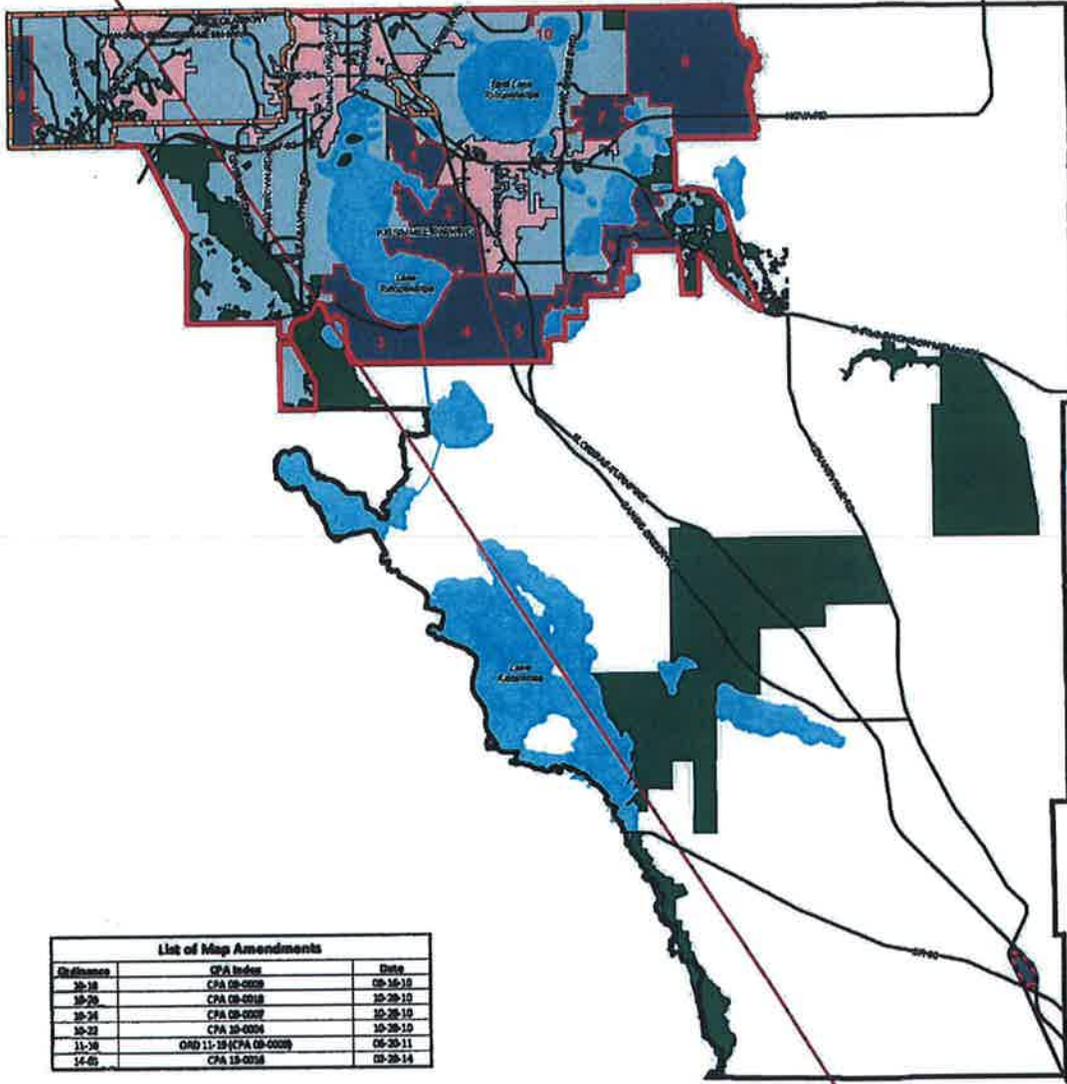
Urban Growth Boundary	Low Density Residential
Yeshaw Transportation Distribution Center	Medium Density Residential
Celebration	Mixed Use
Commercial	Natural Resource Utility
Conservation	Office
Dual Use/HDR and Commercial	Poinciana
Dual Use/Institutional and Commercial	Rural / Agricultural
Harmony	Rural Enclave
High Density Residential	Rural Settlement
Industrial	Tourist Commercial
Institutional	Other Jurisdictions
Intensive Commercial	Other Jurisdictions

*This map includes all city amendments to date.

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COMMUNITY DEVELOPMENT
GIS SECTION
05MAY2014

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FLU 2A: Urban Infill/Expansion and Overlay Areas - 2025



Disturbance	CFA Index	Date
30-18	CFA 08-0009	08-16-10
30-20	CFA 08-0018	10-20-10
30-24	CFA 08-0057	10-20-10
30-22	CFA 10-0006	10-20-10
11-28	OND 11-18 (CFA 08-0028)	05-20-11
14-01	CFA 13-0016	08-20-14

Legend

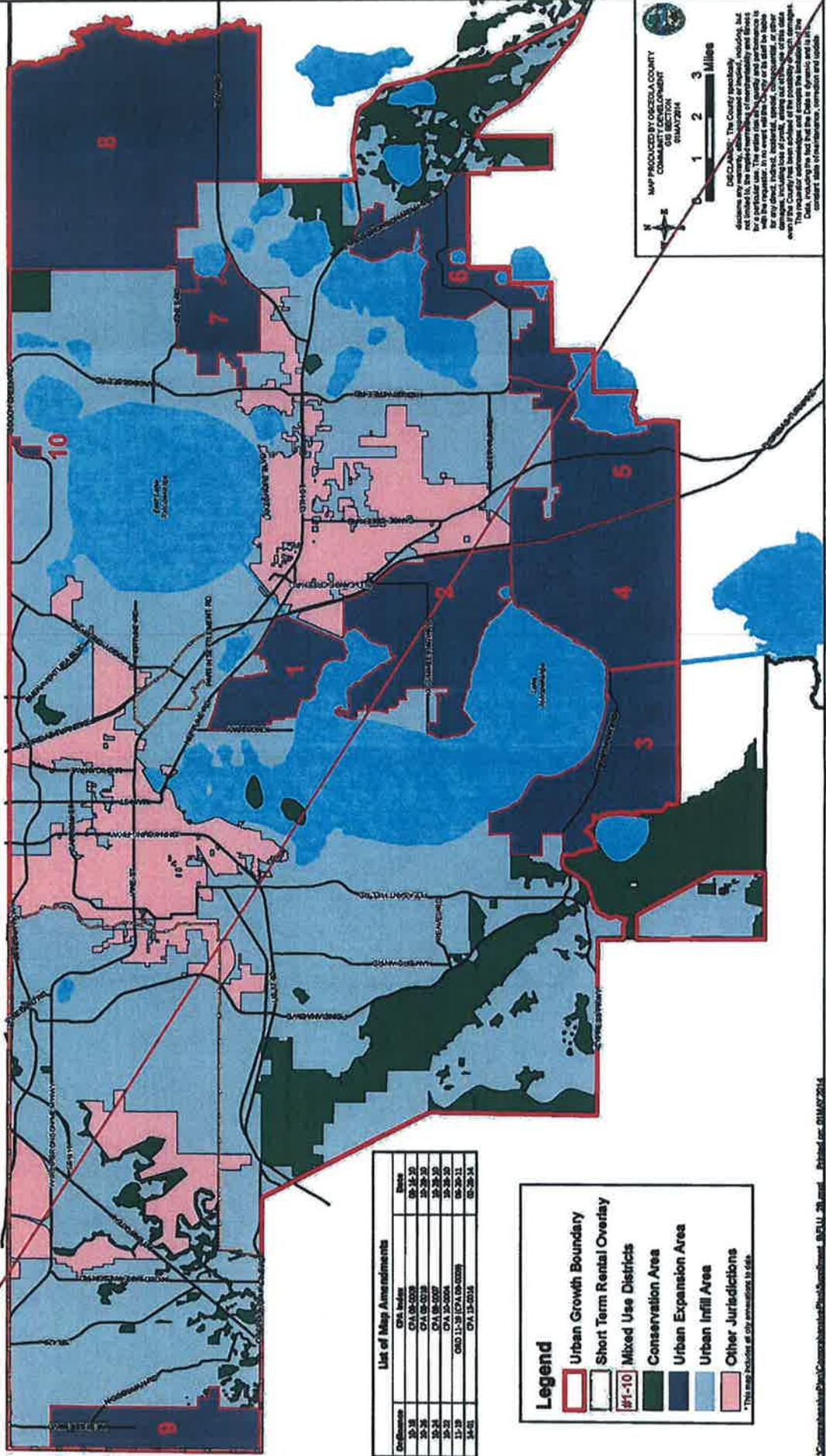
- Urban Growth Boundary
- Short Term Rental Overlay
- Yeehaw Transportation Distribution Center
- Mixed Use Districts
- Conservation Area
- Urban Expansion Area
- Urban Infill Area
- Other Jurisdictions

* This map includes all city amendments to date.

MAP PRODUCED BY OCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
01MAY2014

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FLU 2B: Urban Infill /Expansion and Overlay Areas UGB - 2025



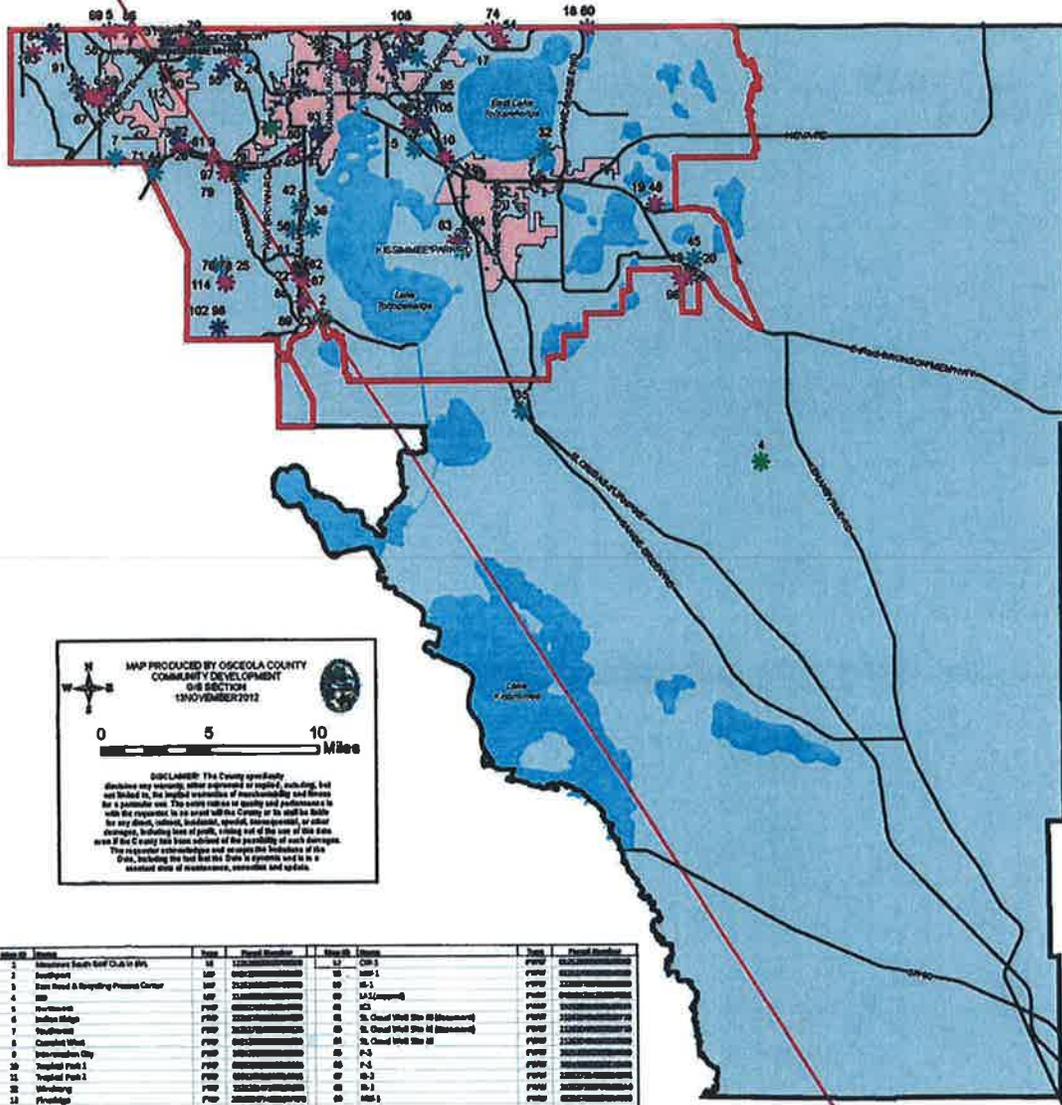
FLU 3A: Natural Resource Utilization Sites - 2025

Legend

- Urban Growth Boundary
 - Other Jurisdictions
- * This map includes all city boundaries in date.

List of Map Amendments

Ordinance	CFA Index	Date
10-18	CFA 08-0008	08-14-10
10-20	CFA 08-0018	10-28-10
10-21	CFA 10-0008	10-28-10
11-19	ORD 11-19(CFA 08-0008)	06-20-11

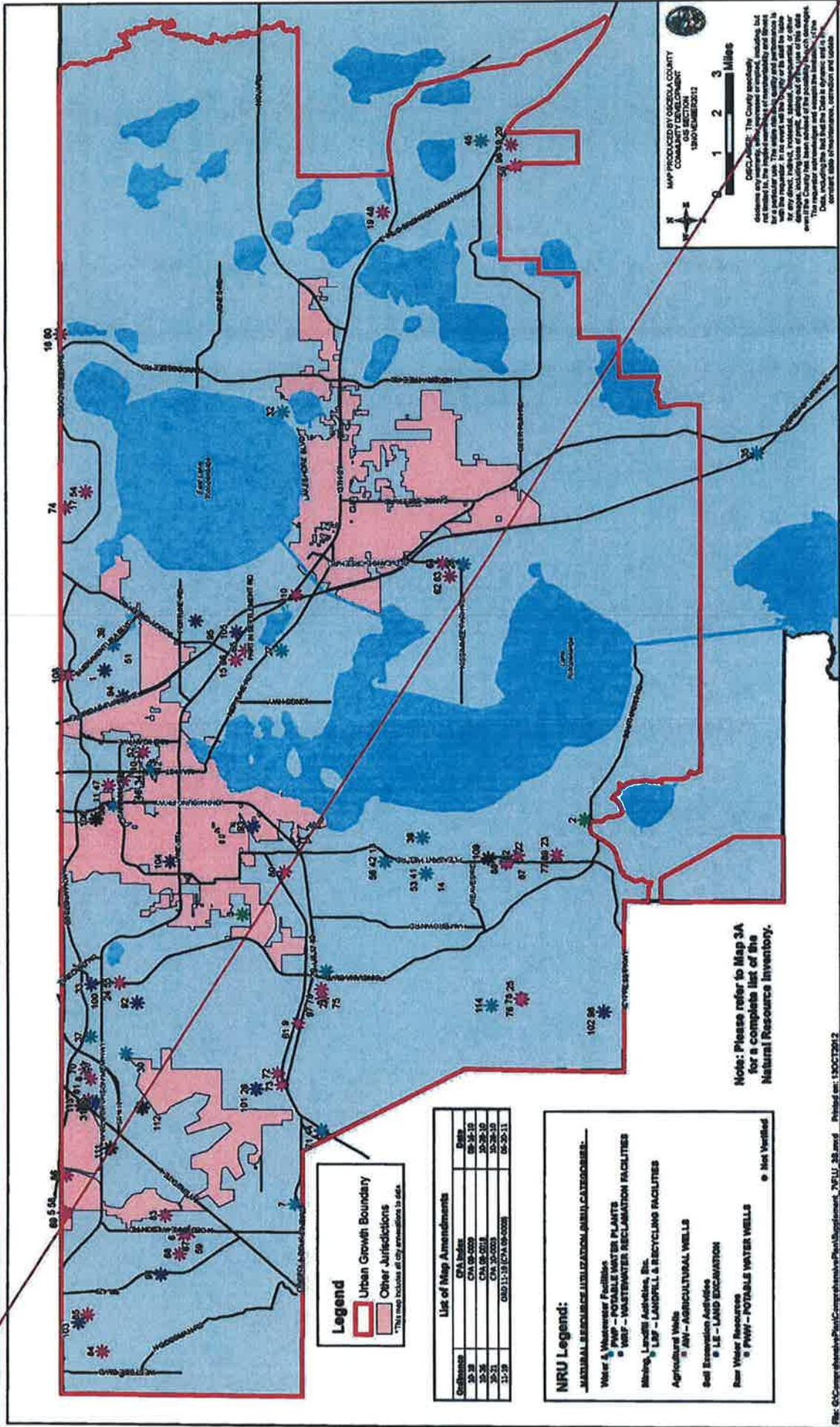


MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
13 NOVEMBER 2012

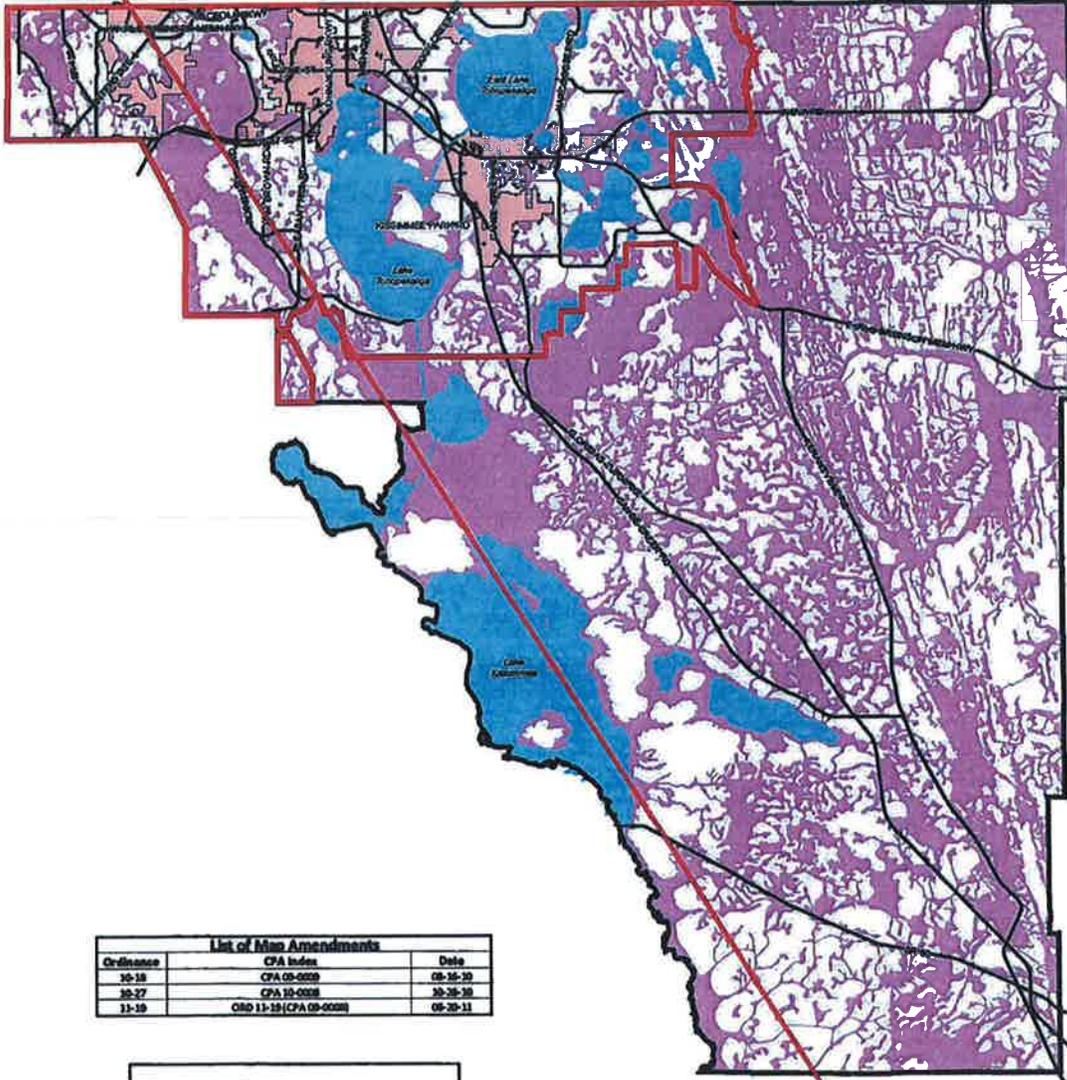
DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The users reliance on quality and performance is to be made by the user. It is the user's responsibility to verify the data for any errors, omissions, inaccuracies, or other discrepancies, including loss of data, arising out of the use of this data base if the County has been advised of the possibility of such damages. The user's responsibility and assumes the liability of this data, including the loss and the data is provided as is in a non-warranted state of maintenance, accuracy and updates.

Site #	Name	Type	Point Number	Site #	Name	Type	Point Number
1	Midwest South Golf Club 1st 9th	GC	12345678901234	52	CR-3	PWP	98765432101234
2	RedPine	WP	01234567890123	53	WP-1	PWP	87654321012345
3	Iron Road & Recycling Process Center	WP	23456789012345	54	SA-1	PWP	76543210123456
4	WR	WP	34567890123456	55	SA-2 (approved)	PWP	65432101234567
5	Northwood	PWP	45678901234567	56	SA-3	PWP	54321012345678
6	Indian Ridge	PWP	56789012345678	57	SA-4 (Wetland)	PWP	43210123456789
7	Redwood	PWP	67890123456789	58	SA-5 (Wetland)	PWP	32101234567890
8	Camelot Woods	PWP	78901234567890	59	SA-6 (Wetland)	PWP	21012345678901
9	Interlamin City	PWP	89012345678901	60	P-3	PWP	10123456789012
10	Trapped Park 1	PWP	90123456789012	61	P-4	PWP	01234567890123
11	Trapped Park 2	PWP	01234567890123	62	SA-1	PWP	90123456789012
12	Windsong	PWP	12345678901234	63	SA-2	PWP	89012345678901
13	Phoenicia	PWP	23456789012345	64	SA-3	PWP	78901234567890
14	The Fourcreek	PWP	34567890123456	65	SA-4	PWP	67890123456789
15	Paradise	PWP	45678901234567	66	CR-1	PWP	56789012345678
16	Spring Lake Village	PWP	56789012345678	67	WR	PWP	45678901234567
17	Wild Sky	PWP	67890123456789	68	WR	PWP	34567890123456
18	Bay Lakes	PWP	78901234567890	69	WR	PWP	23456789012345
19	WR	PWP	89012345678901	70	WR	PWP	12345678901234
20	WR	PWP	90123456789012	71	WR	PWP	01234567890123
21	Palmdale 1	PWP	01234567890123	72	WR	PWP	90123456789012
22	Palmdale 2	PWP	12345678901234	73	WR	PWP	89012345678901
23	Palmdale 3	PWP	23456789012345	74	WR	PWP	78901234567890
24	Palmdale 4	PWP	34567890123456	75	WR	PWP	67890123456789
25	Palmdale 5	PWP	45678901234567	76	WR	PWP	56789012345678
26	Palmdale 6	PWP	56789012345678	77	WR	PWP	45678901234567
27	Palmdale 7	PWP	67890123456789	78	WR	PWP	34567890123456
28	Palmdale 8	PWP	78901234567890	79	WR	PWP	23456789012345
29	Palmdale 9	PWP	89012345678901	80	WR	PWP	12345678901234
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32	Palmdale 12	PWP	12345678901234	83	WR	PWP	89012345678901
33	Palmdale 13	PWP	23456789012345	84	WR	PWP	78901234567890
34	Palmdale 14	PWP	34567890123456	85	WR	PWP	67890123456789
35	Palmdale 15	PWP	45678901234567	86	WR	PWP	56789012345678
36	Palmdale 16	PWP	56789012345678	87	WR	PWP	45678901234567
37	Palmdale 17	PWP	67890123456789	88	WR	PWP	34567890123456
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FLU 3B: Natural Resource Utilization Sites UGB - 2025



FLU 4A: Floodplain - 2025



List of Map Amendments		
Ordinance	CFA Index	Date
10-18	CFA 05-0020	08-16-10
10-27	CFA 10-0028	10-28-10
11-19	ORD 11-19 (CFA 05-0020)	09-20-11

Legend

- Urban Growth Boundary
- 100 Year Floodplain
- Other Jurisdictions

* This map includes all city amendments to date.

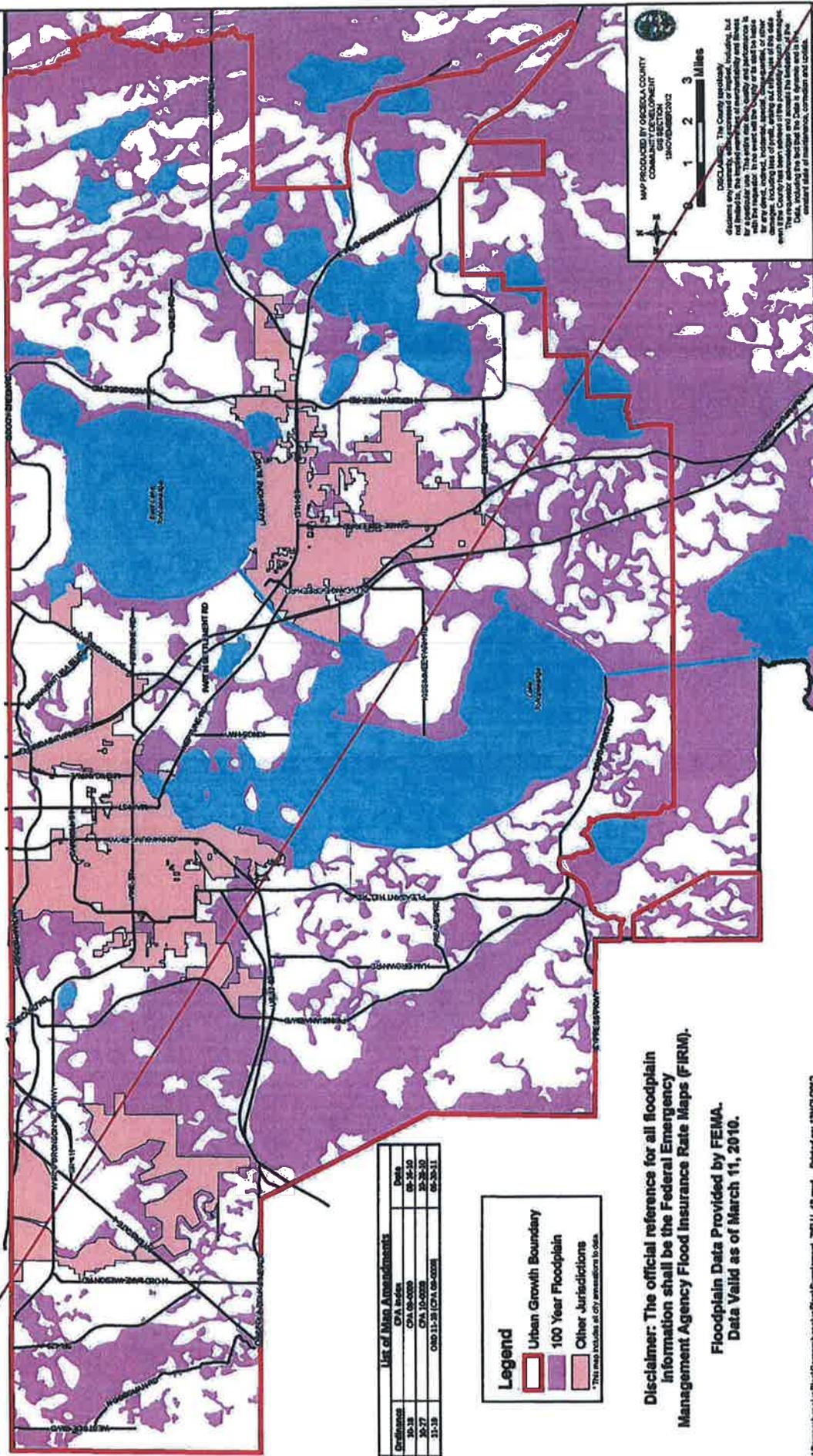
Disclaimer: The official reference for all floodplain information shall be the Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM).

**Floodplain Data Provided by FEMA.
Data Provided Valid as of March 11, 2010.**

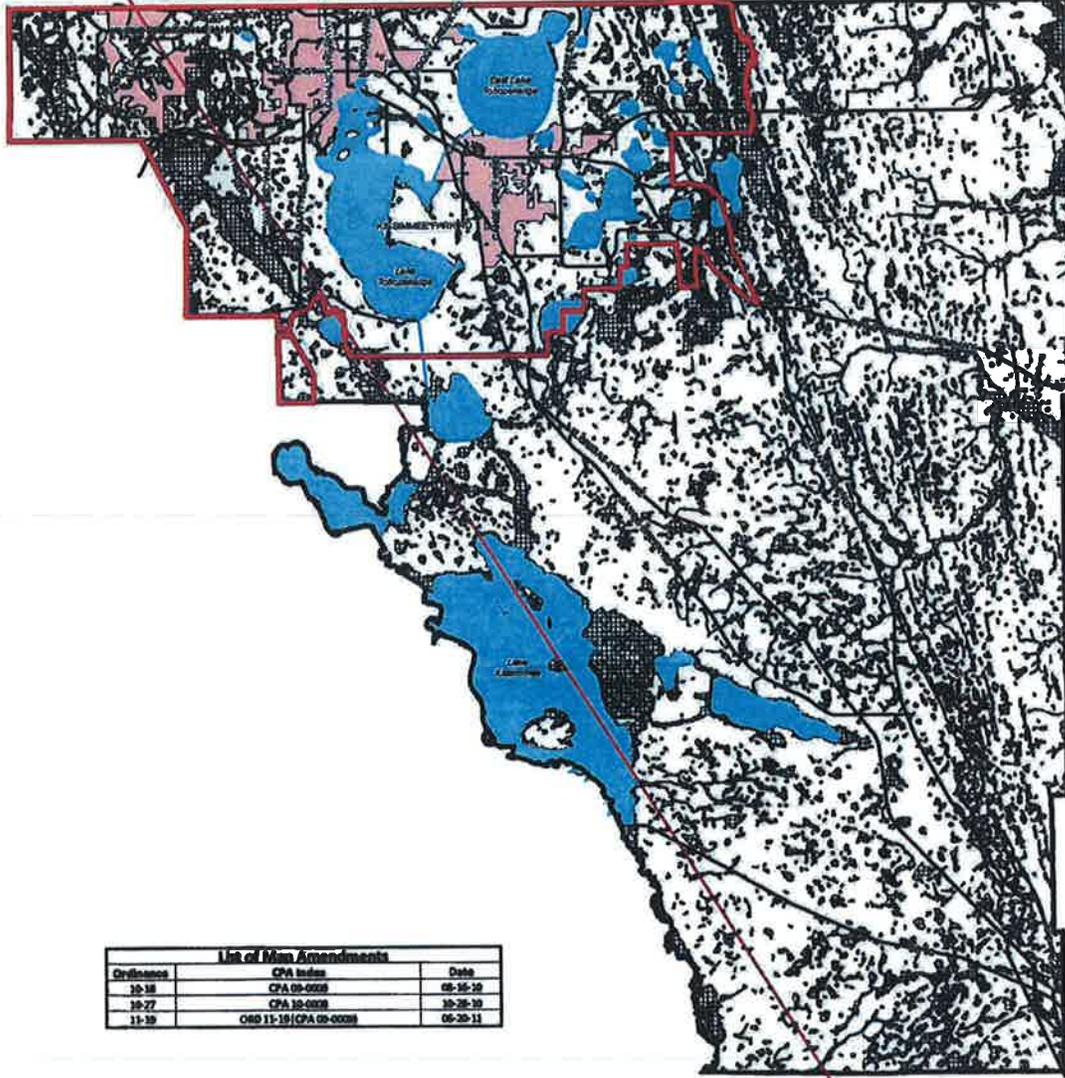
MAP PRODUCED BY OSCEOLA COUNTY
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GIS SECTION
18 NOVEMBER 2012

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FLU 4B: Floodplain UGB - 2025



FLU 5A: Wetlands - 2025



List of Map Amendments		
Ordinance	CFA Index	Date
10-18	CFA 09-0008	09-30-10
10-27	CFA 10-0008	10-28-10
11-10	ORD 11-10(CFA 09-0008)	09-20-11

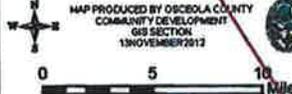
Legend

-  Urban Growth Boundary
-  Wetlands ≥ 5 acres (Palustrine)
-  Other Jurisdictions

* This map includes all city annexions to date.

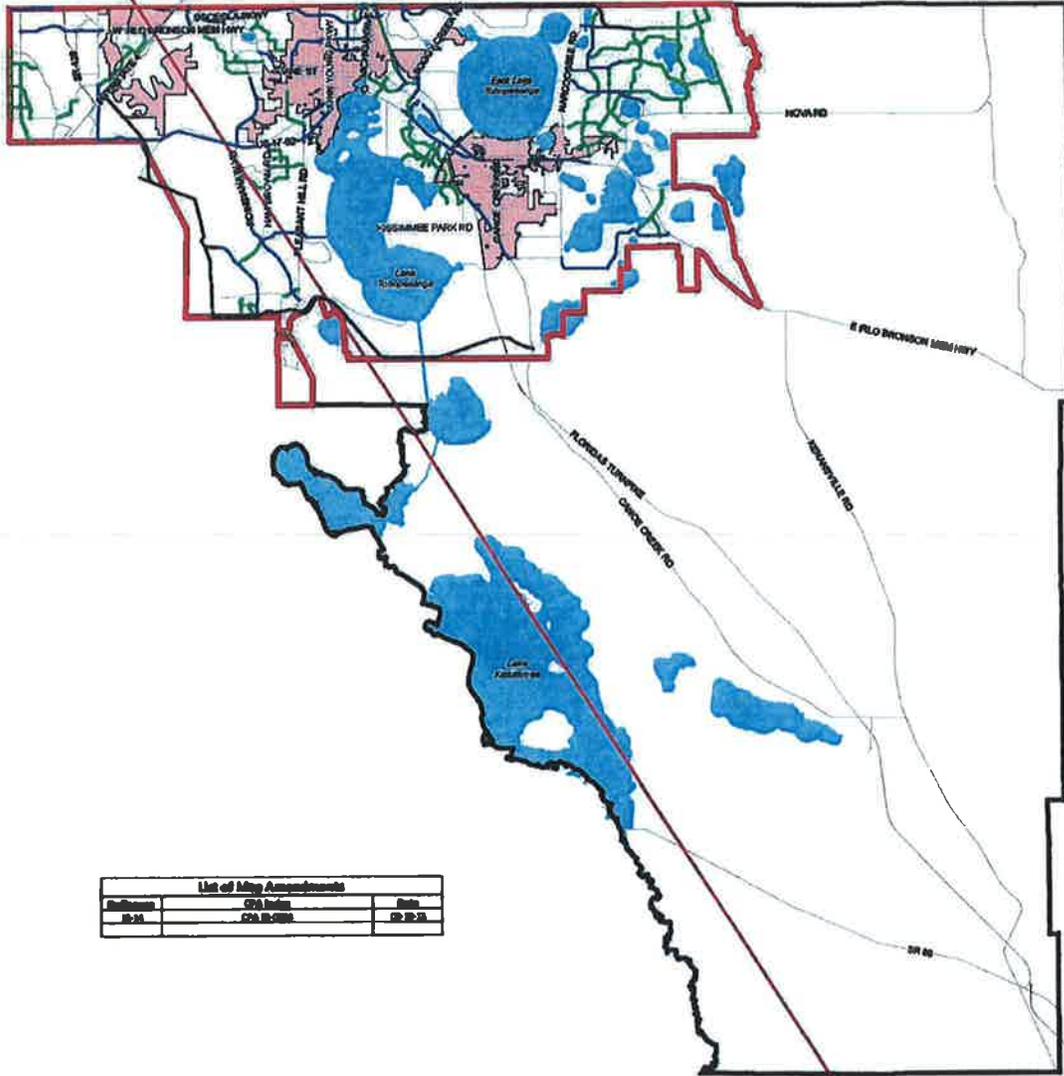
**Wetland Data Provided by NWI.
Data Valid as of March 11, 2010.**

HAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
13NOVEMBER2012



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TRN 1A: Roadway Network - 2025



List of Map Amendments

Amendment	City/County	Date
10-14	City of Seale	02-10-2014
	City of Seale	02-10-2014

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

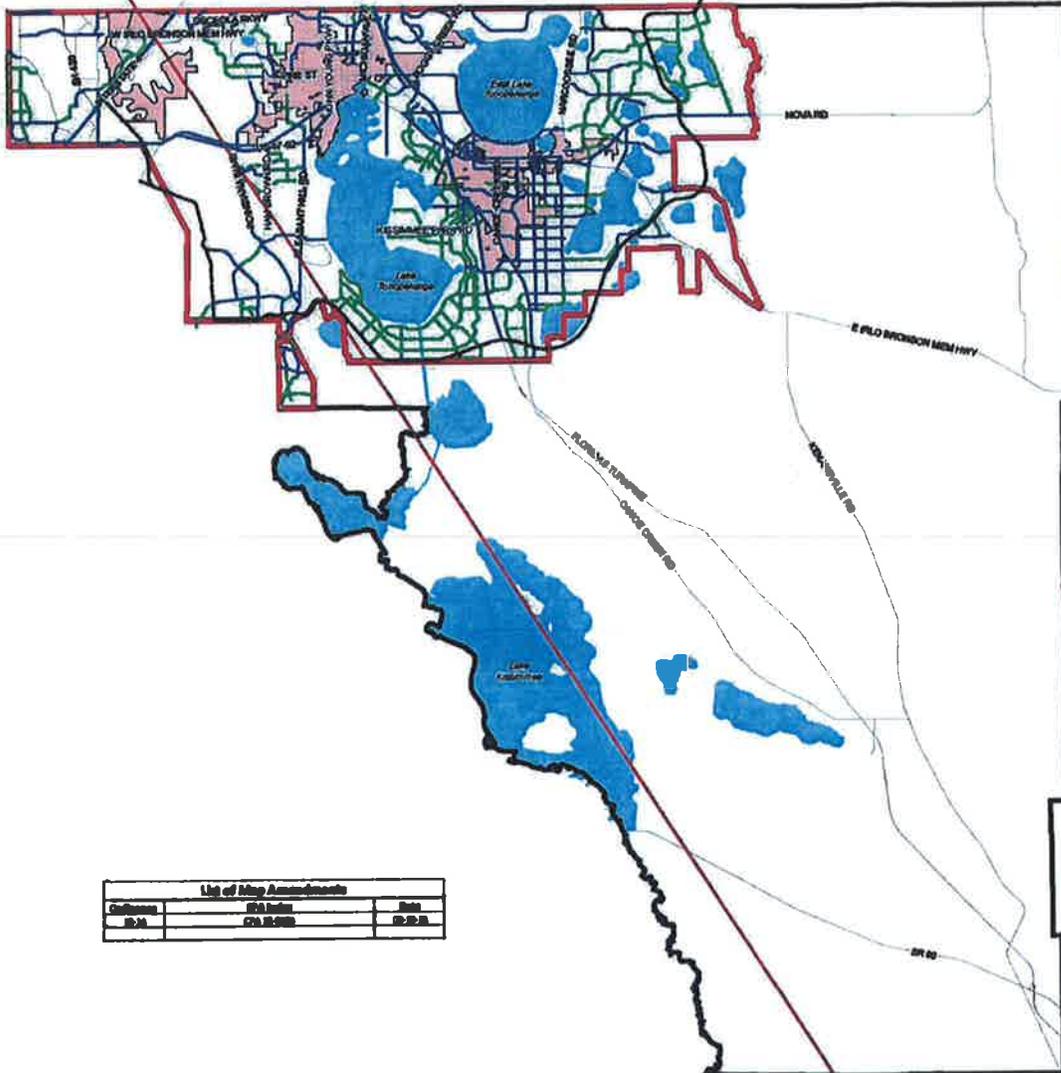
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY OSCEOLA COUNTY
 COMMUNITY DEVELOPMENT - GIS SECTION
 23 SEPTEMBER 2013

0 5 10
 Miles

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TRN 1A: Roadway Network - 2040



List of Map Amendments		
Change	File Name	Date
1A	TRN 1A-001	09-20-11

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

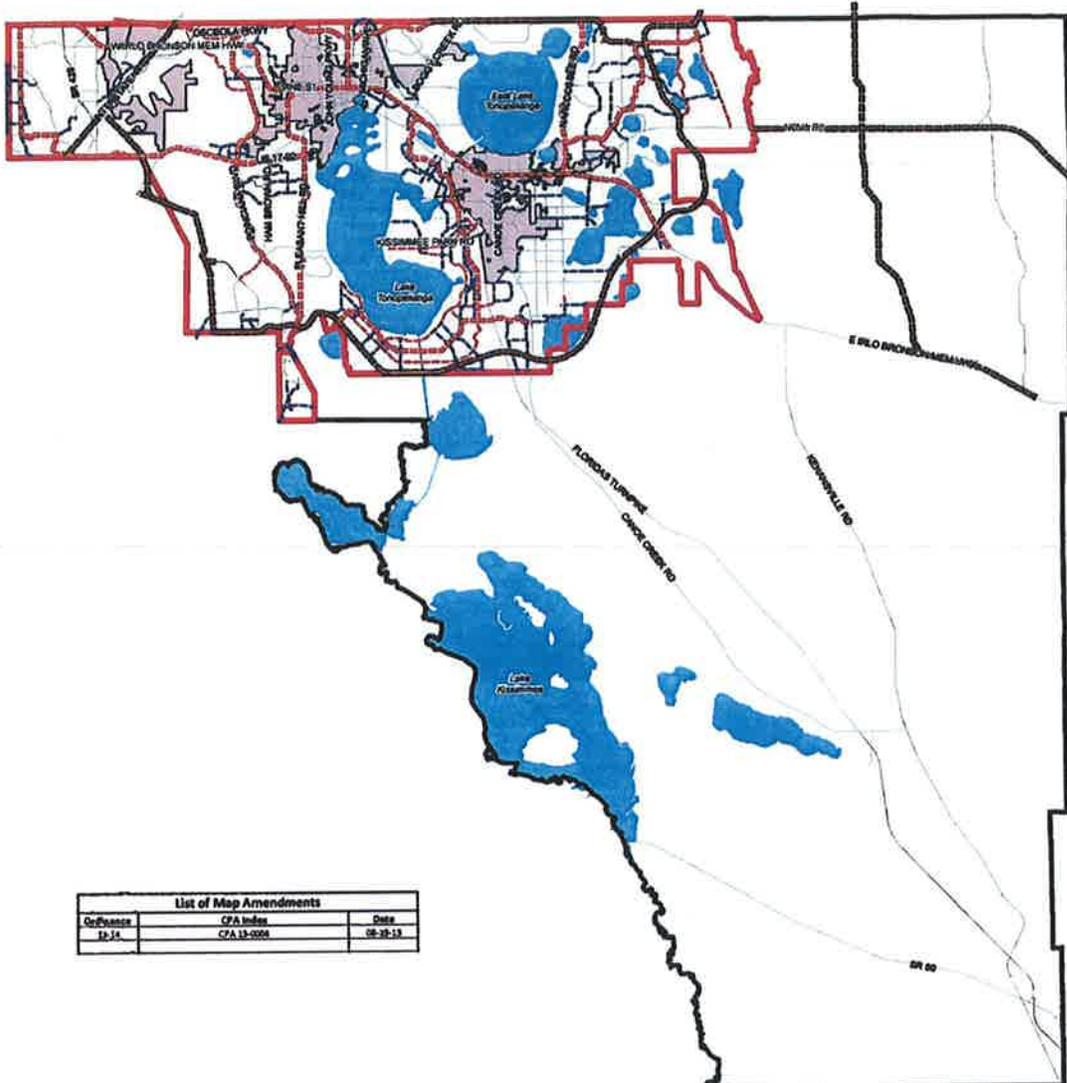
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MHP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2011

0 5 10
Miles

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TRN 2A: Roadway Classification System - 2040



List of Map Amendments		
Reference	CFA Index	Date
12-14	CFA 13-0004	08-28-13

Legend

- Urban Growth Boundary
- Planned Multimodal Corridor
- Planned Multimodal Limited Access Expressways
- Planned Boulevards
- Planned Avenues
- Existing Roadways
- Other Jurisdictions

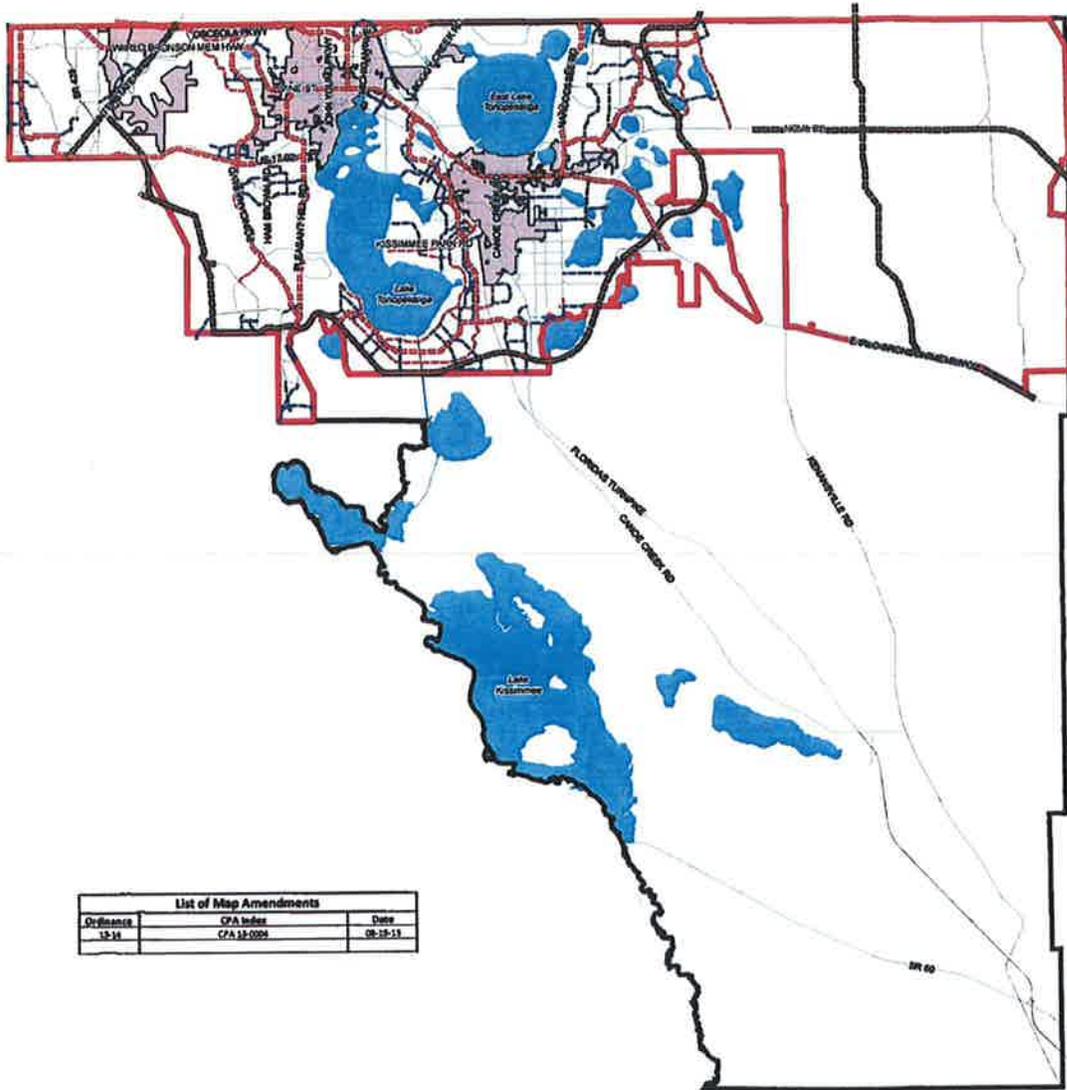
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

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COMMUNITY DEVELOPMENT - GIS SECTION
19 SEPTEMBER 2014

0 5 10
Miles

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TRN 2A: Roadway Classification System - 2080



List of Map Amendments		
Distance	CFA Index	Date
12-11	CFA 12-009	08-18-11

Legend

- Urban Growth Boundary
- Planned Multimodal Corridor
- Planned Multimodal Limited Access Expressways
- Planned Boulevards
- Planned Avenues
- Existing Roadways
- Other Jurisdictions

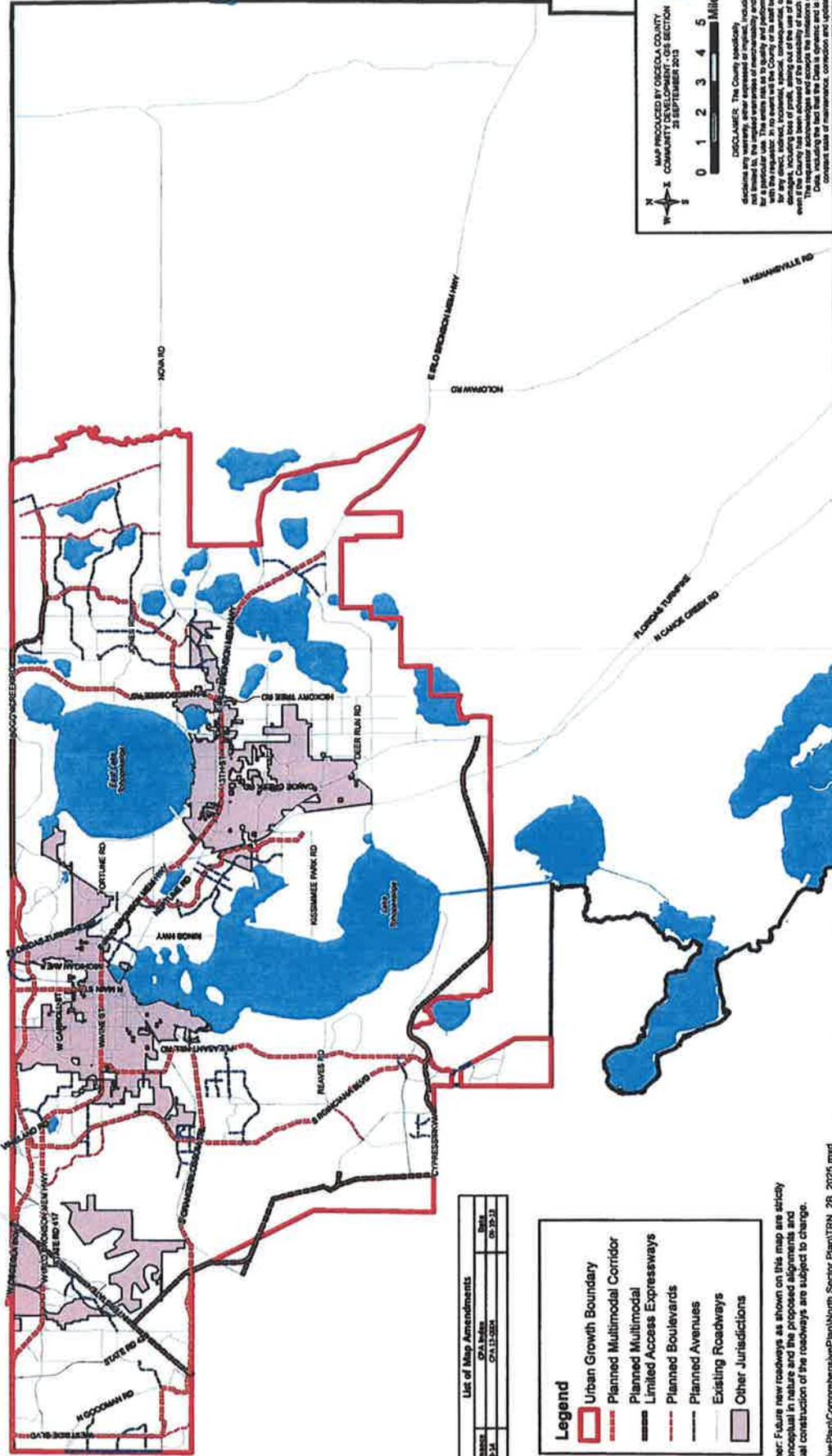
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

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COMMUNITY DEVELOPMENT - GIS SECTION
10SEPTEMBER2014

0 5 10
Miles

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TRN 2B: Roadway Classification System - 2025






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 COMMUNITY DEVELOPMENT, OS SECTION
 23 SEPTEMBER 2015

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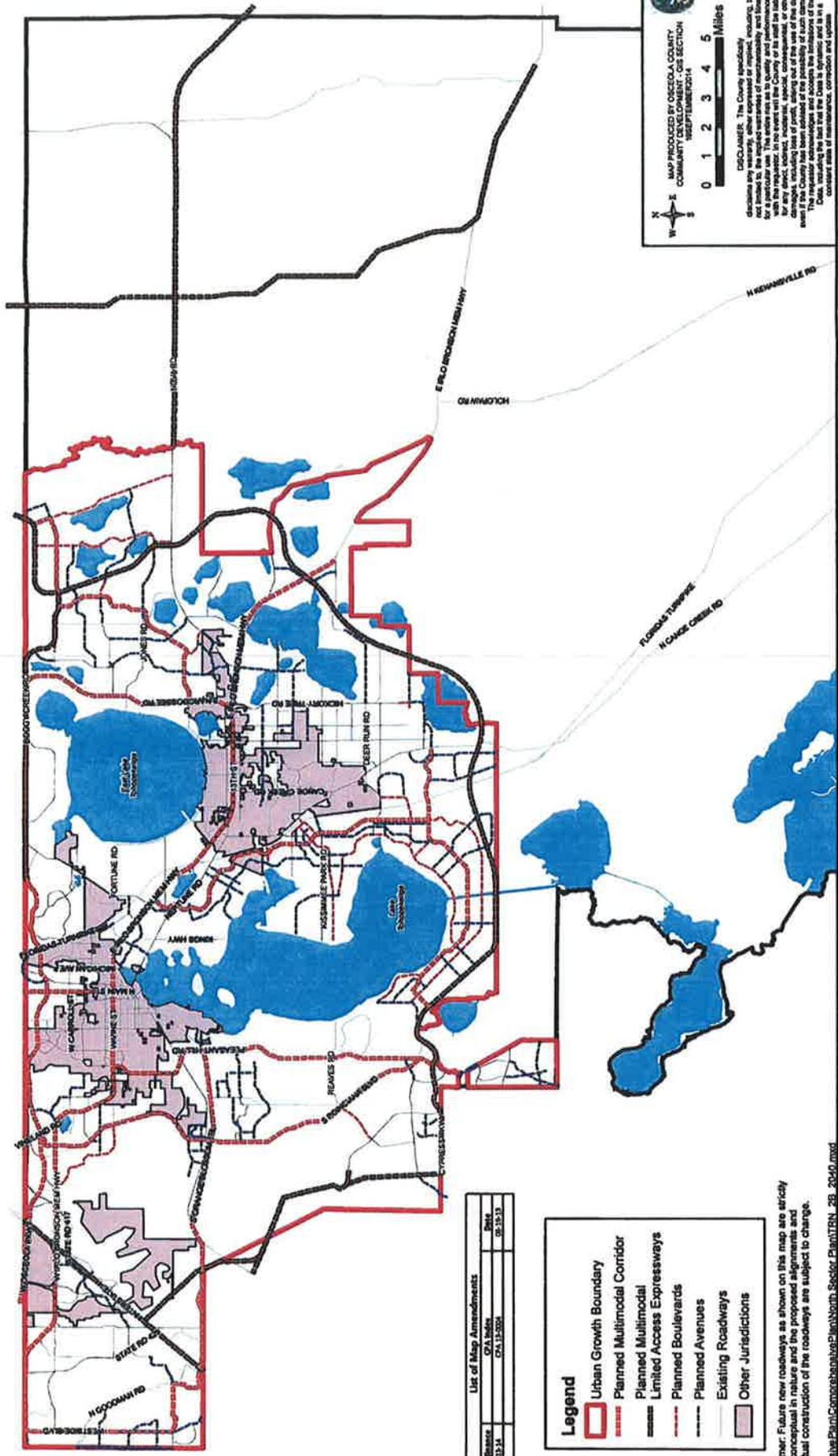
List of Map Amendments		
DATE	BY	REVISION
12/14/2015	OS/15/084	01/2015

Legend

-  Urban Growth Boundary
-  Planned Multimodal Corridor
-  Planned Multimodal
-  Limited Access Expressways
-  Planned Boulevards
-  Planned Avenues
-  Existing Roadways
-  Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

TRN 2B: Roadway Classification System UGB - 2040






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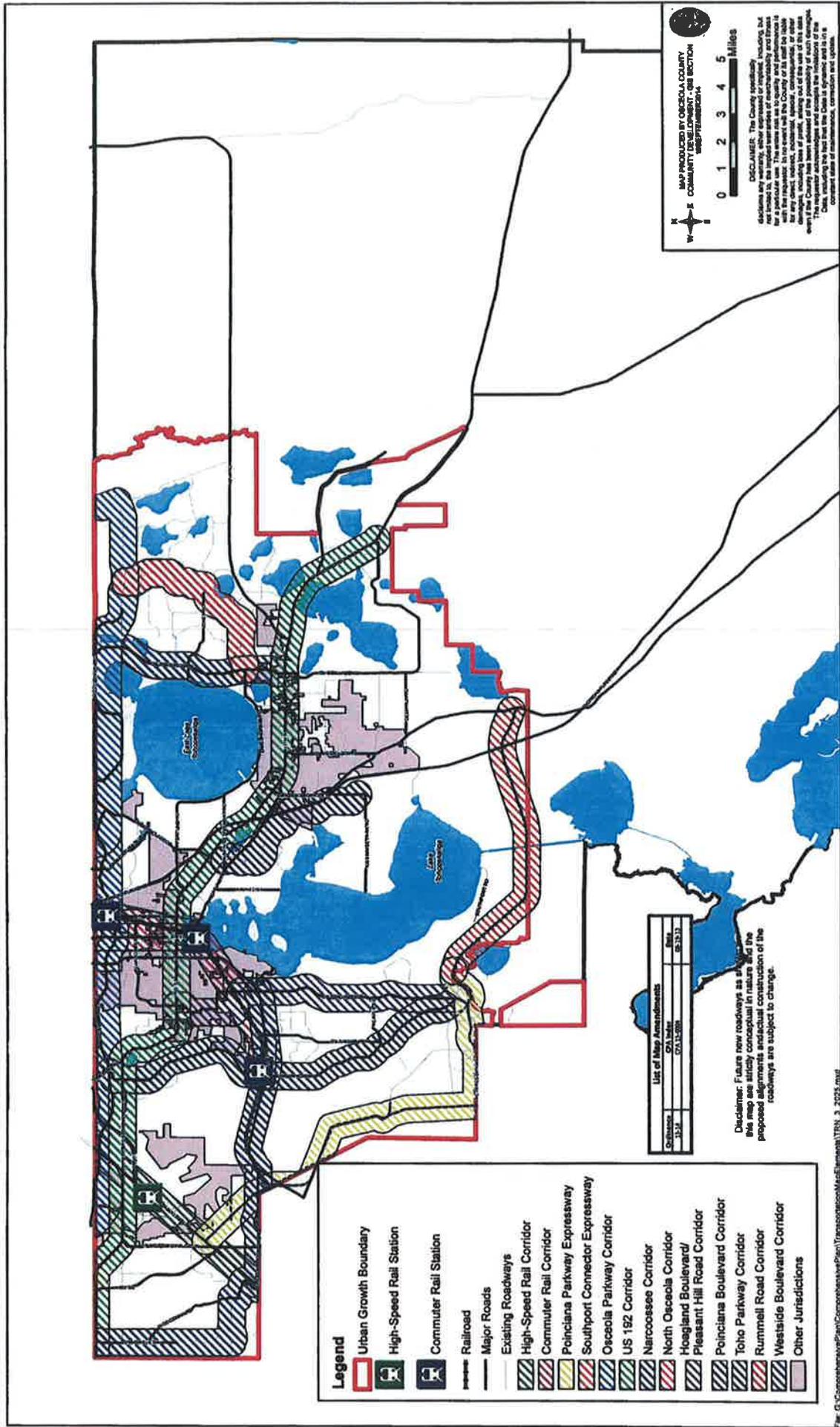
Conference	City/County	Date
10-14	City of Palm Bay	08-10-13
11-14	City of Palm Bay	08-10-13

Legend

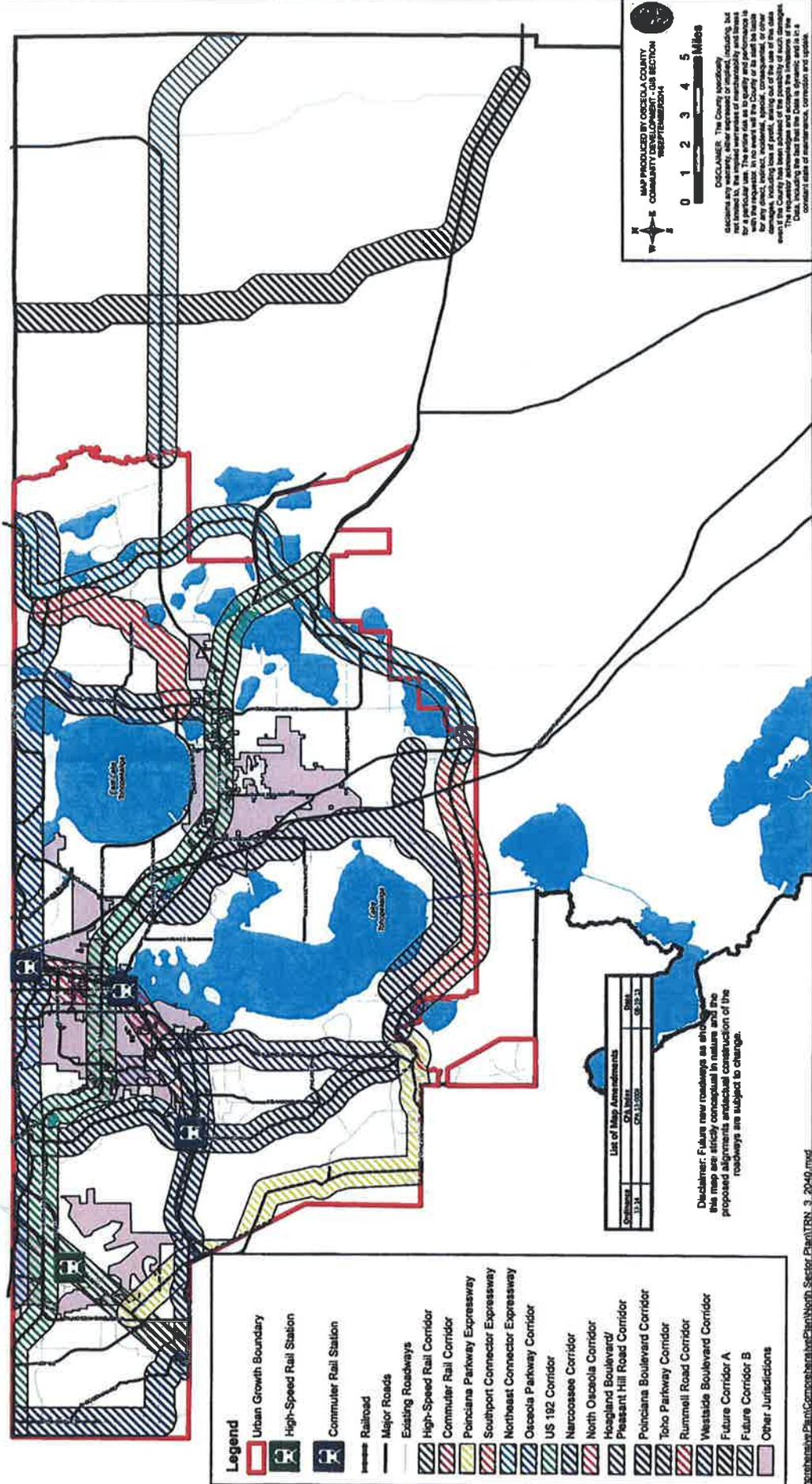
-  Urban Growth Boundary
-  Planned Multimodal Corridor
-  Limited Access Expressways
-  Planned Boulevards
-  Planned Avenues
-  Existing Roadways
-  Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

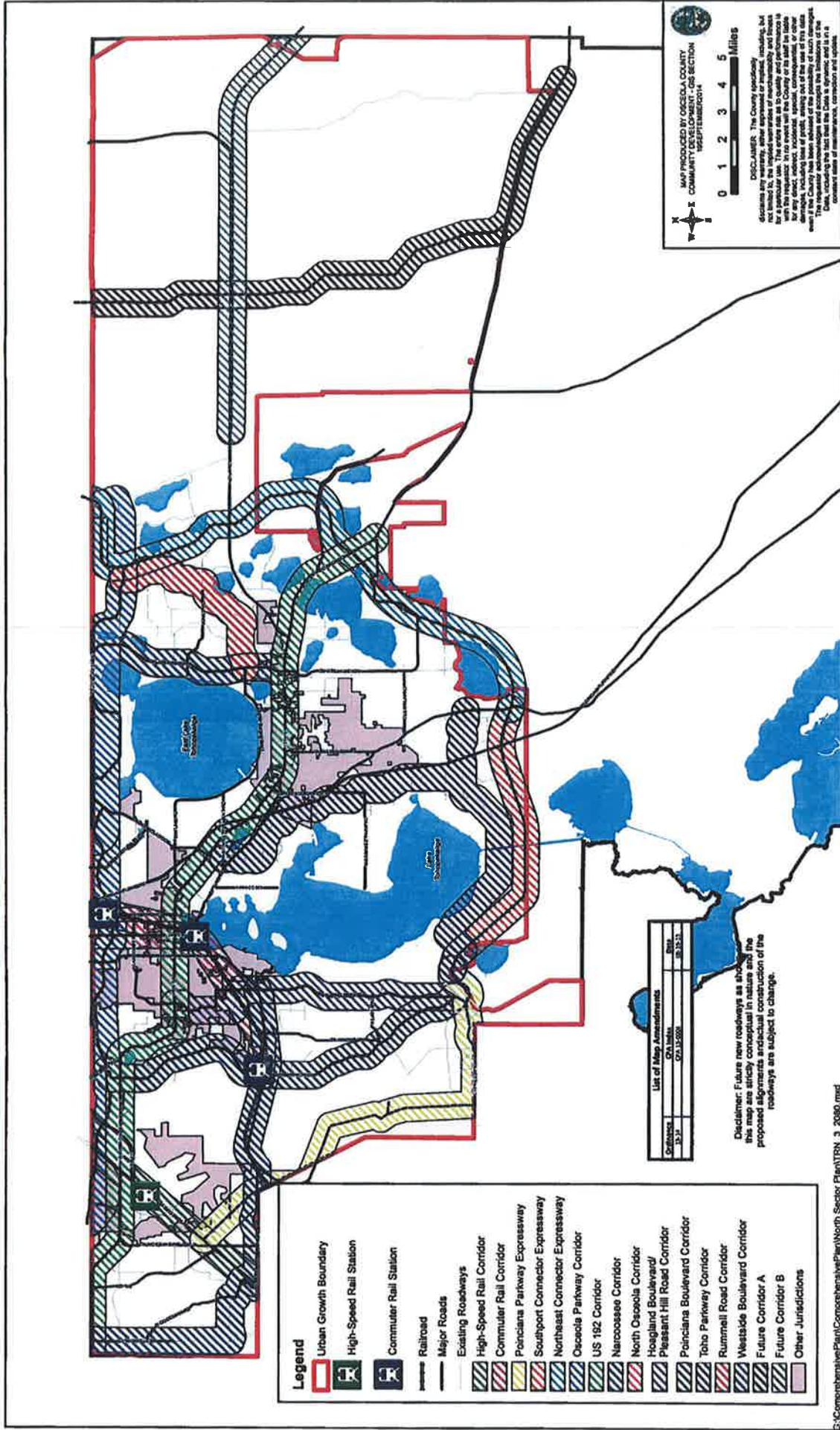
TRN 3: Multimodal Corridors - 2025



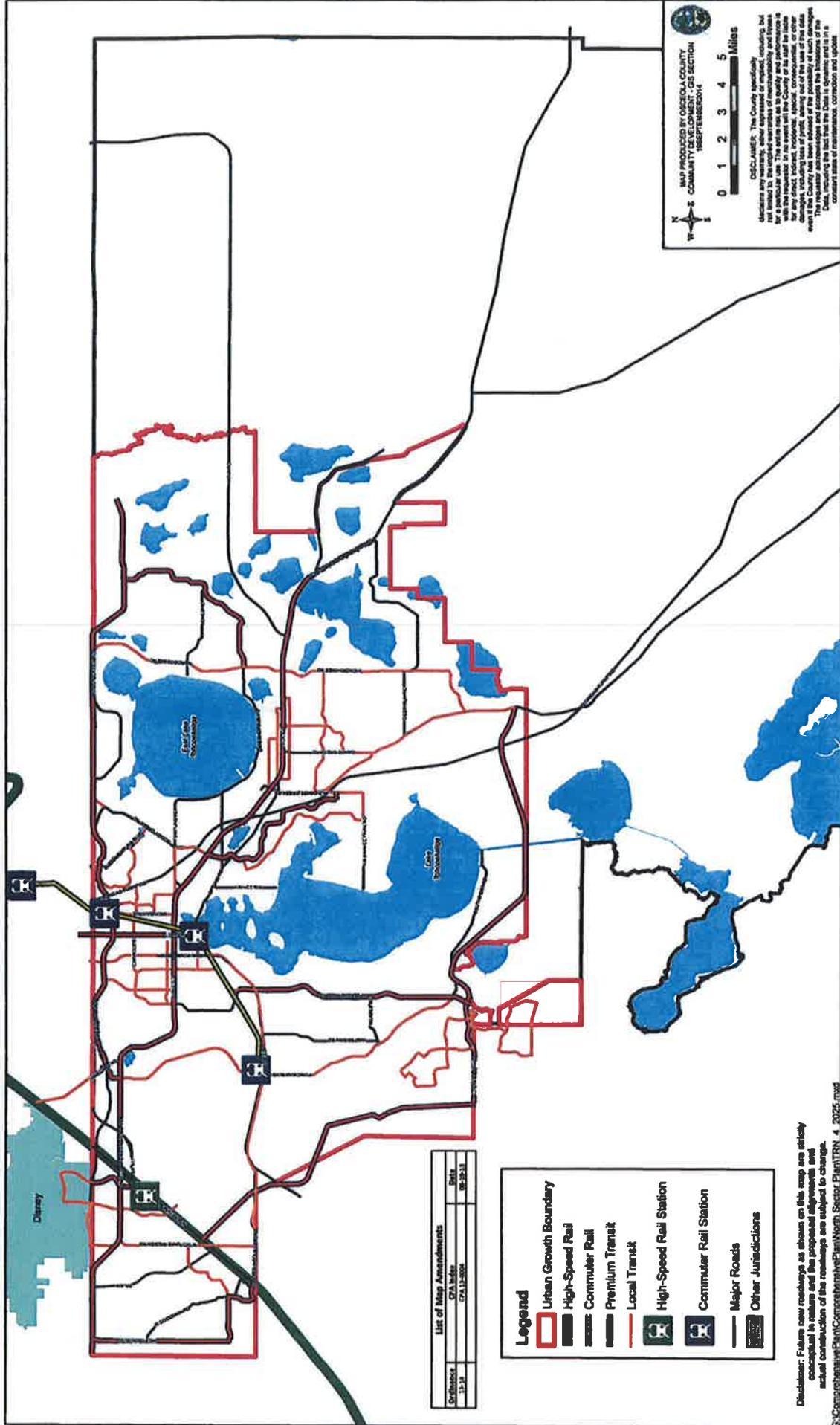
TRN 3: Multimodal Corridors - 2040



TRN 3: Multimodal Corridors - 2080



TRN 4: Transit System - 2025



List of Map Amendments		
Ordinance	City Manager	Date
13-24	07/13/2009	08/28/11

Legend

- Urban Growth Boundary
- High-Speed Rail
- Commuter Rail
- Premium Transit
- Local Transit
- High-Speed Rail Station
- Commuter Rail Station
- Major Roads
- Other Jurisdictions

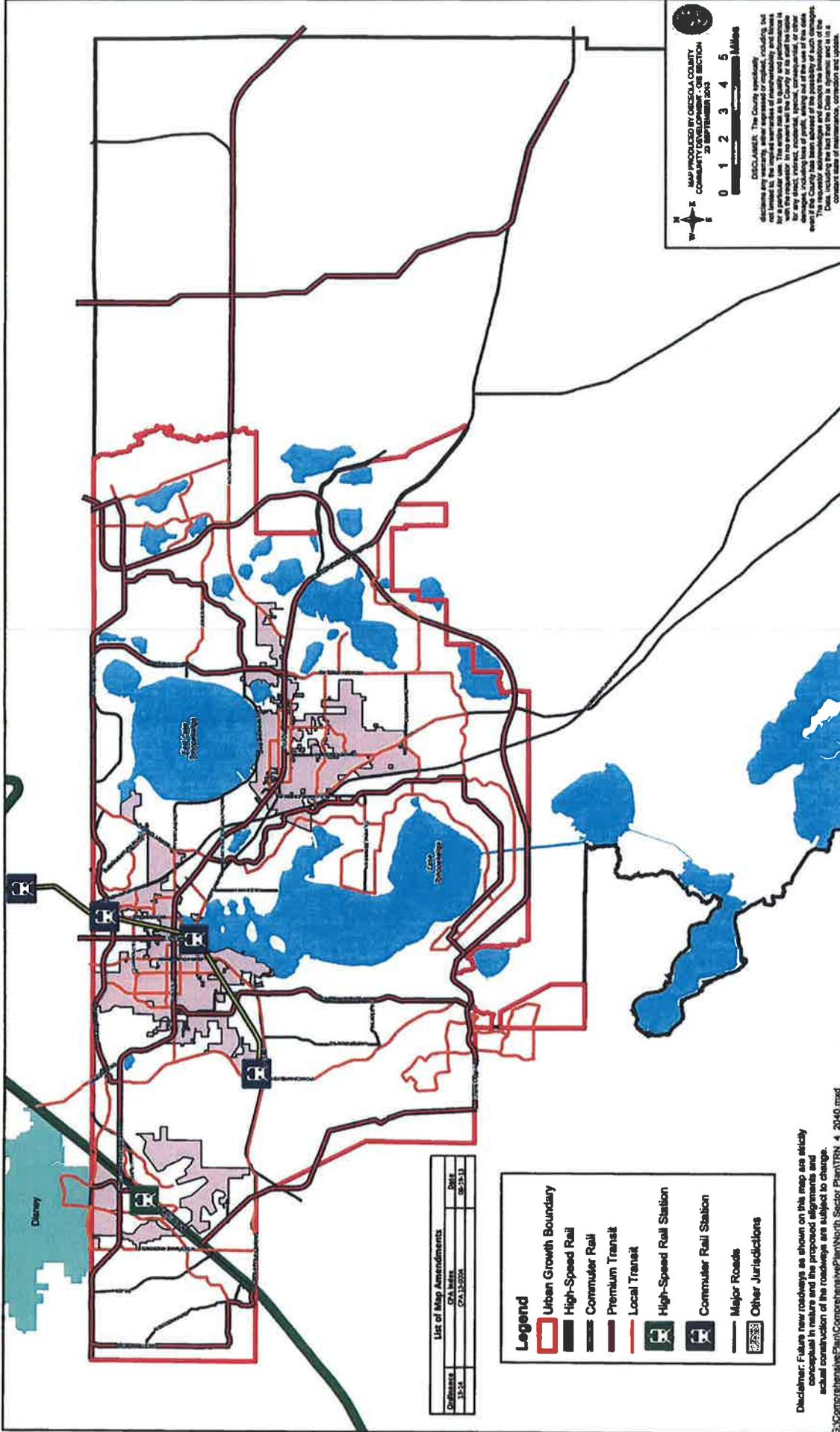
MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
11/28/2011 10:58:00 AM

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0 1 2 3 4 5 Miles

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TRN 4: Transit System - 2040



Database	ORA Ref	Date
13-14	ORA 13-0505	08-25-13

Legend

- Urban Growth Boundary
- High-Speed Rail
- Commuter Rail
- Premium Transit
- Local Transit
- High-Speed Rail Station
- Commuter Rail Station
- Major Roads
- Other Jurisdictions

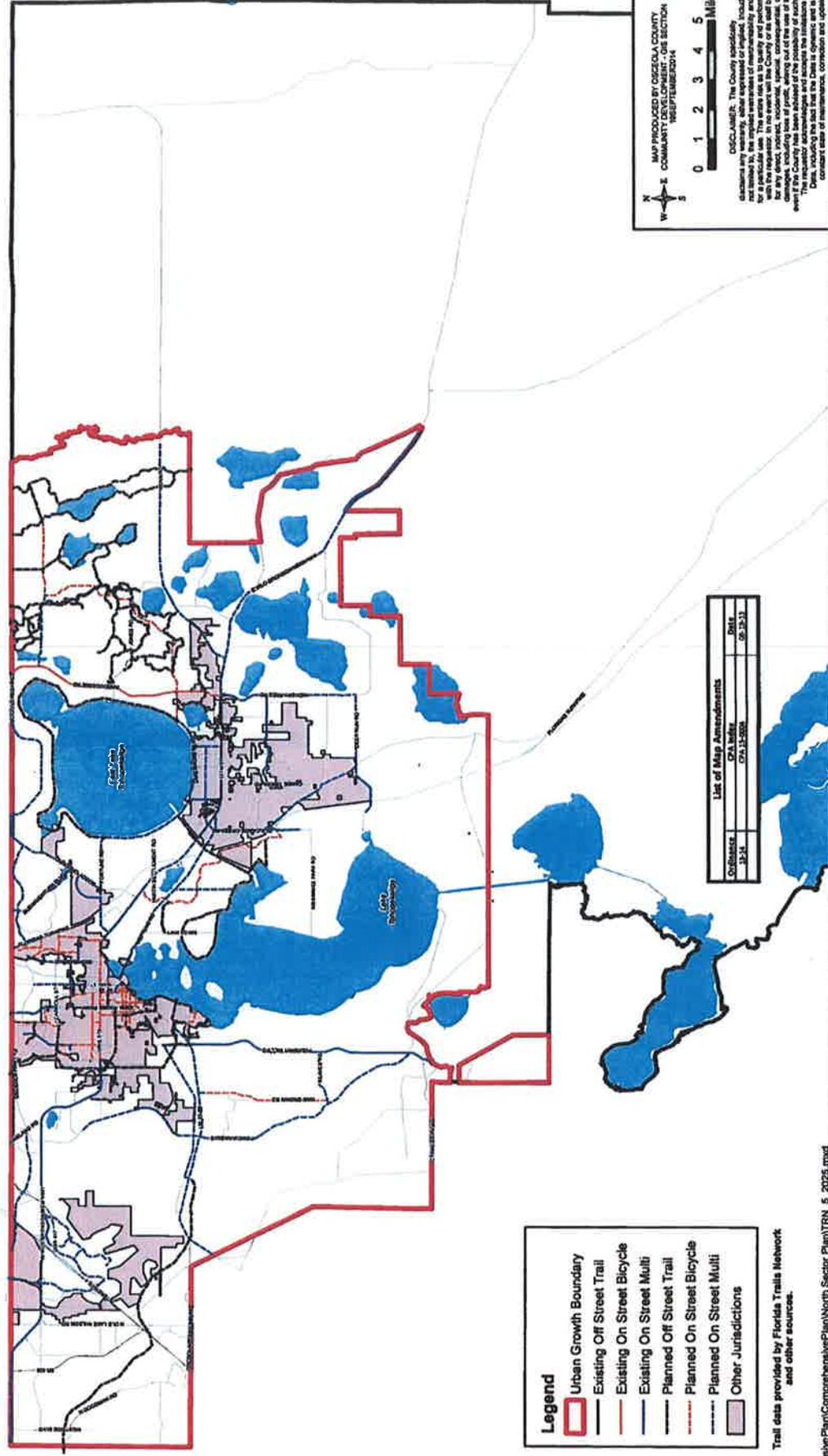
MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
IN PART FUNDING BY

0 1 2 3 4 5 Miles

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S:\ComprehensivePlan\ComprehensivePlan\North Sector\Plan\TRN_4_2040.txd

TRN 5: Bicycle and Trail Facilities - 2025



- Legend**
- Urban Growth Boundary
 - Existing Off Street Trail
 - Existing On Street Bicycle
 - Existing On Street Multi
 - Planned Off Street Trail
 - Planned On Street Bicycle
 - Planned On Street Multi
 - Other Jurisdictions

List of Map Amendments

Conference	City Order	Date
13-14	City 13-2008	08-13-11

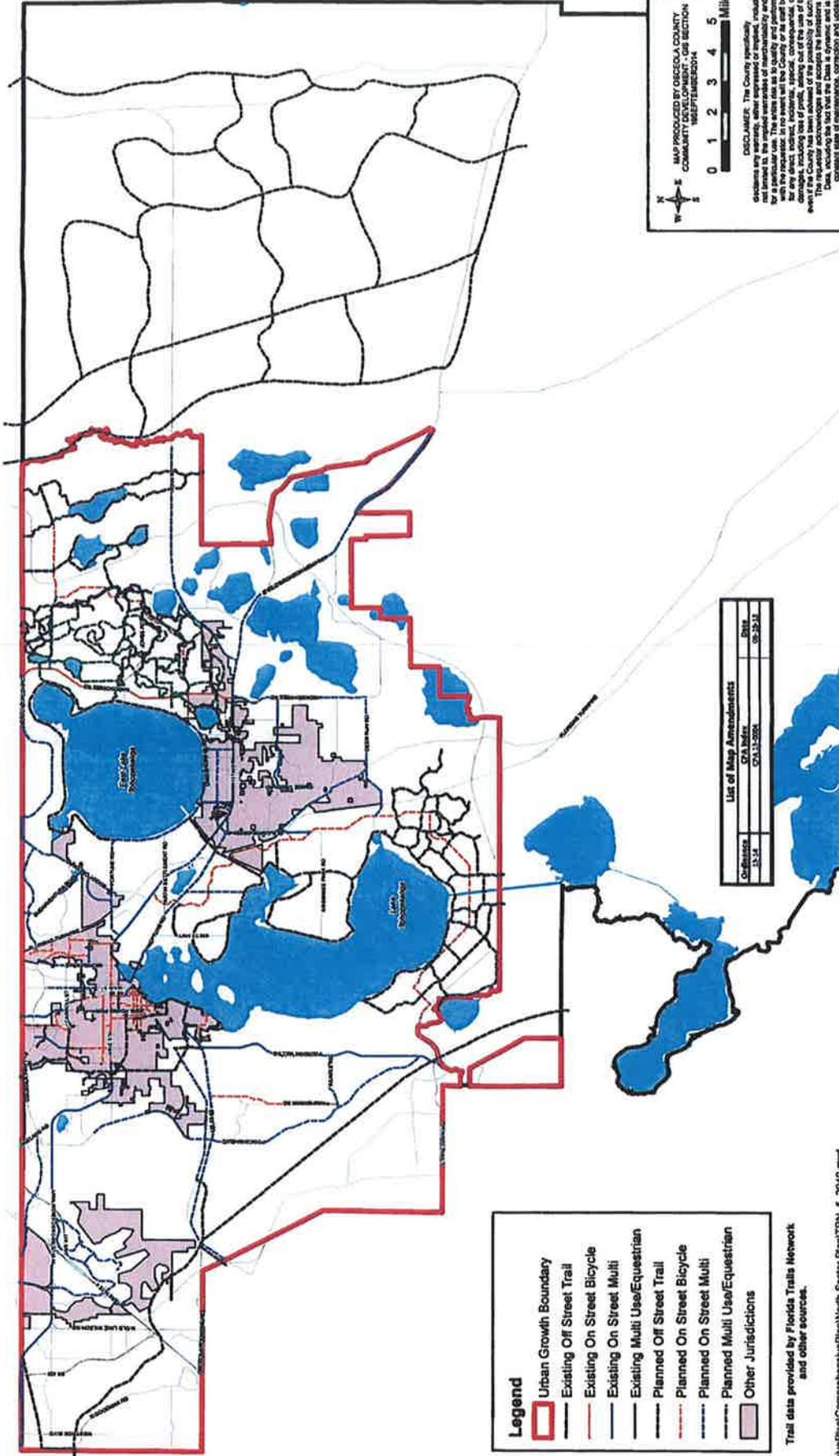
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SEPTEMBER 2014

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0 1 2 3 4 5 Miles

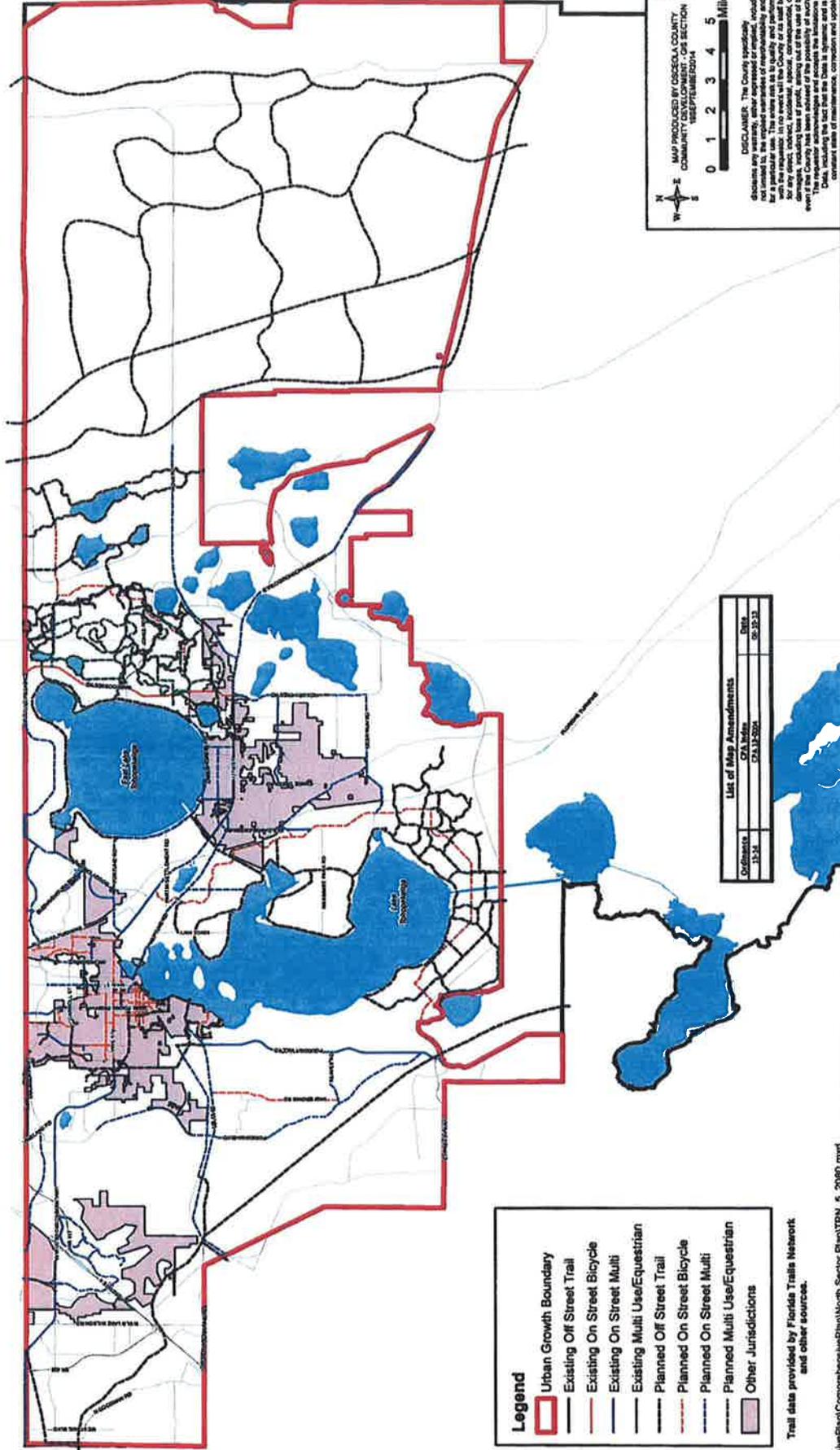
Trail data provided by Florida Trails Network and other sources.

TRN 5: Bicycle and Trail Facilities - 2040



Trail data provided by Florida Trails Network and other sources.

TRN 5: Bicycle and Trail Facilities - 2080



- Legend**
- Urban Growth Boundary
 - Existing Off Street Trail
 - Existing On Street Bicycle
 - Existing On Street Multi
 - Existing Multi Use/Equestrian
 - Planned Off Street Trail
 - Planned On Street Bicycle
 - Planned On Street Multi
 - Planned Multi Use/Equestrian
 - Other Jurisdictions

List of Map Amendments

Ordinance	CA Title	Date
13-24	17A.12-2004	05-23-04

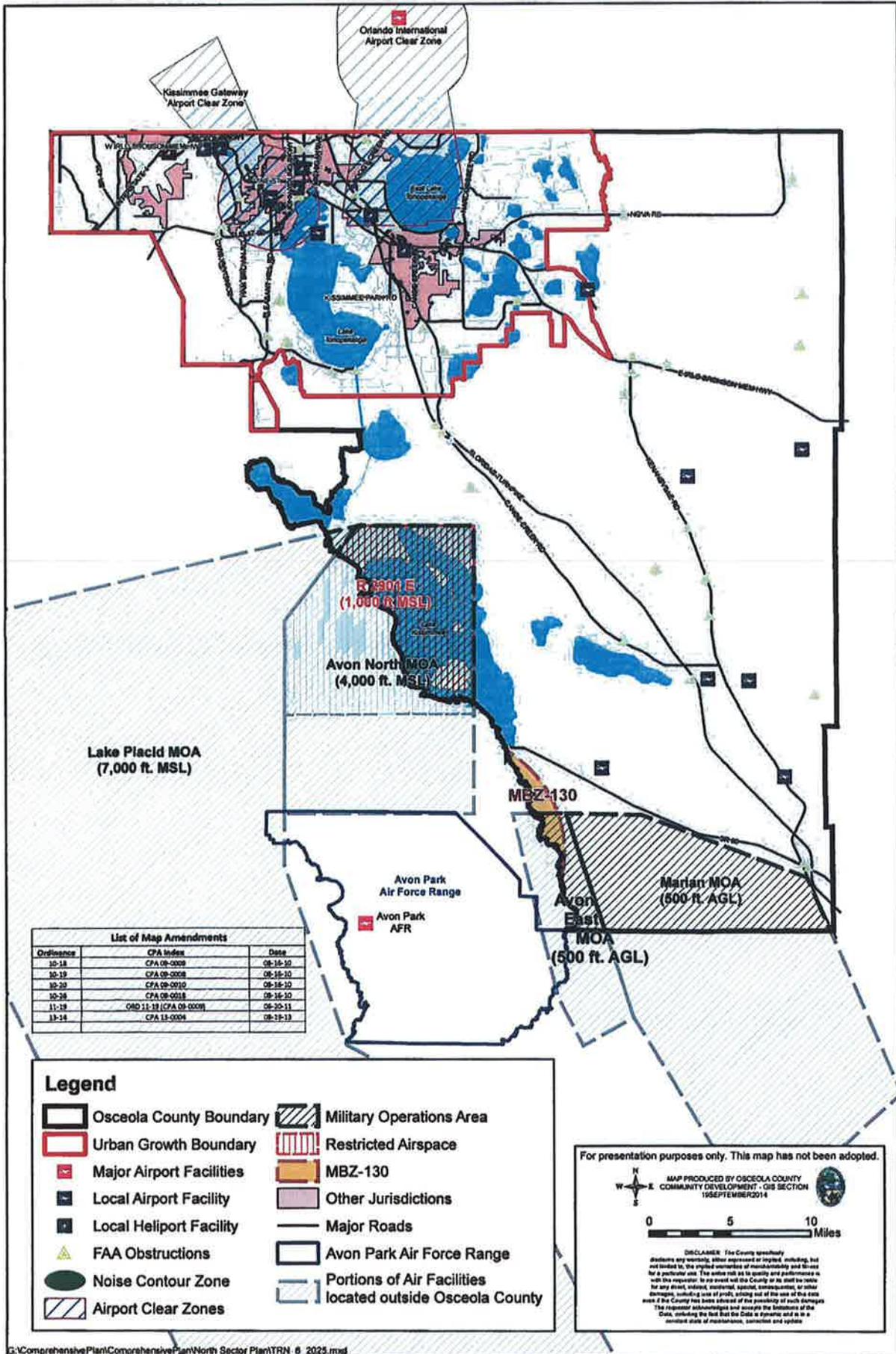
MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT SECTION
10/27/2004

0 1 2 3 4 5 Miles

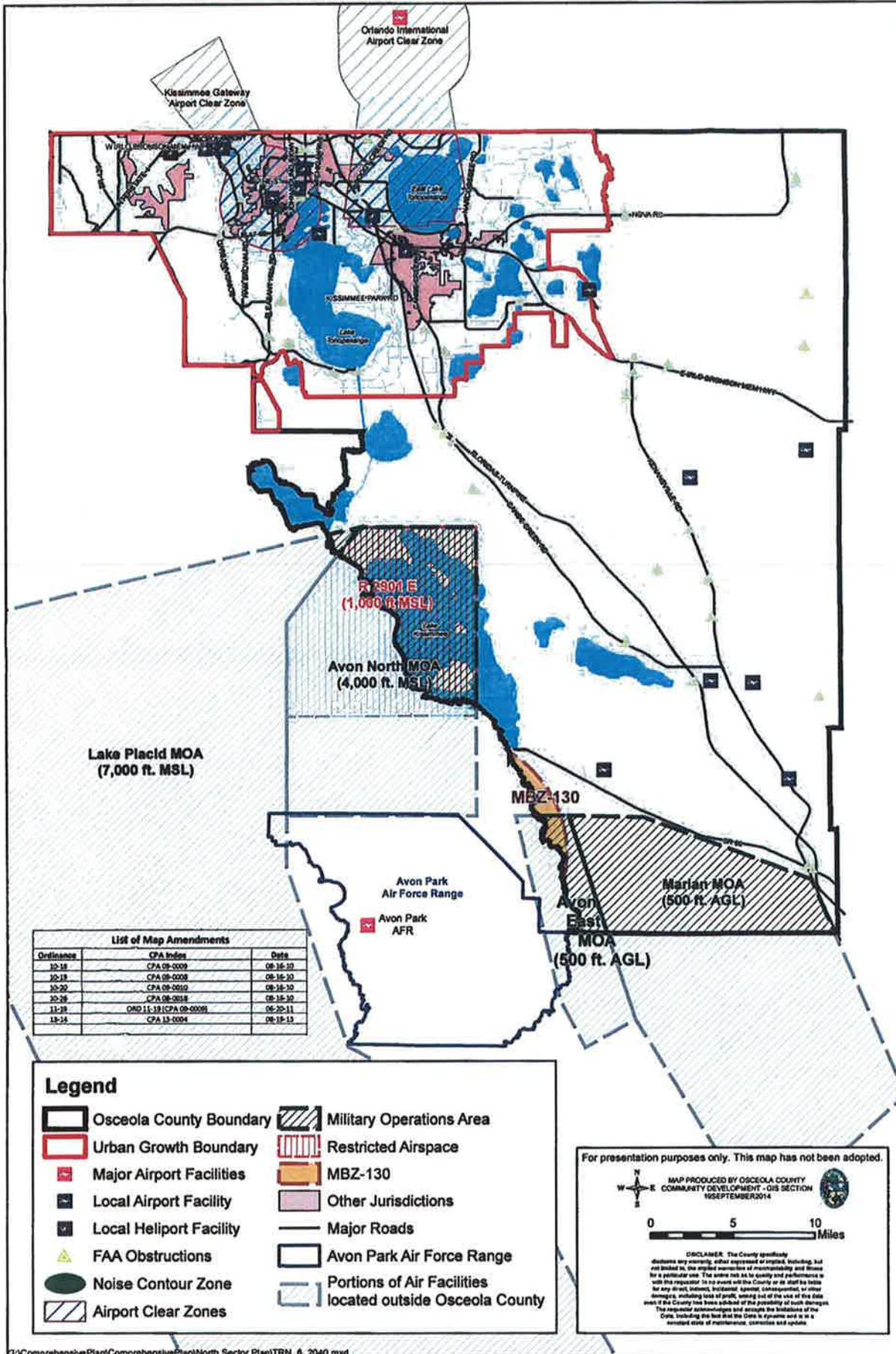
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Trail data provided by Florida Trails Network and other sources.

TRN 6: Air Transportation Facilities & Special Planning Areas - 2025



TRN 6: Air Transportation Facilities & Special Planning Areas - 2040



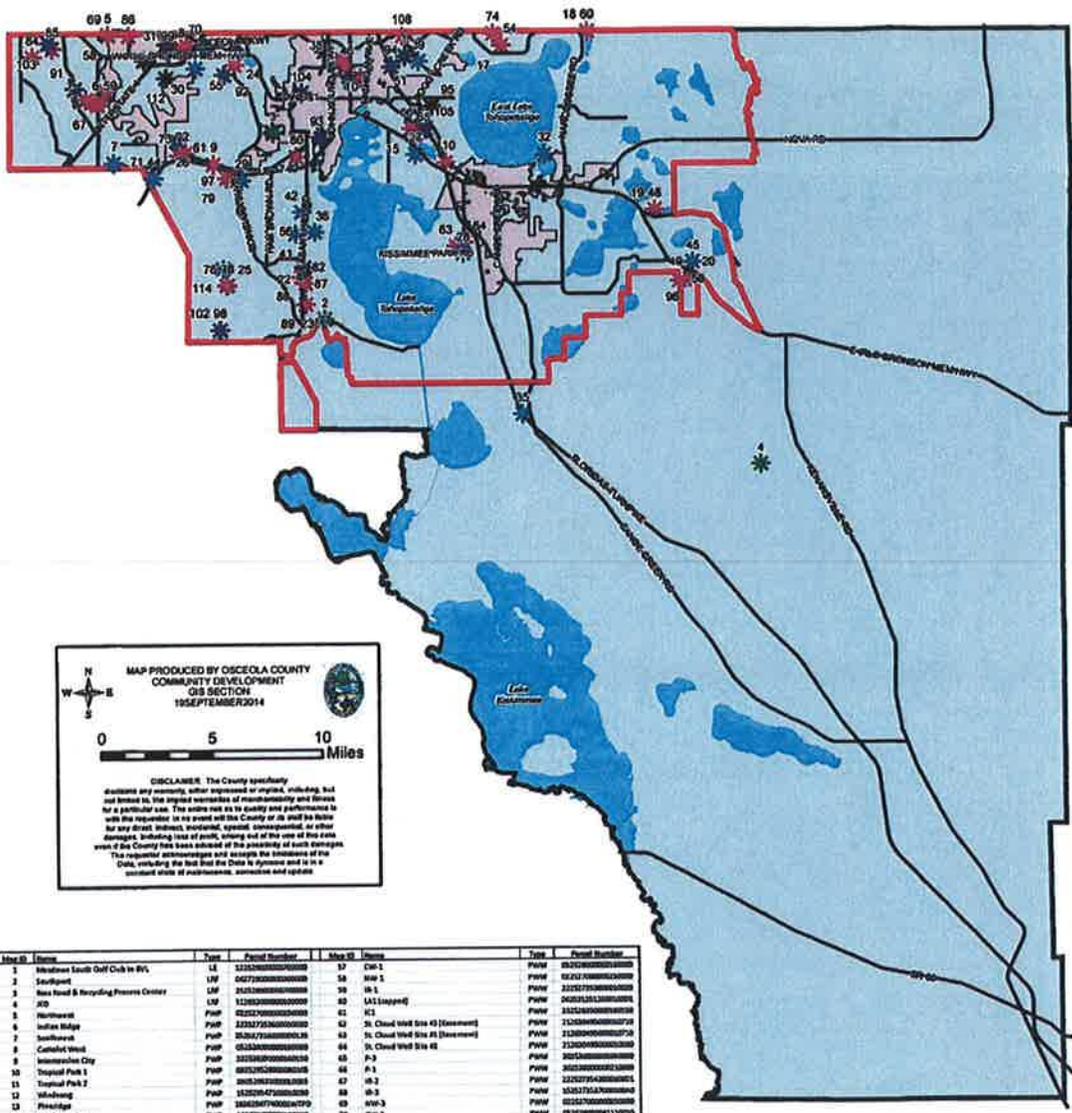
FLU 3A: Natural Resource Utilization Sites - 2040

Legend

- Urban Growth Boundary
- Other Jurisdictions

* This map includes all city annexations to date.

List of Map Amendments		
Ordinance	CPA Index	Date
10-18	CPA 09-0009	08-16-10
10-26	CPA 08-0018	10-28-10
10-21	CPA 10-0003	10-28-10
11-18	ORD 11-18 (CPA 09-0209)	06-20-11



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GIS SECTION
19 SEPTEMBER 2014

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Site #	Site Name	Type	Parcel Number	Map #	Name	Type	Parcel Number
1	Midtown South Golf Club to RW	LE	1235000000000000	37	SW-1	PWW	0821000000000000
2	SeaPort	WRF	0427000000000000	58	SW-1	PWW	0202700000000000
3	Sea Food & Recycling Process Center	WRF	2102000000000000	58	SW-1	PWW	2102700000000000
4	RD	WRF	1238000000000000	40	LA1 (Imperv)	PWW	0020100000000000
5	Northwest	PWW	0232700000000000	61	K1	PWW	0232800000000000
6	Indian Ridge	PWW	2232700000000000	62	3L Cloud Wet Site #3 (Stormwater)	PWW	2232800000000000
7	Southwest	PWW	0232700000000000	62	3L Cloud Wet Site #3 (Stormwater)	PWW	2232800000000000
8	Catalyst West	PWW	0232800000000000	64	3L Cloud Wet Site #4	PWW	2232900000000000
9	Interchange City	PWW	2232900000000000	65	P-3	PWW	2233000000000000
10	Trayport Park 1	PWW	0821000000000000	66	P-1	PWW	0821100000000000
11	Trayport Park 2	PWW	2001000000000000	67	W-2	PWW	2232700000000000
12	Midrange	PWW	1232000000000000	68	W-3	PWW	0821700000000000
13	Flowridge	PWW	0821000000000000	69	W-3	PWW	0221700000000000
14	The Foundation	PWW	1002000000000000	70	W-1	PWW	0821000000000000
15	Fairway	PWW	0821000000000000	71	H-1	PWW	0821000000000000
17	Spring Lake Village	PWW	0821000000000000	72	H-1	PWW	2232800000000000
18	Lake View	PWW	0821000000000000	73	H-2	PWW	2232800000000000
19	Bay Lakes	PWW	1306100000000000	74	M-1	PWW	0821000000000000
20	Harmony	PWW	1232000000000000	75	W-4	PWW	2542000000000000
21	Palmstone 1	PWW	2542000000000000	76	W-4	PWW	2542000000000000
22	Palmstone 2	PWW	2542000000000000	77	W-4	PWW	0821000000000000
23	Palmstone 4	PWW	0821000000000000	78	W-4	PWW	0821000000000000
24	Fountain 2	PWW	1120000000000000	79	W-4	PWW	2542000000000000
25	Palmstone 2	PWW	2542000000000000	80	Outstanding Good Sanitation Retirement Village	PWW	0821000000000000
26	Cape Island Power Park	PWW	2542000000000000	81	Hyatt Orlando Hotel	PWW	0821000000000000
27	FOIA W.P.#3	PWW	2542000000000000	82	Palmstone Utilities	PWW	2542000000000000
28	FOIA W.P.#4	PWW	2542000000000000	83	Southwest P&H	PWW	2542000000000000
29	FOIA W.P.#5	PWW	2542000000000000	84	Huber Island Utility Company	PWW	0821000000000000
30	Trayport Palm Resort	PWW	0821000000000000	85	Northwest Water Sanitation Area	PWW	0821700000000000
31	Hyatt Orlando Hotel	PWW	0821000000000000	86	Ready Creek Improvement District	PWW	2542000000000000
32	Lake Runymede Mobile Home Park	PWW	2001000000000000	87	P-1	PWW	2542000000000000
33	Port O Call RV Resort	PWW	0212000000000000	88	P-2	PWW	2542000000000000
34	Trayport Park Water System	PWW	0821000000000000	89	W-4	PWW	0821000000000000
35	Canoe Creek Service Plaza	PWW	2542000000000000	90	Landfill	PWW	2542000000000000
36	Palmstone 100 Lakes S/O	PWW	2542000000000000	91	Canal	WRF	2542000000000000
37	Fabron Fire Station Up Street Fire House	PWW	0821000000000000	92	South Bermuda	WRF	2542000000000000
38	3-McLaughlin WTP	PWW	0821000000000000	93	Fairway	WRF	2542000000000000
39	Southwest Lakes WTP	PWW	2542000000000000	94	Harmony	WRF	2542000000000000
40	Fountain 2 WTP	PWW	1120000000000000	95	Fountain Industrial of Park #5	WRF	2542000000000000
41	Hyatt Orlando	PWW	0821000000000000	96	Orlando Hyatt Hotel	WRF	0821000000000000
42	Plantage WTP	PWW	0821000000000000	97	Palmetto Utility	WRF	0821000000000000
43	Hyatt Orlando	PWW	0821000000000000	98	Cape Island Power Plant (Outstanding LTRC)	WRF	2542000000000000
44	Trayport Park 2	PWW	0821000000000000	100	WTP NO. 2	WRF	2542000000000000
45	Trayport Park 1	PWW	0821000000000000	102	Line 1	WRF	0821000000000000
46	Bay Lakes	PWW	1306100000000000	103	Line 3	WRF	2542000000000000
47	Harmony 1	PWW	1232000000000000	104	SW-4	WRF	0821000000000000
48	Harmony 2	PWW	1232000000000000	105	Southwest Lakes PWS	WRF	0821000000000000
49	Harmony 3	PWW	1232000000000000	106	Palmetto Utility	WRF	2542000000000000
50	Midrange	PWW	1232000000000000	107	St. Cloud Municipal Service Area	PWW	2542000000000000
51	The Foundation	PWW	1002000000000000	111	Ready Creek Improvement District	WRF	0821000000000000
52	FF 1 Inactive	PWW	1120000000000000	112	Ready Creek Improvement District	WRF	0821000000000000
53	FF 2 Inactive	PWW	1120000000000000	113	Ready Creek Improvement District	WRF	0821000000000000
54	FF 3 Inactive	PWW	1120000000000000	114	Palmetto W.P.#2	PWW	2542000000000000

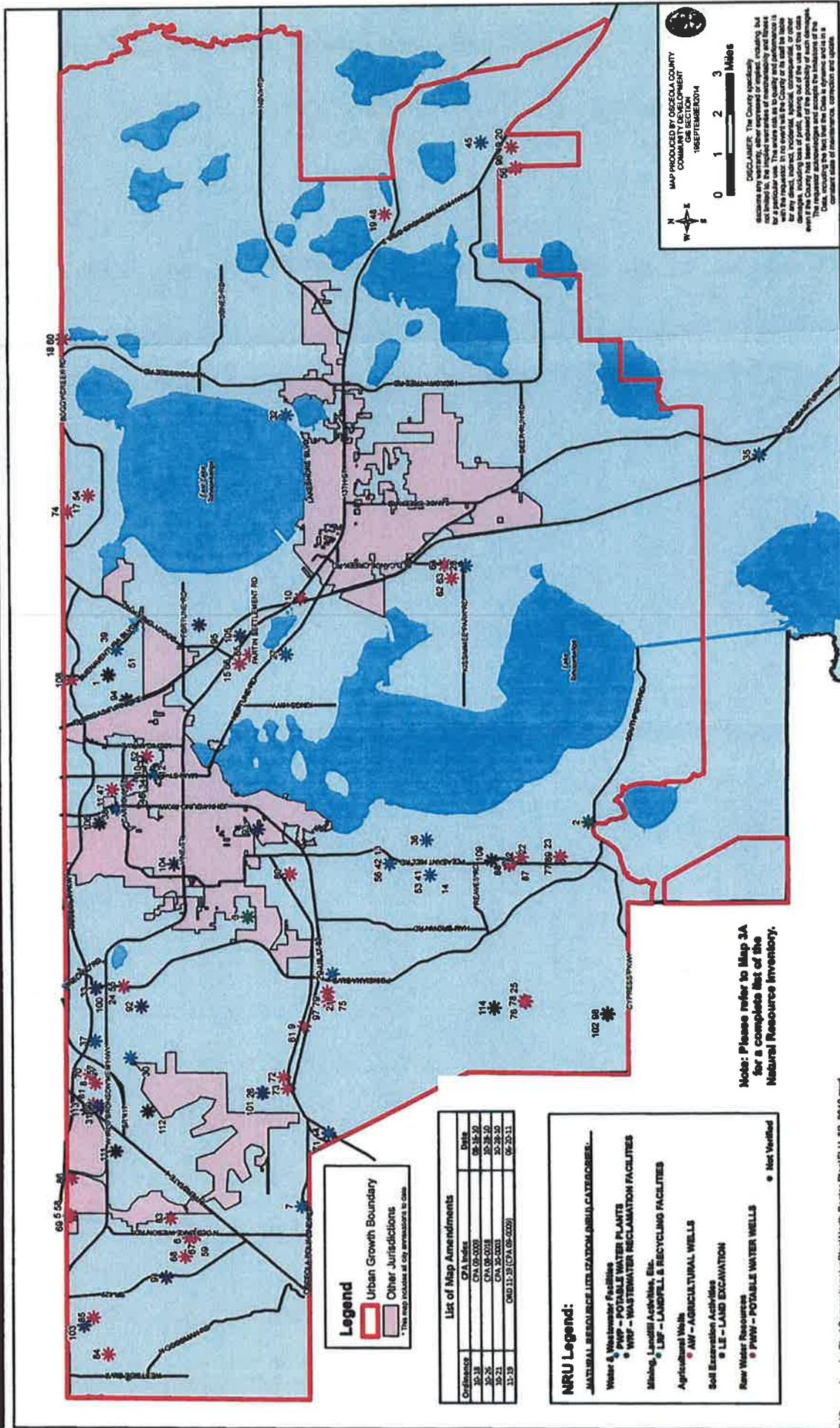
NRU Legend:

NATURAL RESOURCE UTILIZATION (NRU) CATEGORIES:

- Water & Wastewater Facilities**
 - PWP – POTABLE WATER PLANTS
 - WRF – WASTEWATER RECLAMATION FACILITIES
- Mining, Landfill Activities, Etc.**
 - LRF – LANDFILL & RECYCLING FACILITIES
- Agricultural Wells**
 - AW – AGRICULTURAL WELLS
- Soil Excavation Activities**
 - LE – LAND EXCAVATION
- Raw Water Resources**
 - PWW – POTABLE WATER WELLS

• Not Verified

FLU 3B: Natural Resource Utilization Sites UGB - 2040



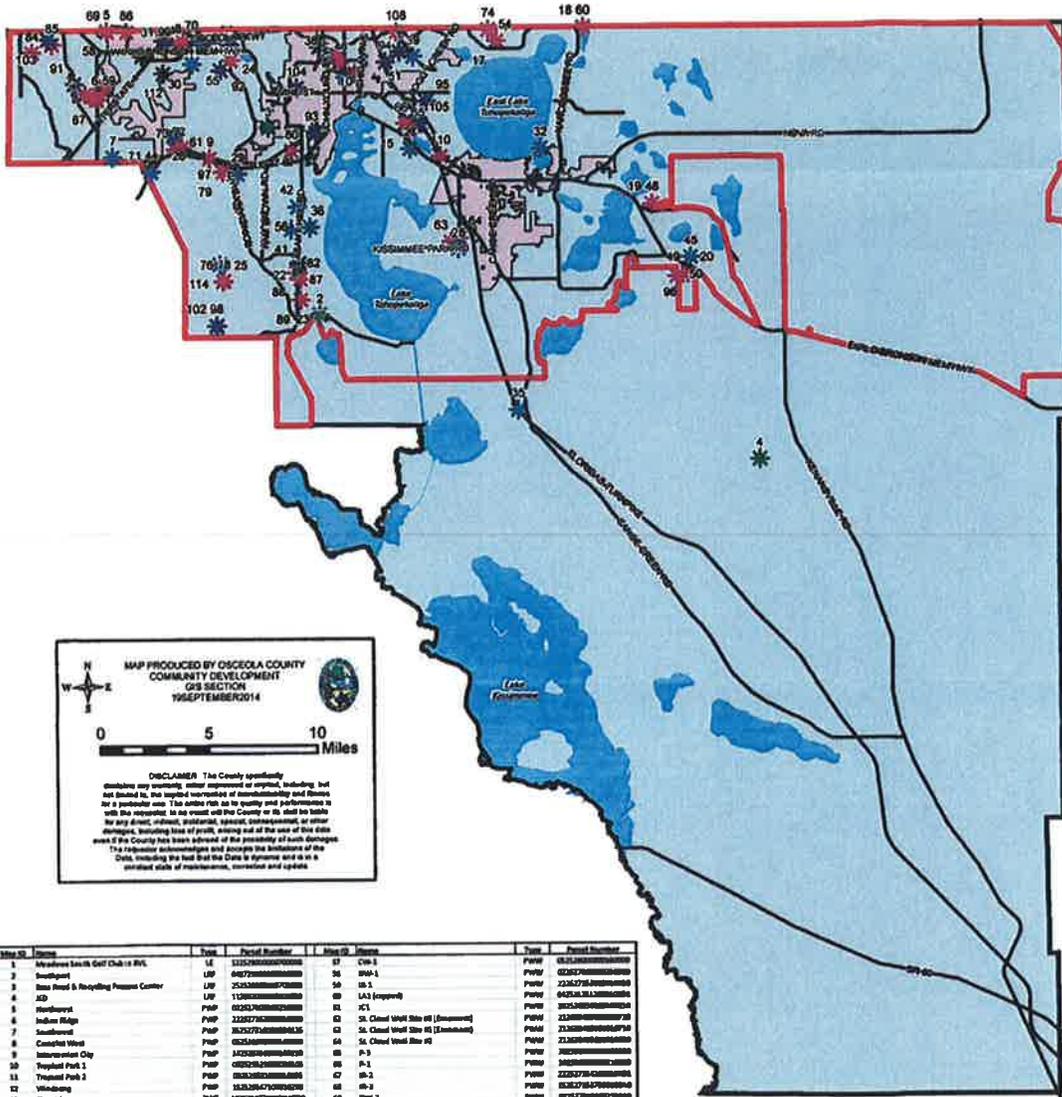
FLU 3C: Natural Resource Utilization Sites - 2080

Legend

- Urban Growth Boundary
 - Other Jurisdictions
- * This map includes all city amendments to date

List of Map Amendments

Ordinance	CFA Index	Date
10-18	CFA 09-0029	08-16-10
10-26	CFA 09-0038	10-28-10
10-21	CFA 10-0003	10-28-10
11-19	ORD 11-19 (CFA 09-0009)	06-20-11

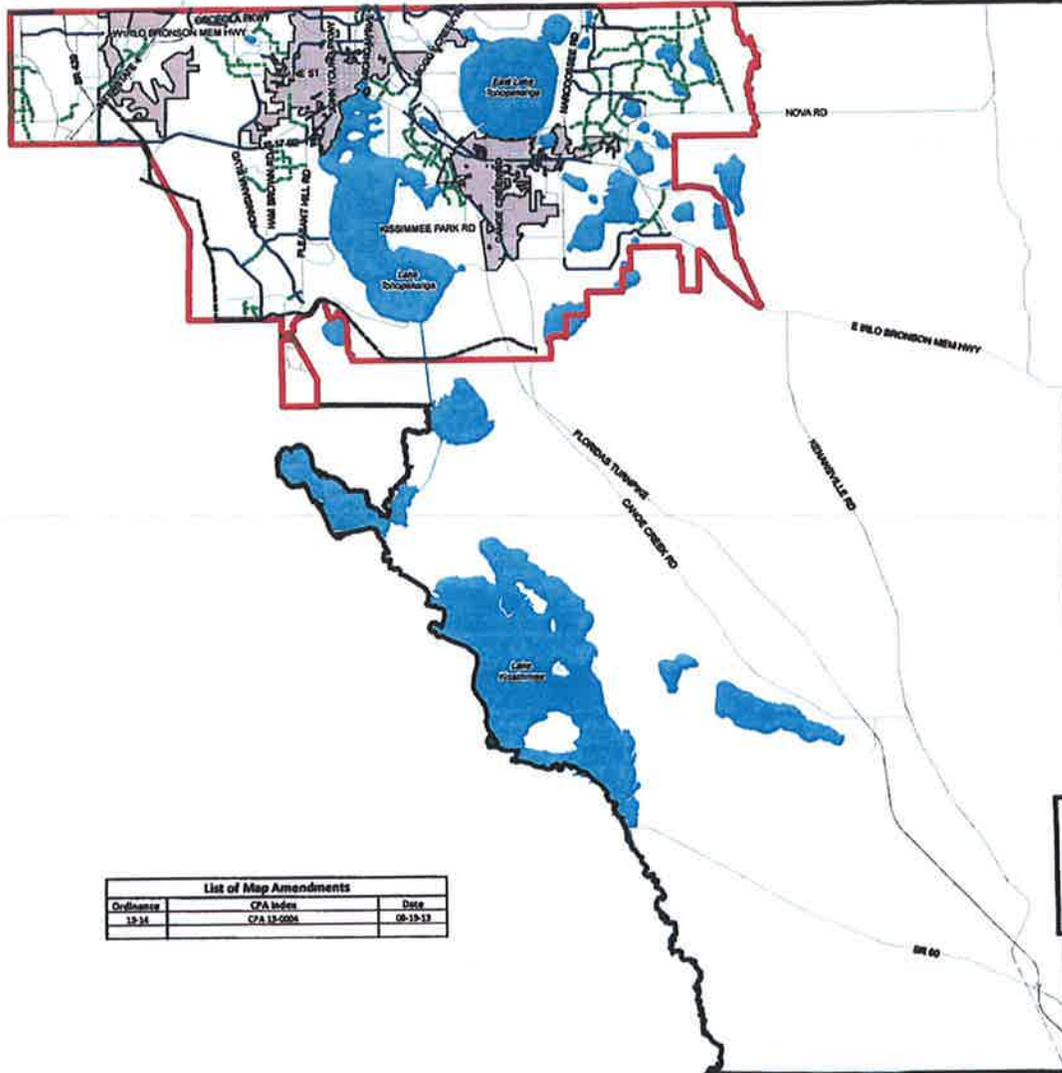


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COMMUNITY DEVELOPMENT
GIS SECTION
19 SEPTEMBER 2014

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Site ID	Name	Type	Parcel Number	Site ID	Name	Type	Parcel Number
1	Madison South Golf Club 18 Holes	LP	1234567890123456	57	City 1	PWW	0123456789012345
2	Southport	LP	4567890123456789	58	City 1	PWW	0234567890123456
3	Base Road & Recycling Pallets Center	LRF	2345678901234567	59	City 1	PWW	2345678901234567
4	J&D	LRF	1234567890123456	60	L&I Support	PWW	0123456789012345
5	Harborside	PWP	0123456789012345	61	City 1	PWW	3456789012345678
6	Jackson Ridge	PWP	1234567890123456	62	City 1	PWW	4567890123456789
7	Southwood	PWP	2345678901234567	63	City 1	PWW	5678901234567890
8	Central West	PWP	3456789012345678	64	City 1	PWW	6789012345678901
9	Interstate City	PWP	4567890123456789	65	City 1	PWW	7890123456789012
10	Trapped Park 1	PWP	5678901234567890	66	City 1	PWW	8901234567890123
11	Trapped Park 2	PWP	6789012345678901	67	City 1	PWW	9012345678901234
12	Windward	PWP	7890123456789012	68	City 1	PWW	0123456789012345
13	Plowfield	PWP	8901234567890123	69	City 1	PWW	1234567890123456
14	The Foundries	PWP	9012345678901234	70	City 1	PWW	2345678901234567
15	Palmyra	PWP	0123456789012345	71	City 1	PWW	3456789012345678
16	Southern Lakes Village	PWP	1234567890123456	72	City 1	PWW	4567890123456789
17	Lake Ajo	PWP	2345678901234567	73	City 1	PWW	5678901234567890
18	Key Lakes	PWP	3456789012345678	74	City 1	PWW	6789012345678901
19	Thomson	PWP	4567890123456789	75	City 1	PWW	7890123456789012
20	Palmyra 1	PWP	5678901234567890	76	City 1	PWW	8901234567890123
21	Palmyra 2	PWP	6789012345678901	77	City 1	PWW	9012345678901234
22	Palmyra 3	PWP	7890123456789012	78	City 1	PWW	0123456789012345
23	Palmyra 4	PWP	8901234567890123	79	City 1	PWW	1234567890123456
24	Palmyra 5	PWP	9012345678901234	80	City 1	PWW	2345678901234567
25	Palmyra 6	PWP	0123456789012345	81	City 1	PWW	3456789012345678
26	City Island Power Park	PWP	1234567890123456	82	City 1	PWW	4567890123456789
27	PGA W 18	PWP	2345678901234567	83	City 1	PWW	5678901234567890
28	PGA W 19	PWP	3456789012345678	84	City 1	PWW	6789012345678901
29	PGA W 20	PWP	4567890123456789	85	City 1	PWW	7890123456789012
30	Trapped Park 3	PWP	5678901234567890	86	City 1	PWW	8901234567890123
31	Myrtle Oaks Hotel	PWP	6789012345678901	87	City 1	PWW	9012345678901234
32	Lake Ronnebyville Marina House Park	PWP	7890123456789012	88	City 1	PWW	0123456789012345
33	Port of Call 8th Street	PWP	8901234567890123	89	City 1	PWW	1234567890123456
34	Trapped Park Water System	PWP	9012345678901234	90	City 1	PWW	2345678901234567
35	Coastal Service Plaza	PWP	0123456789012345	91	City 1	PWW	3456789012345678
36	Palmyra Mill Lake 4/0	PWP	1234567890123456	92	City 1	PWW	4567890123456789
37	Palmyra Five Lakes Up Hill For Forest	PWP	2345678901234567	93	City 1	PWW	5678901234567890
38	Palmyra 1 WTP	PWP	3456789012345678	94	City 1	PWW	6789012345678901
39	Palmyra 2 WTP	PWP	4567890123456789	95	City 1	PWW	7890123456789012
40	Palmyra 3 WTP	PWP	5678901234567890	96	City 1	PWW	8901234567890123
41	Palmyra 4 WTP	PWP	6789012345678901	97	City 1	PWW	9012345678901234
42	Palmyra 5 WTP	PWP	7890123456789012	98	City 1	PWW	0123456789012345
43	Palmyra 6 WTP	PWP	8901234567890123	99	City 1	PWW	1234567890123456
44	Palmyra 7 WTP	PWP	9012345678901234	100	City 1	PWW	2345678901234567
45	Palmyra 8 WTP	PWP	0123456789012345	101	City 1	PWW	3456789012345678
46	Palmyra 9 WTP	PWP	1234567890123456	102	City 1	PWW	4567890123456789
47	Palmyra 10 WTP	PWP	2345678901234567	103	City 1	PWW	5678901234567890
48	Palmyra 11 WTP	PWP	3456789012345678	104	City 1	PWW	6789012345678901
49	Palmyra 12 WTP	PWP	4567890123456789	105	City 1	PWW	7890123456789012
50	Palmyra 13 WTP	PWP	5678901234567890	106	City 1	PWW	8901234567890123
51	Palmyra 14 WTP	PWP	6789012345678901	107	City 1	PWW	9012345678901234
52	Palmyra 15 WTP	PWP	7890123456789012	108	City 1	PWW	0123456789012345
53	Palmyra 16 WTP	PWP	8901234567890123	109	City 1	PWW	1234567890123456
54	Palmyra 17 WTP	PWP	9012345678901234	110	City 1	PWW	2345678901234567
55	Palmyra 18 WTP	PWP	0123456789012345	111	City 1	PWW	3456789012345678
56	Palmyra 19 WTP	PWP	1234567890123456	112	City 1	PWW	4567890123456789
57	Palmyra 20 WTP	PWP	2345678901234567	113	City 1	PWW	5678901234567890
58	Palmyra 21 WTP	PWP	3456789012345678	114	City 1	PWW	6789012345678901
59	Palmyra 22 WTP	PWP	4567890123456789	115	City 1	PWW	7890123456789012
60	Palmyra 23 WTP	PWP	5678901234567890	116	City 1	PWW	8901234567890123
61	Palmyra 24 WTP	PWP	6789012345678901	117	City 1	PWW	9012345678901234
62	Palmyra 25 WTP	PWP	7890123456789012	118	City 1	PWW	0123456789012345
63	Palmyra 26 WTP	PWP	8901234567890123	119	City 1	PWW	1234567890123456
64	Palmyra 27 WTP	PWP	9012345678901234	120	City 1	PWW	2345678901234567
65	Palmyra 28 WTP	PWP	0123456789012345	121	City 1	PWW	3456789012345678
66	Palmyra 29 WTP	PWP	1234567890123456	122	City 1	PWW	4567890123456789
67	Palmyra 30 WTP	PWP	2345678901234567	123	City 1	PWW	5678901234567890
68	Palmyra 31 WTP	PWP	3456789012345678	124	City 1	PWW	6789012345678901
69	Palmyra 32 WTP	PWP	4567890123456789	125	City 1	PWW	7890123456789012
70	Palmyra 33 WTP	PWP	5678901234567890	126	City 1	PWW	8901234567890123
71	Palmyra 34 WTP	PWP	6789012345678901	127	City 1	PWW	9012345678901234
72	Palmyra 35 WTP	PWP	7890123456789012	128	City 1	PWW	0123456789012345
73	Palmyra 36 WTP	PWP	8901234567890123	129	City 1	PWW	1234567890123456
74	Palmyra 37 WTP	PWP	9012345678901234	130	City 1	PWW	2345678901234567
75	Palmyra 38 WTP	PWP	0123456789012345	131	City 1	PWW	3456789012345678
76	Palmyra 39 WTP	PWP	1234567890123456	132	City 1	PWW	4567890123456789
77	Palmyra 40 WTP	PWP	2345678901234567	133	City 1	PWW	5678901234567890
78	Palmyra 41 WTP	PWP	3456789012345678	134	City 1	PWW	6789012345678901
79	Palmyra 42 WTP	PWP	4567890123456789	135	City 1	PWW	7890123456789012
80	Palmyra 43 WTP	PWP	5678901234567890	136	City 1	PWW	8901234567890123
81	Palmyra 44 WTP	PWP	6789012345678901	137	City 1	PWW	9012345678901234
82	Palmyra 45 WTP	PWP	7890123456789012	138	City 1	PWW	0123456789012345
83	Palmyra 46 WTP	PWP	8901234567890123	139	City 1	PWW	1234567890123456
84	Palmyra 47 WTP	PWP	9012345678901234	140	City 1	PWW	2345678901234567
85	Palmyra 48 WTP	PWP	0123456789012345	141	City 1	PWW	3456789012345678
86	Palmyra 49 WTP	PWP	1234567890123456	142	City 1	PWW	4567890123456789
87	Palmyra 50 WTP	PWP	2345678901234567	143	City 1	PWW	5678901234567890
88	Palmyra 51 WTP	PWP	3456789012345678	144	City 1	PWW	6789012345678901
89	Palmyra 52 WTP	PWP	4567890123456789	145	City 1	PWW	7890123456789012
90	Palmyra 53 WTP	PWP	5678901234567890	146	City 1	PWW	8901234567890123
91	Palmyra 54 WTP	PWP	6789012345678901	147	City 1	PWW	9012345678901234
92	Palmyra 55 WTP	PWP	7890123456789012	148	City 1	PWW	0123456789012345
93	Palmyra 56 WTP	PWP	8901234567890123	149	City 1	PWW	1234567890123456
94	Palmyra 57 WTP	PWP	9012345678901234	150	City 1	PWW	2345678901234567
95	Palmyra 58 WTP	PWP	0123456789012345	151	City 1	PWW	3456789012345678
96	Palmyra 59 WTP	PWP	1234567890123456	152	City 1	PWW	4567890123456789
97	Palmyra 60 WTP	PWP	2345678901234567	153	City 1	PWW	5678901234567890
98	Palmyra 61 WTP	PWP	3456789012345678	154	City 1	PWW	6789012345678901
99	Palmyra 62 WTP	PWP	4567890123456789	155	City 1	PWW	7890123456789012
100	Palmyra 63 WTP	PWP	5678901234567890	156	City 1	PWW	8901234567890123
101	Palmyra 64 WTP	PWP	6789012345678901	157	City 1	PWW	9012345678901234
102	Palmyra 65 WTP	PWP	7890123456789012	158	City 1	PWW	0123456789012345
103	Palmyra 66 WTP	PWP	8901234567890123	159	City 1	PWW	1234567890123456
104	Palmyra 67 WTP	PWP	9012345678901234	160	City 1	PWW	2345678901234567
105	Palmyra 68 WTP	PWP	0123456789012345	161	City 1	PWW	3456789012345678
106	Palmyra 69 WTP	PWP	1234567890123456	162	City 1	PWW	4567890123456789
107	Palmyra 70 WTP	PWP	2345678901234567	163	City 1	PWW	5678901234567890
108	Palmyra 71 WTP	PWP	3456789012345678	164	City 1	PWW	6789012345678901
109	Palmyra 72 WTP	PWP	4567890123456789	165	City 1	PWW	7890123456789012
110	Palmyra 73 WTP	PWP	5678901234567890	166	City 1	PWW	89012345678901

TRN 1A: Roadway Network - 2025



List of Map Amendments		
Ordinance	CFA Index	Date
18-24	CFA 12-0004	08-19-18

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

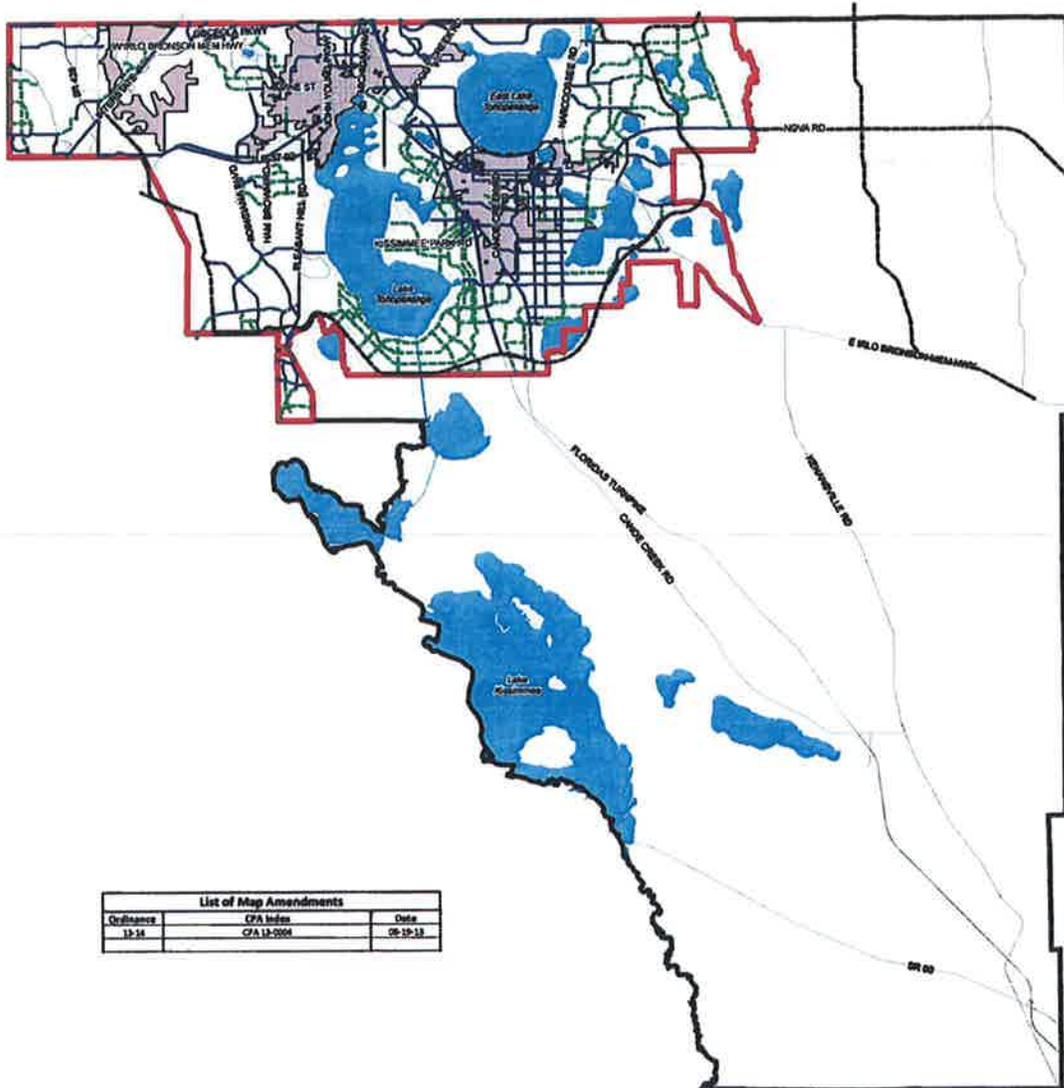
Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

MAP PRODUCED BY ORCEOLA COUNTY
E COMMUNITY DEVELOPMENT - GIS SECTION
10/27/2014

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TRN 1A: Roadway Network - 2040



List of Map Amendments		
Ordinance	CFA Index	Date
12-16	CFA 12-001	09-19-11

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

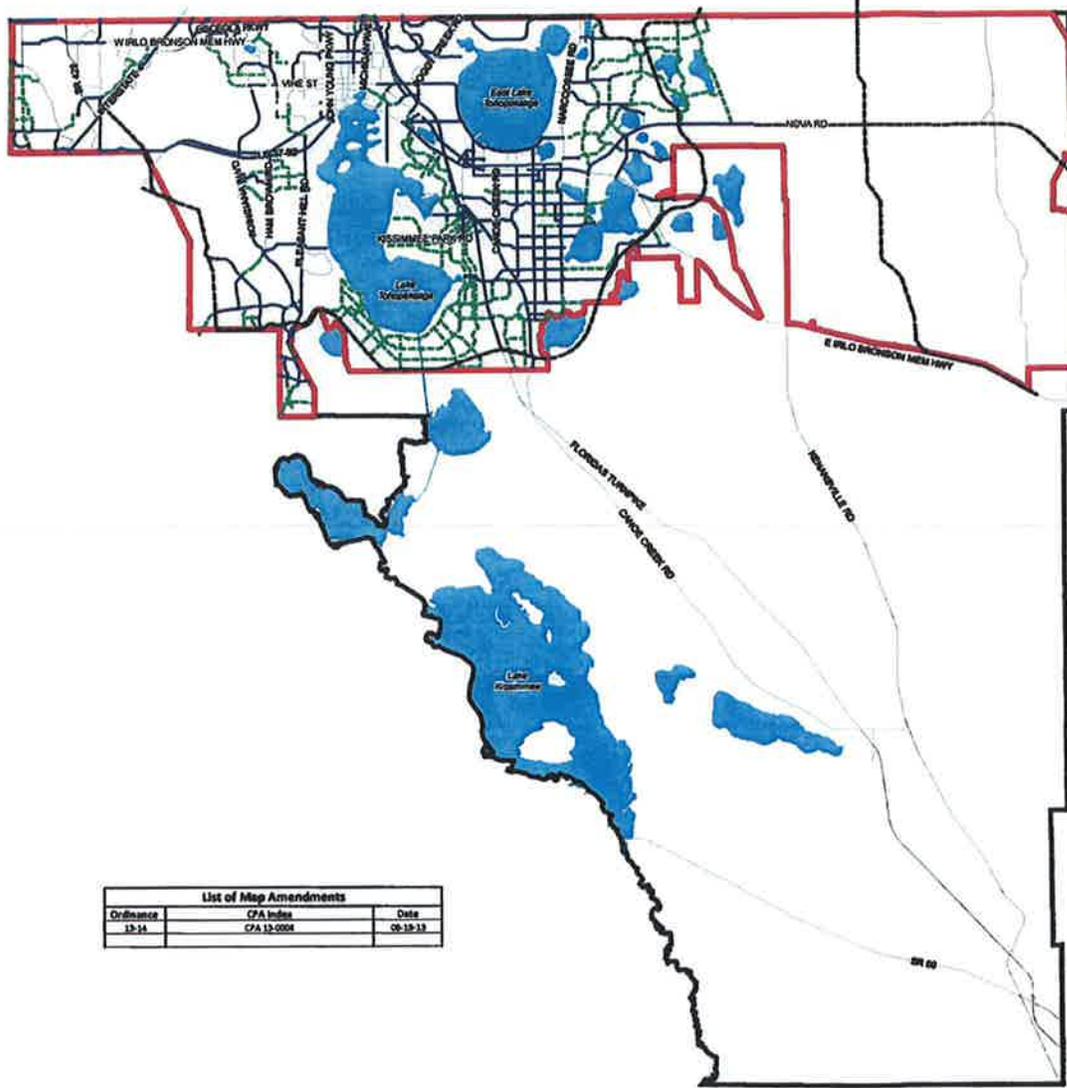
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY ORSOLA COUNTY
COMMUNITY DEVELOPMENT - ORS SECTION
18SEPTEMBER2014

0 5 10 Miles

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TRN 1A: Roadway Network - 2080



List of Map Amendments		
Ordinance	CFA Index	Date
13-14	CFA 12-0004	08-18-13

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

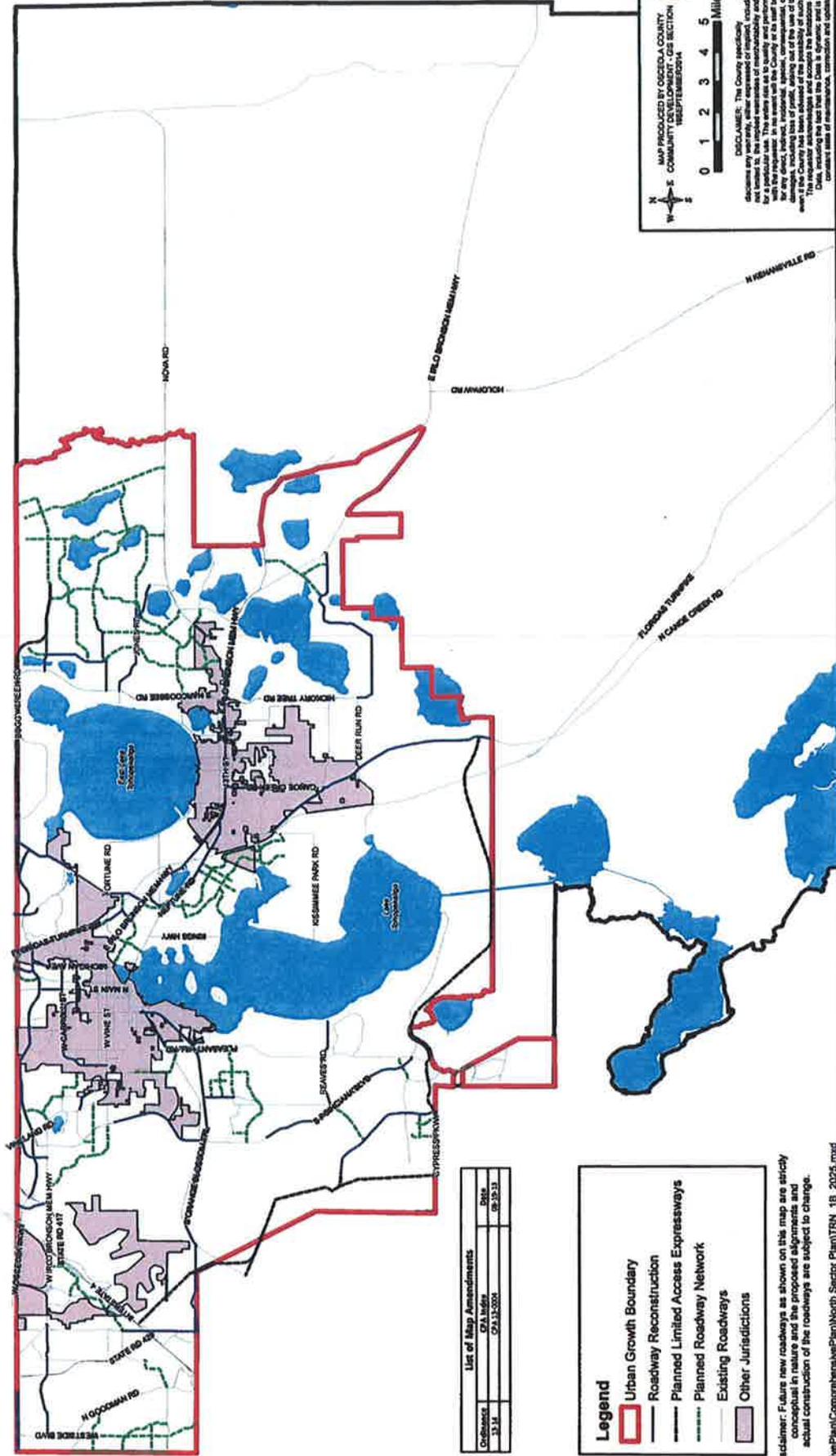
Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

MAP PRODUCED BY ORSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
18SEPTEMBER2014

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TRN 1B: Roadway Network UGB - 2025



MAP PRODUCED BY OCEOLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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0 1 2 3 4 5 Miles

List of Map Amendments

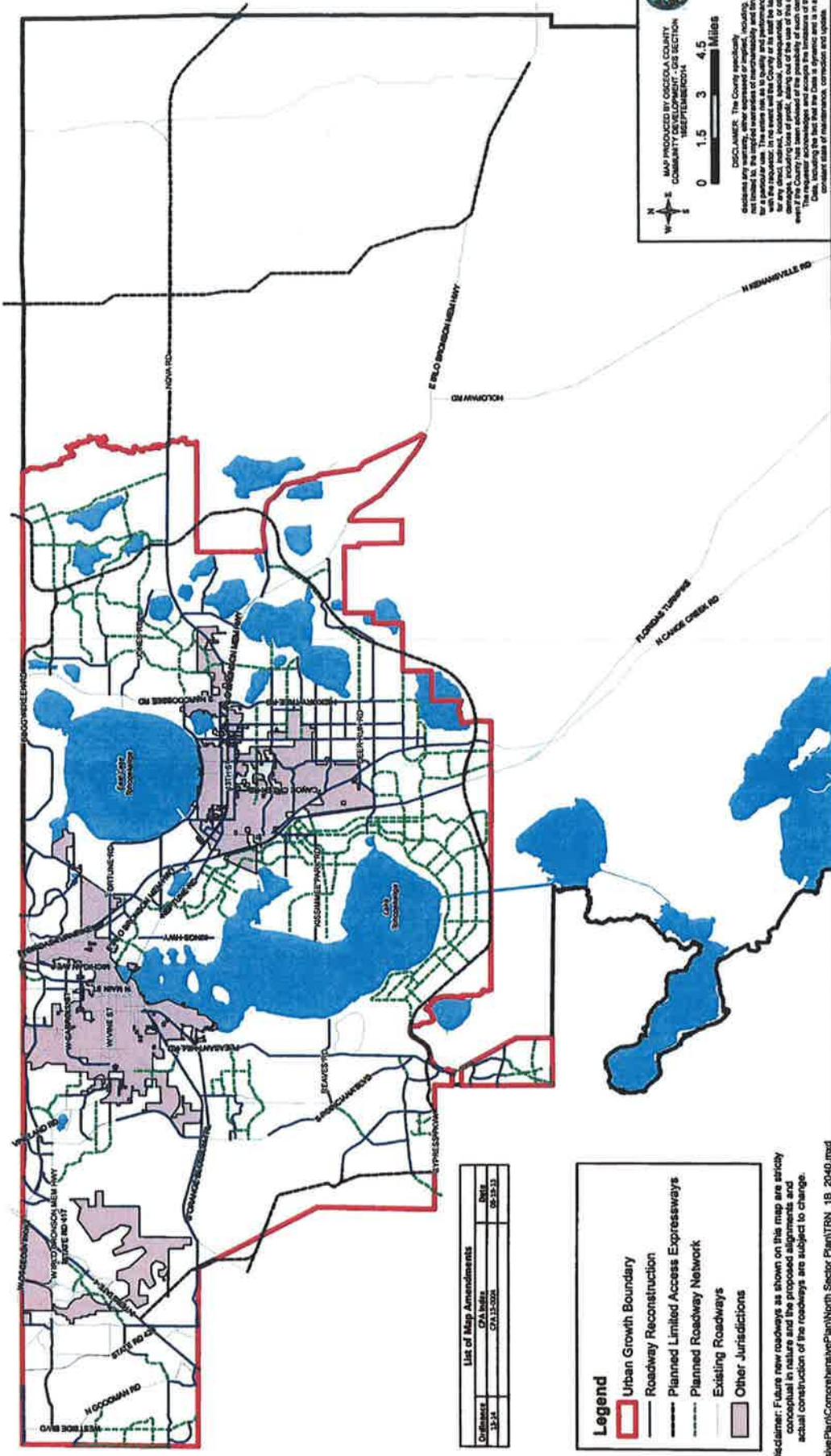
Ordinance	ORA Info	Date
13-14	ORA 13-0001	08-20-13

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

TRN 1B: Roadway Network UGB - 2040



MAP PRODUCED BY OSCOLA COUNTY
 COMMUNITY DEVELOPMENT - GIS SECTION
 15 SEPTEMBER 2014
 0 1.5 3 4.5 Miles

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List of Map Amendments

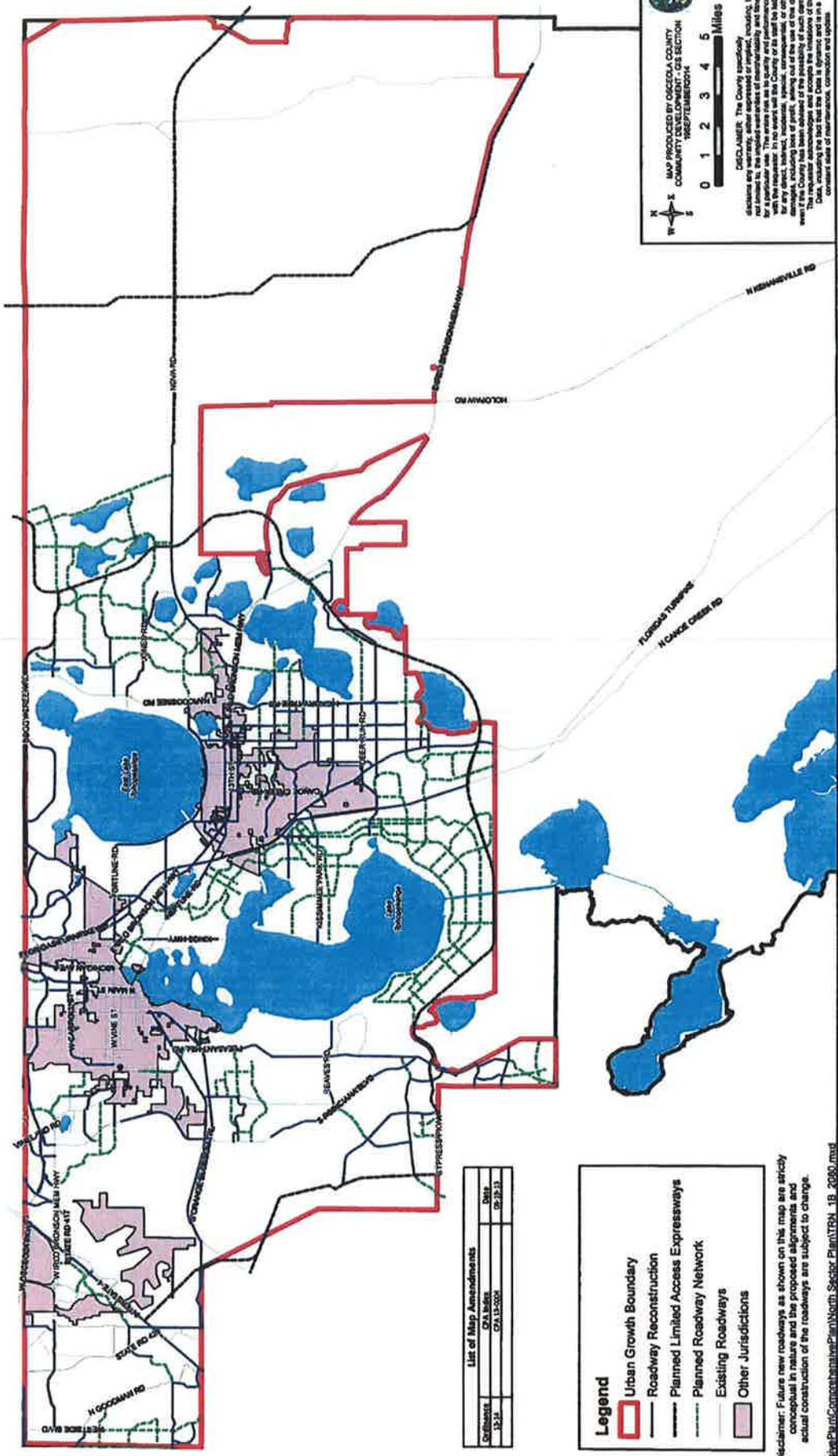
Ordinance	OPA Initial	Date
15-14	CPA	08-15-13
15-15	CPA	11-05-13

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

TRN 1B: Roadway Network UGB - 2080



List of Map Amendments

Ordinance	GA Index	Date
15-14	GA 13-2026	09-28-13

- Legend**
- Urban Growth Boundary
 - Roadway Reconstruction
 - Planned Limited Access Expressways
 - Planned Roadway Network
 - Existing Roadways
 - Other Jurisdictions

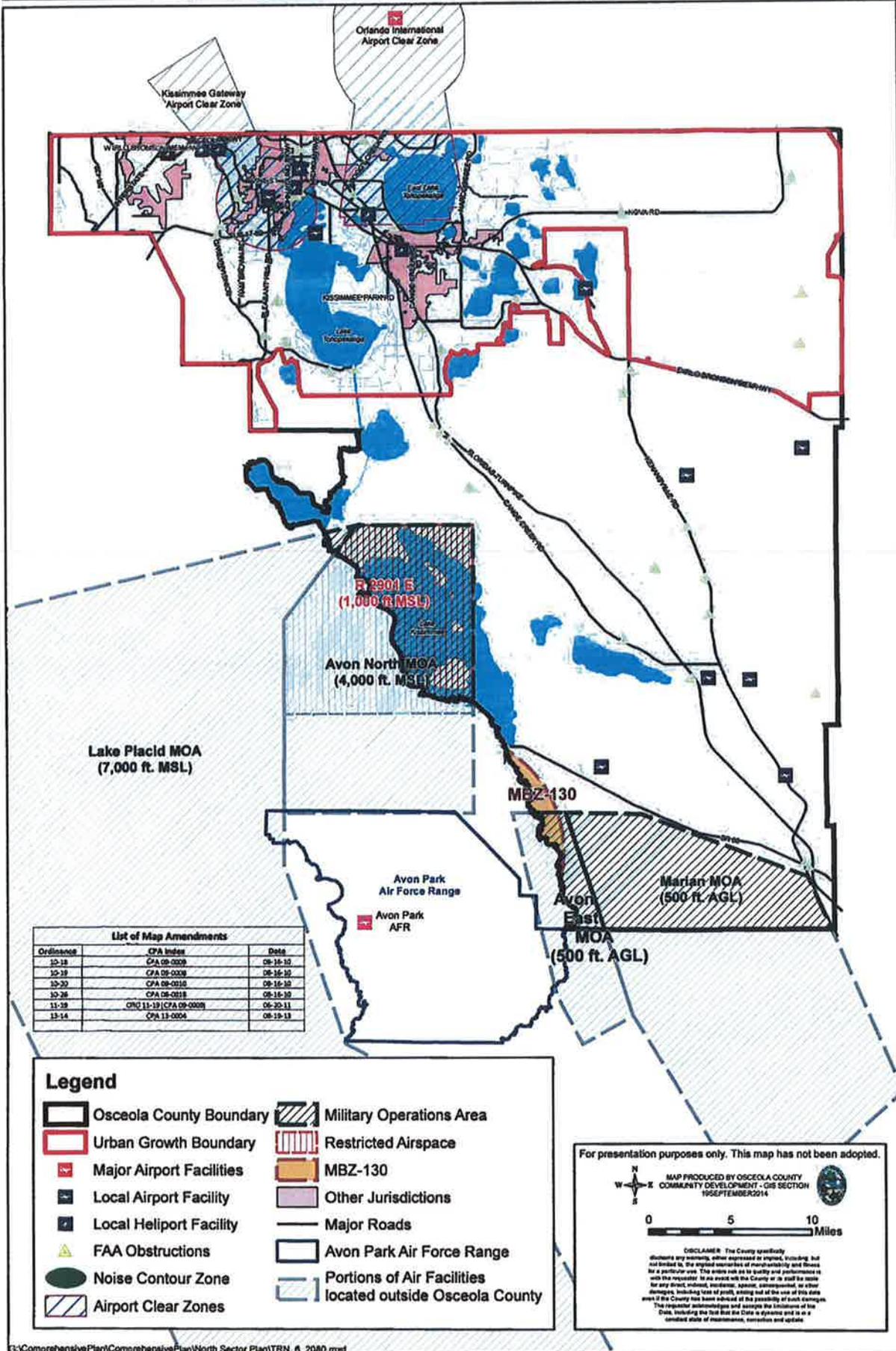
Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY OCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
SEPTEMBER 2014

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0 1 2 3 4 5 Miles

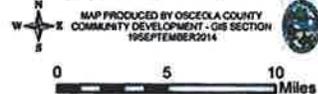
TRN 6: Air Transportation Facilities & Special Planning Areas - 2080



Legend

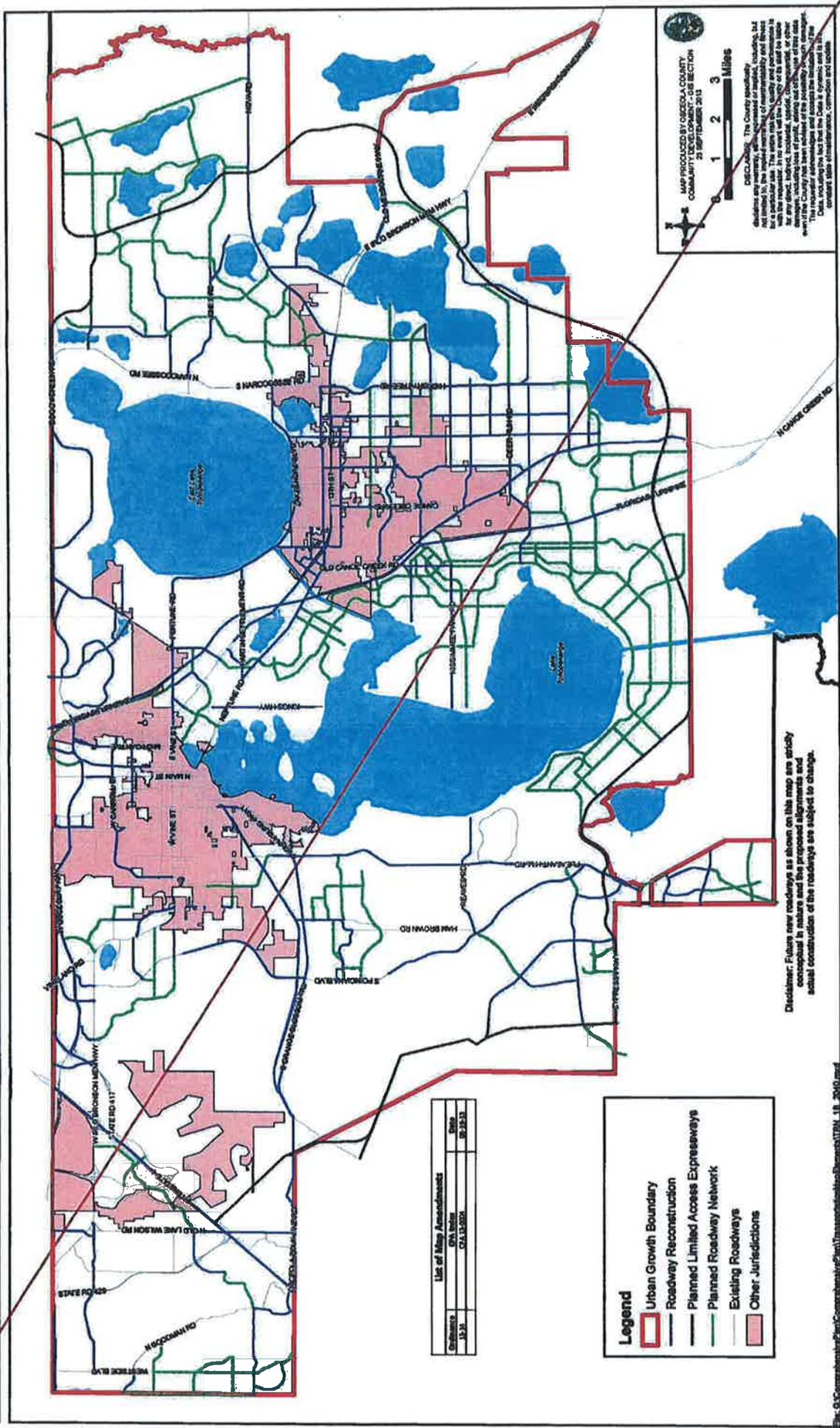
- Osceola County Boundary
- Urban Growth Boundary
- Major Airport Facilities
- Local Airport Facility
- Local Heliport Facility
- FAA Obstructions
- Noise Contour Zone
- Airport Clear Zones
- Military Operations Area
- Restricted Airspace
- MBZ-130
- Other Jurisdictions
- Major Roads
- Avon Park Air Force Range
- Portions of Air Facilities located outside Osceola County

For presentation purposes only. This map has not been adopted.



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TRN 1B: Roadway Network UGB - 2040



List of Map Amendments

Submission	City/County	Date
1/21	GA/USDA	8/2/2011

Legend

- Urban Growth Boundary
- Roadway Reconstruction
- Planned Limited Access Expressways
- Planned Roadway Network
- Existing Roadways
- Other Jurisdictions

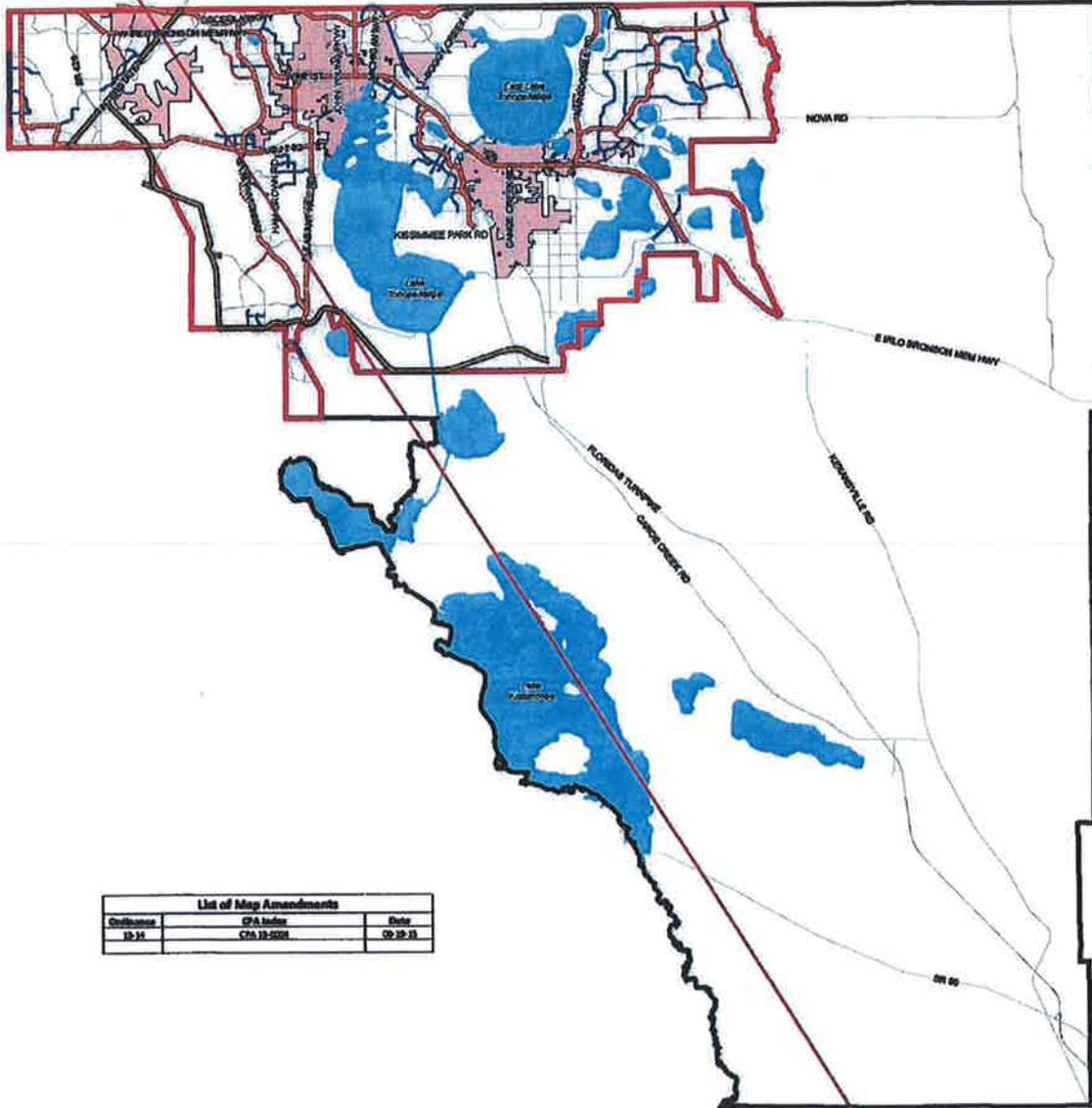
MAP PRODUCED BY OCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013

0 1 2 3 Miles

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TRN 2A: Roadway Classification System - 2025



List of Map Amendments		
Ordinance	CFA Index	Date
12-24	CFA 23-2024	02-22-25

Legend

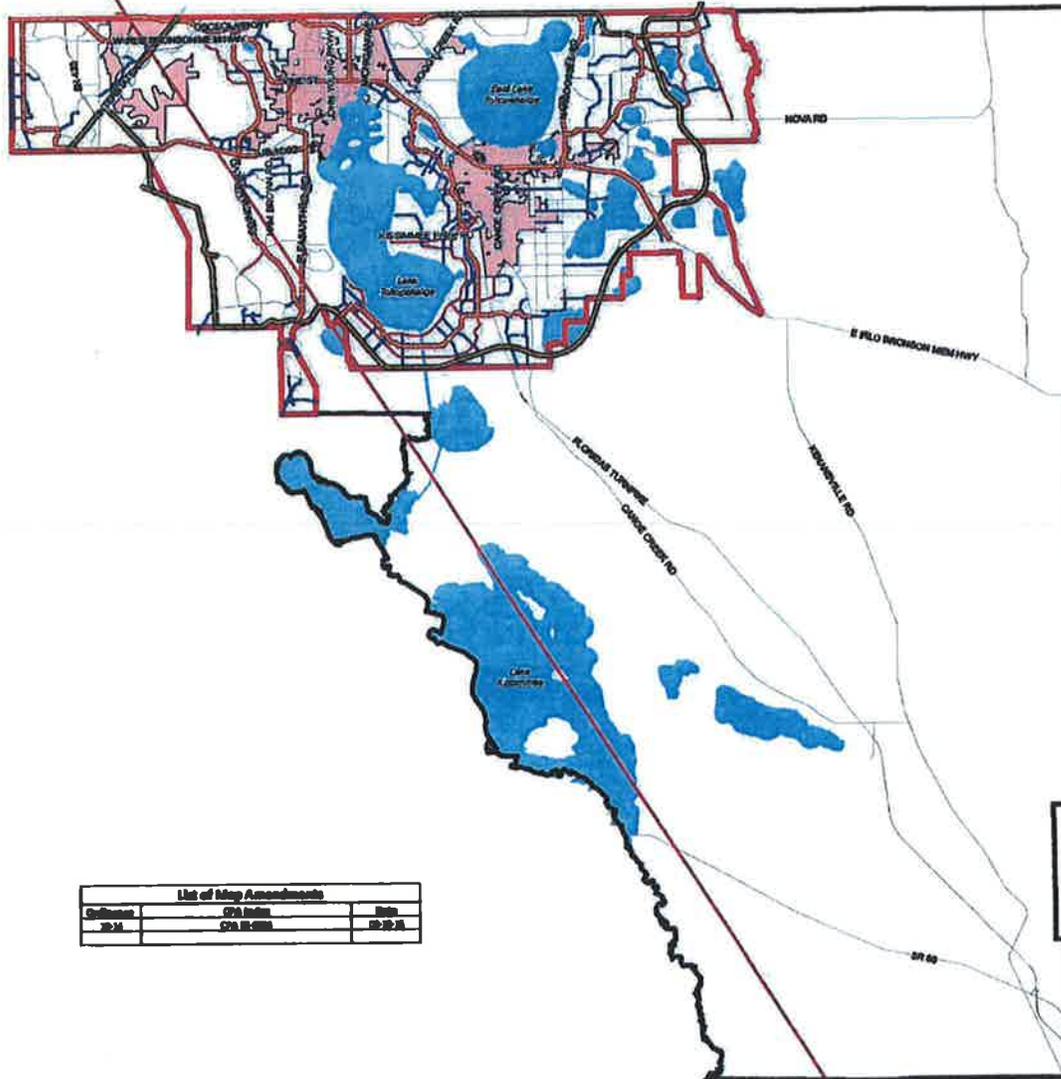
- Urban Growth Boundary
- Planned Multimodal Corridor
- Planned Multimodal Limited Access Expressways
- Planned Boulevards
- Planned Avenues
- Existing Roadways
- Other Jurisdictions

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MMP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2025

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TRN 2A: Roadway Classification System - 2040



List of Map Amendments		
Effective	City Index	Map
2014	City of Ocala	TRN 2A

Legend

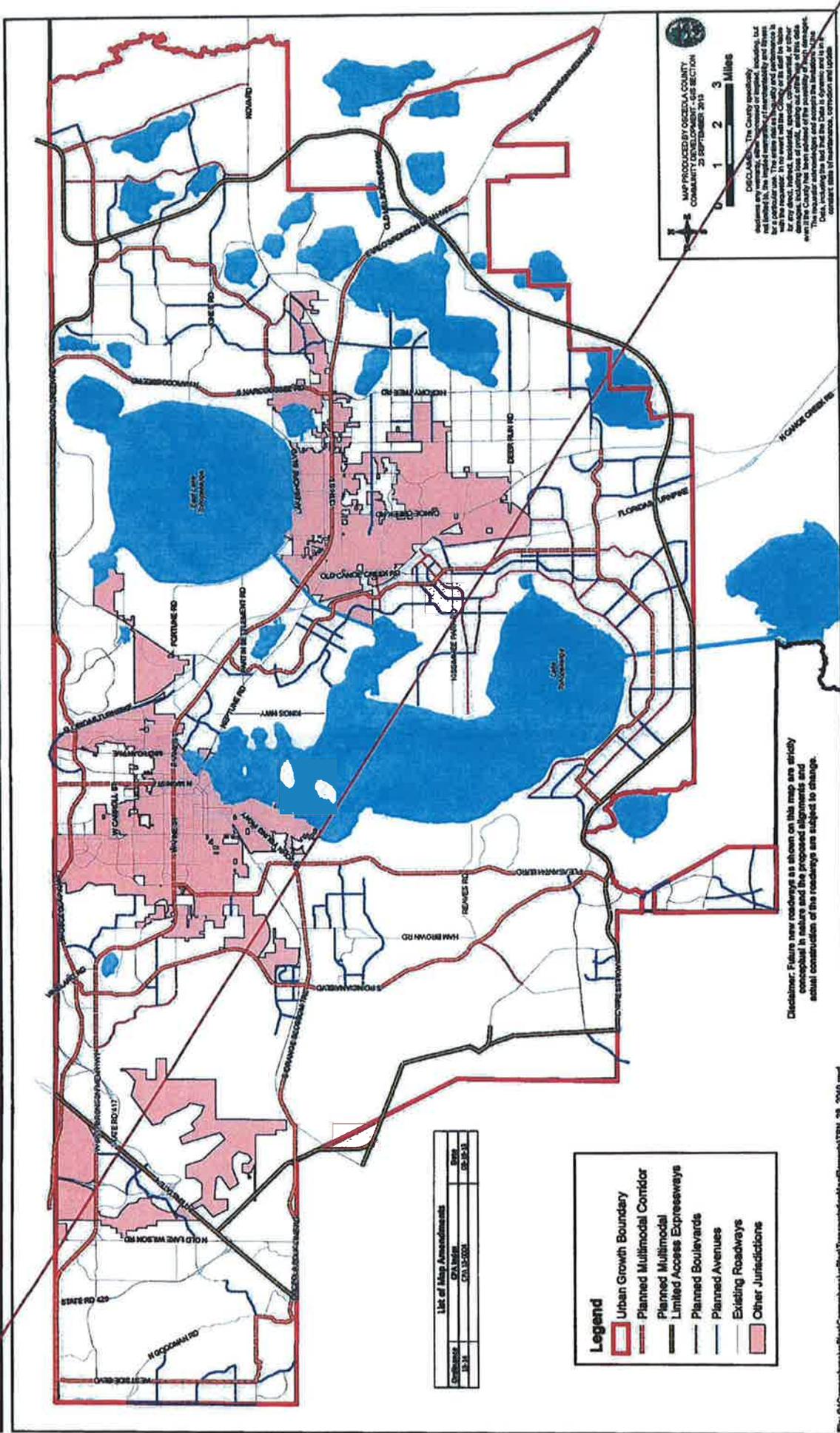
-  Urban Growth Boundary
-  Planned Multimodal Corridor
-  Planned Multimodal Limited Access Expressways
-  Planned Boulevards
-  Planned Avenues
-  Existing Roadways
-  Other Jurisdictions

Disclaimer: Future new roadways, as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

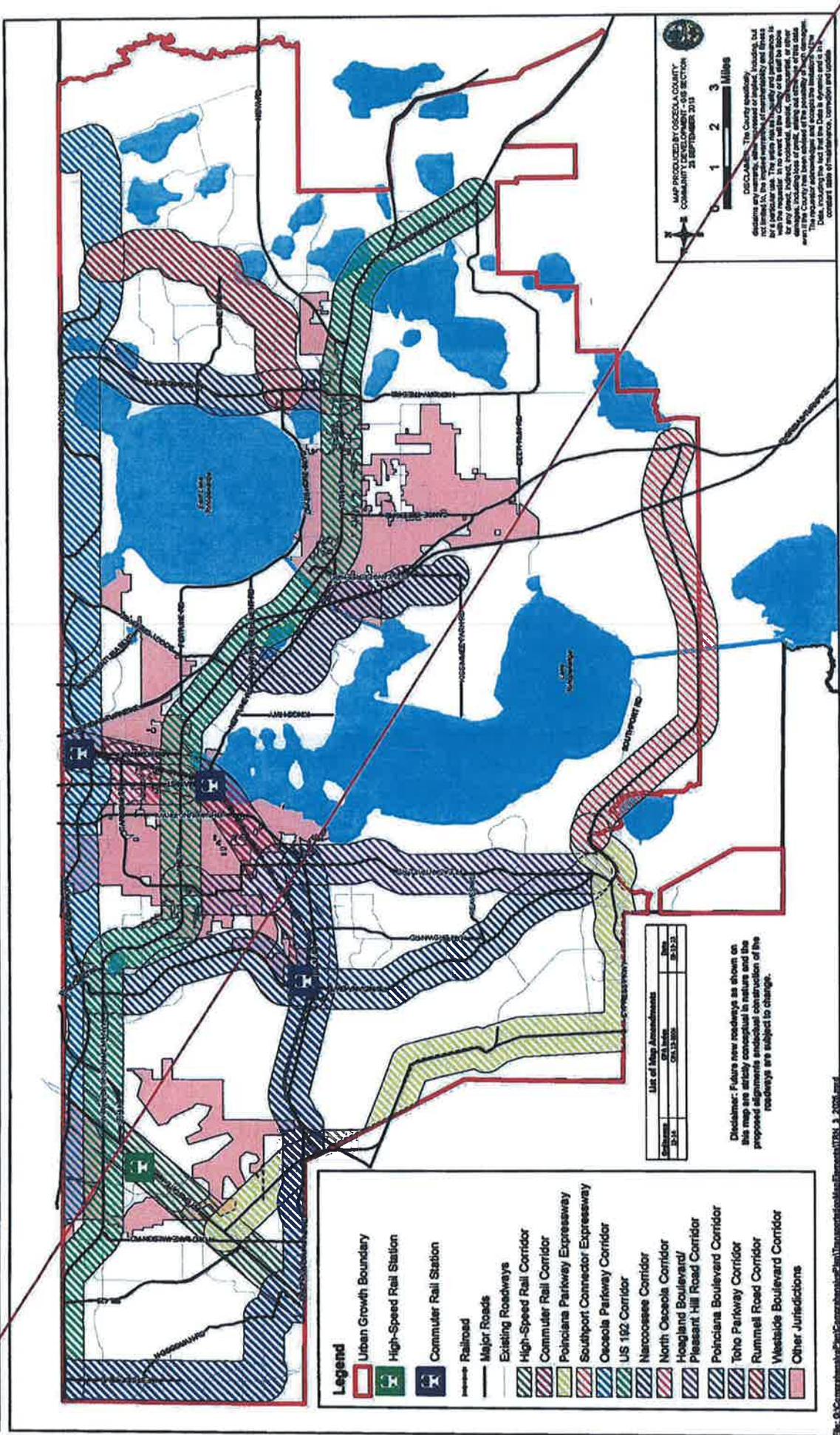


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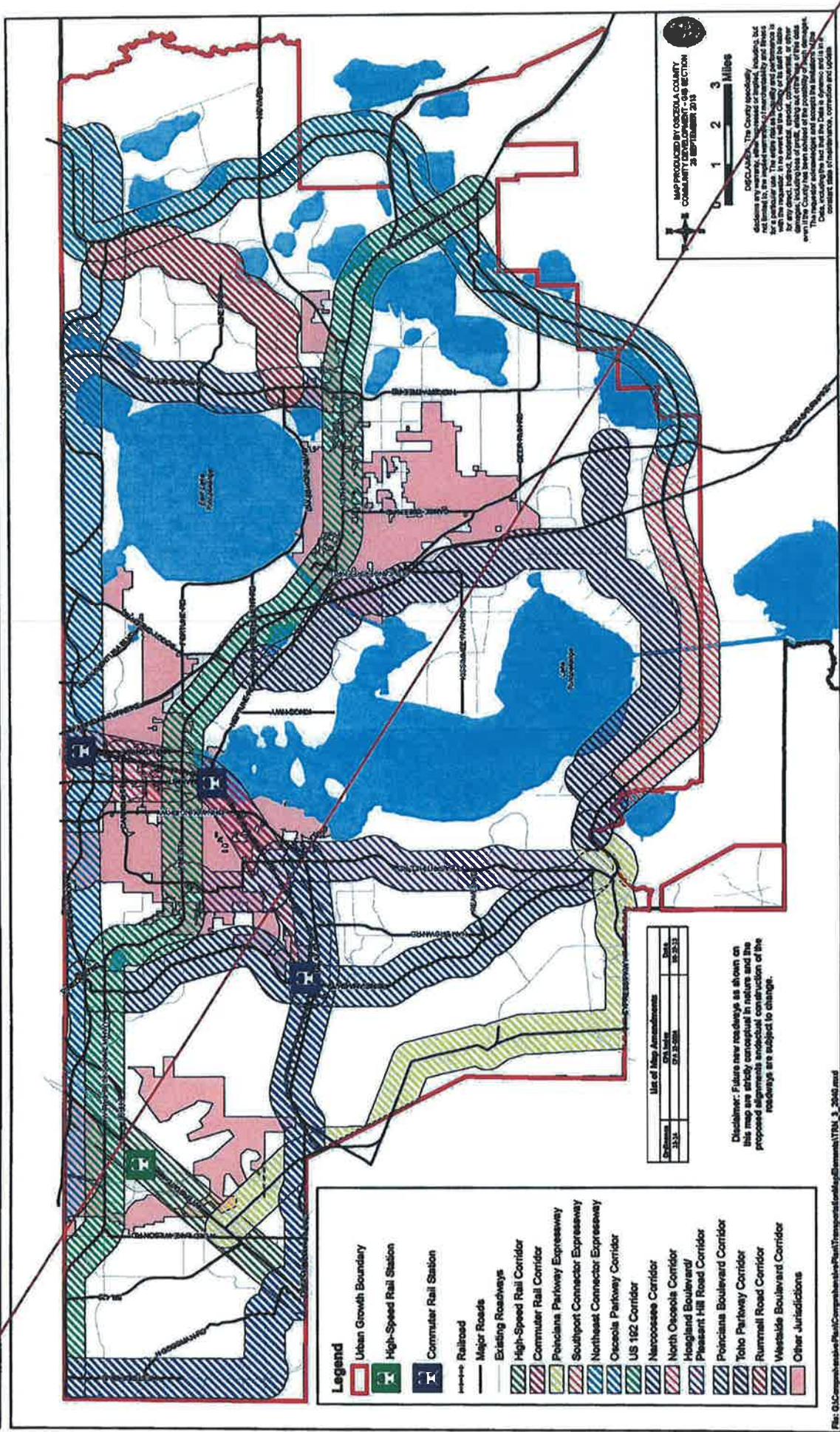
TRN 2B: Roadway Classification System UGB - 2040



TRN 3: Multimodal Corridors - 2025



TRN 3: Multimodal Corridors - 2040



List of Map Amendments

Drawings	Drawn	Date
3324	09/15/2015	09/23/15

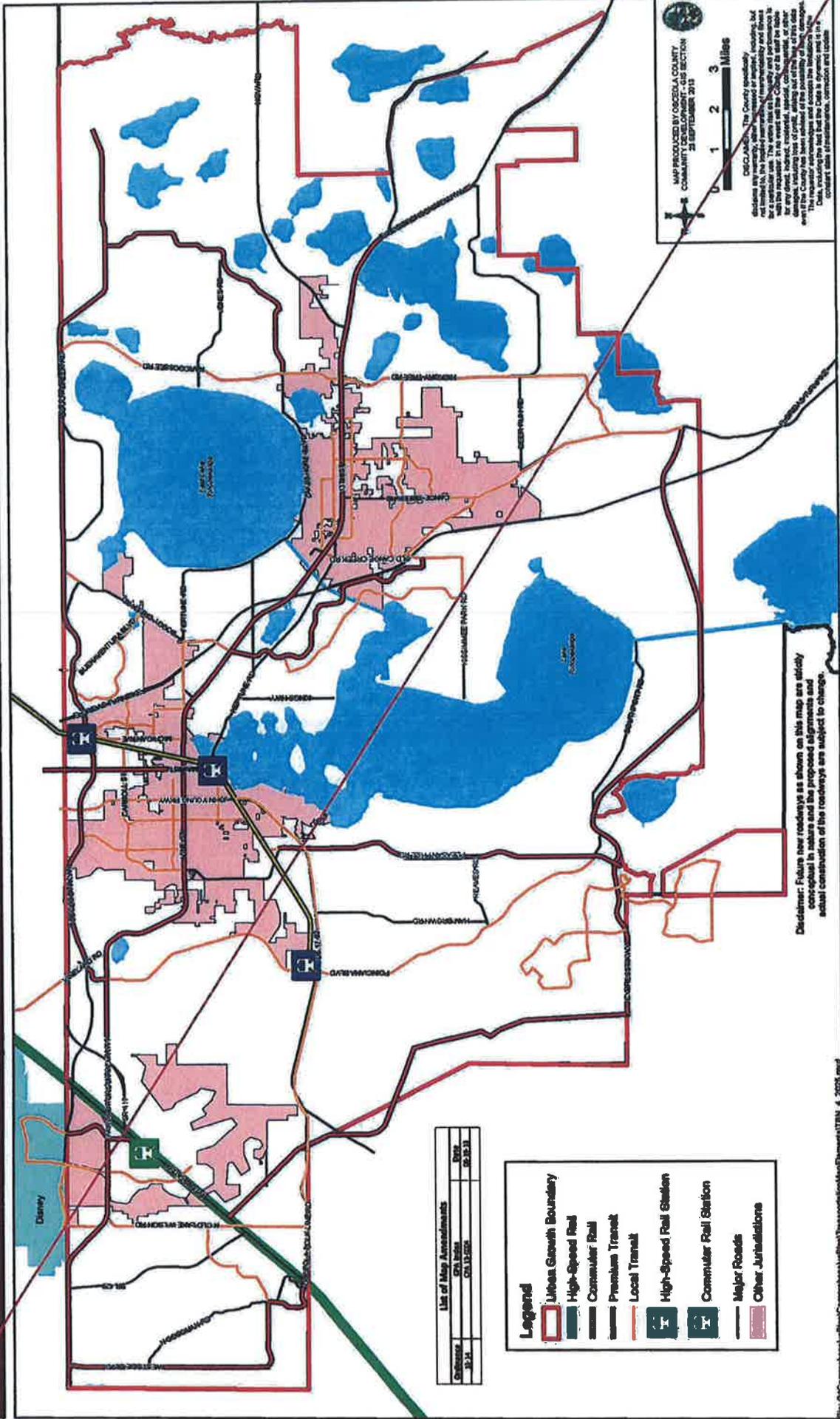
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COMMITTEE ON TRANSPORTATION
29 SEPTEMBER 2015

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TRN 4: Transit System - 2025



City	Map Date	Version
Denny	08/15/2025	02-25.1

Legend

- Urban Growth Boundary
- High-Speed Rail
- Commuter Rail
- Premium Transit
- Local Transit
- High-Speed Rail Station
- Commuter Rail Station
- Major Roads
- Other Jurisdictions

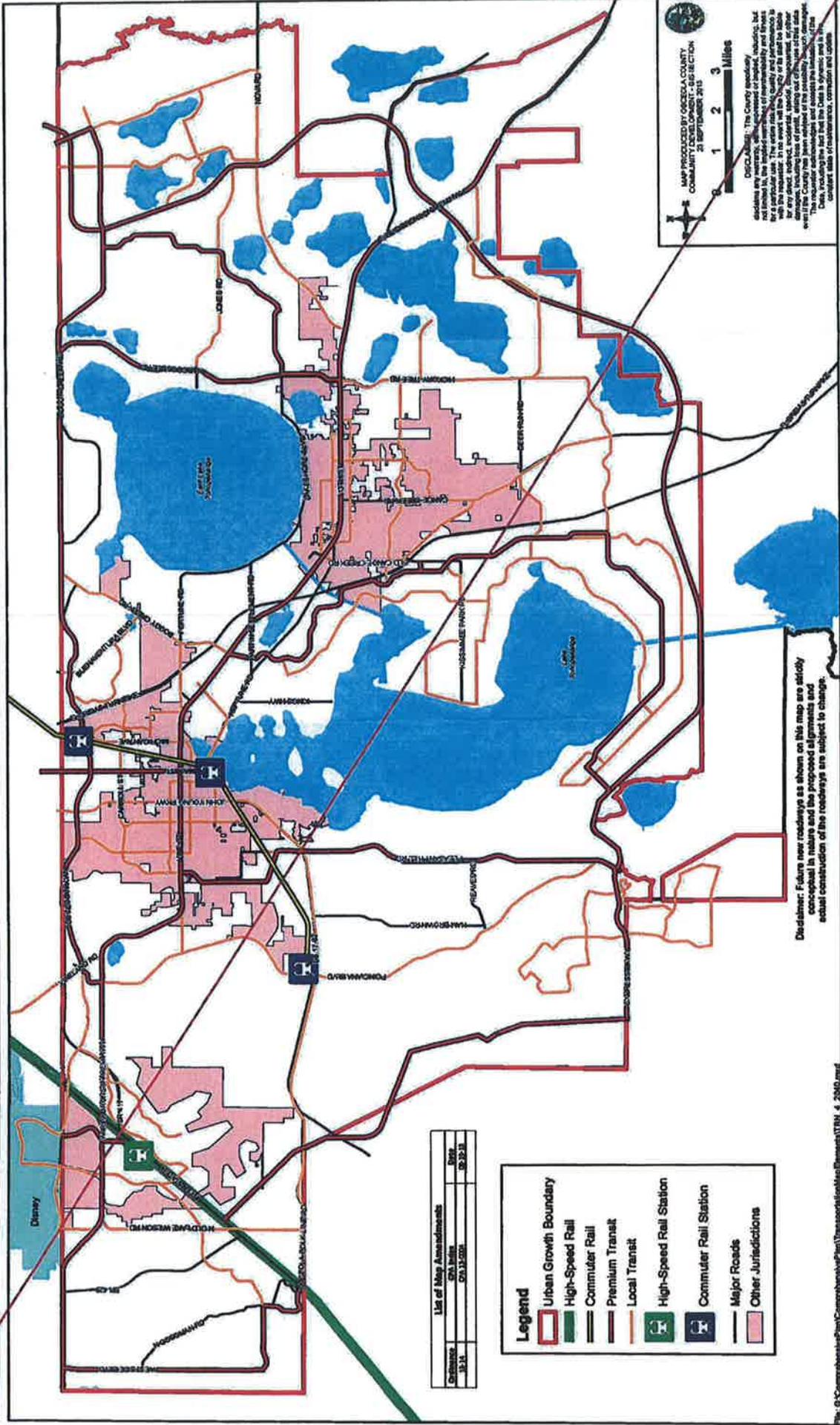
MAP PROVIDED BY COCHISE COUNTY
COMMITTEE 23 SEPTEMBER 2013

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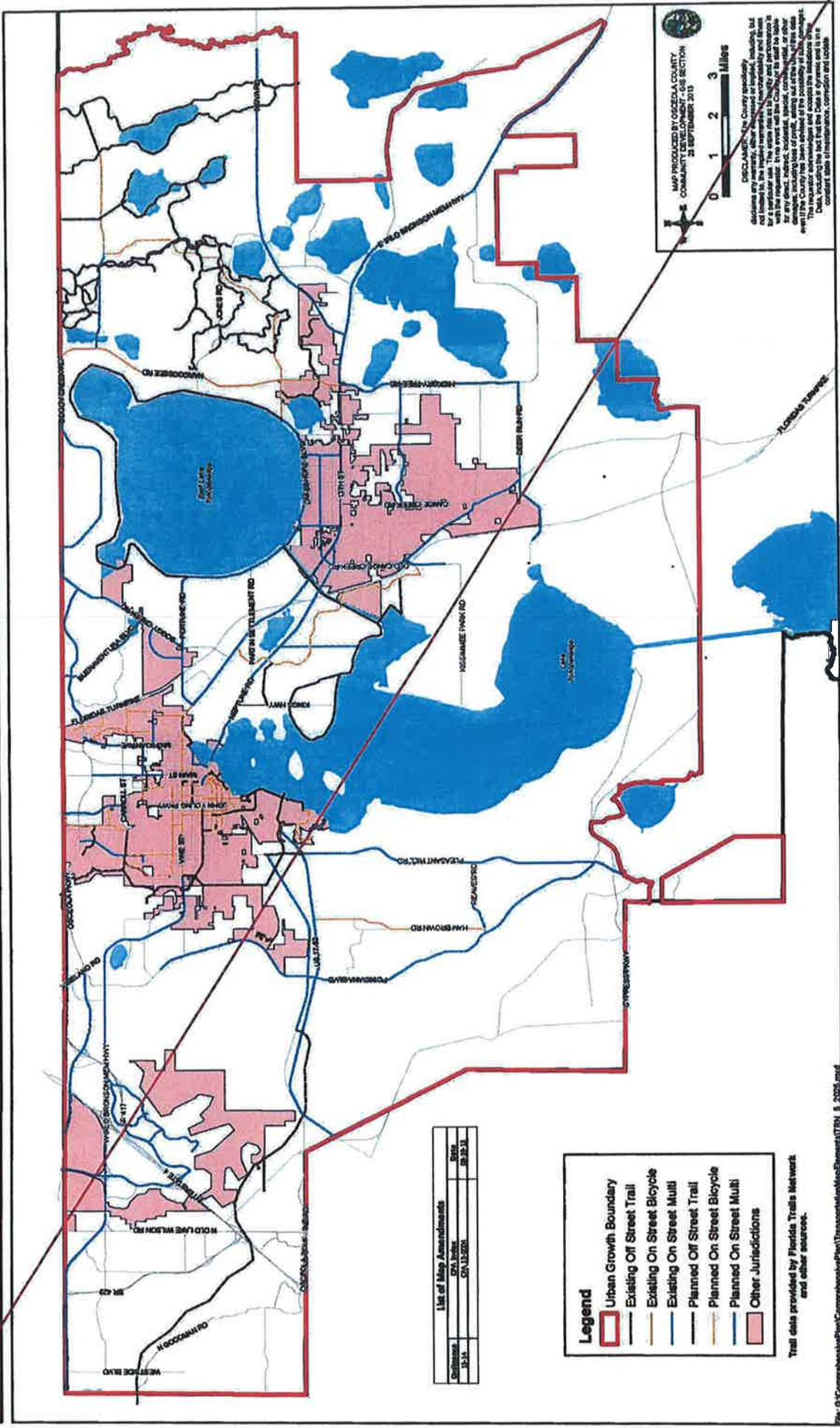
0 1 2 3 Miles

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

TRN 4: Transit System - 2040



TRN 5: Bicycle and Trail Facilities - 2025



List of Map Amendments

Amendment	File Name	Date
13-14	SN 13-001	08-28-14

Legend

- Urban Growth Boundary
- Existing Off Street Trail
- Existing On Street Bicycle
- Planned Off Street Trail
- Planned On Street Bicycle
- Planned On Street Multi
- Other Jurisdictions

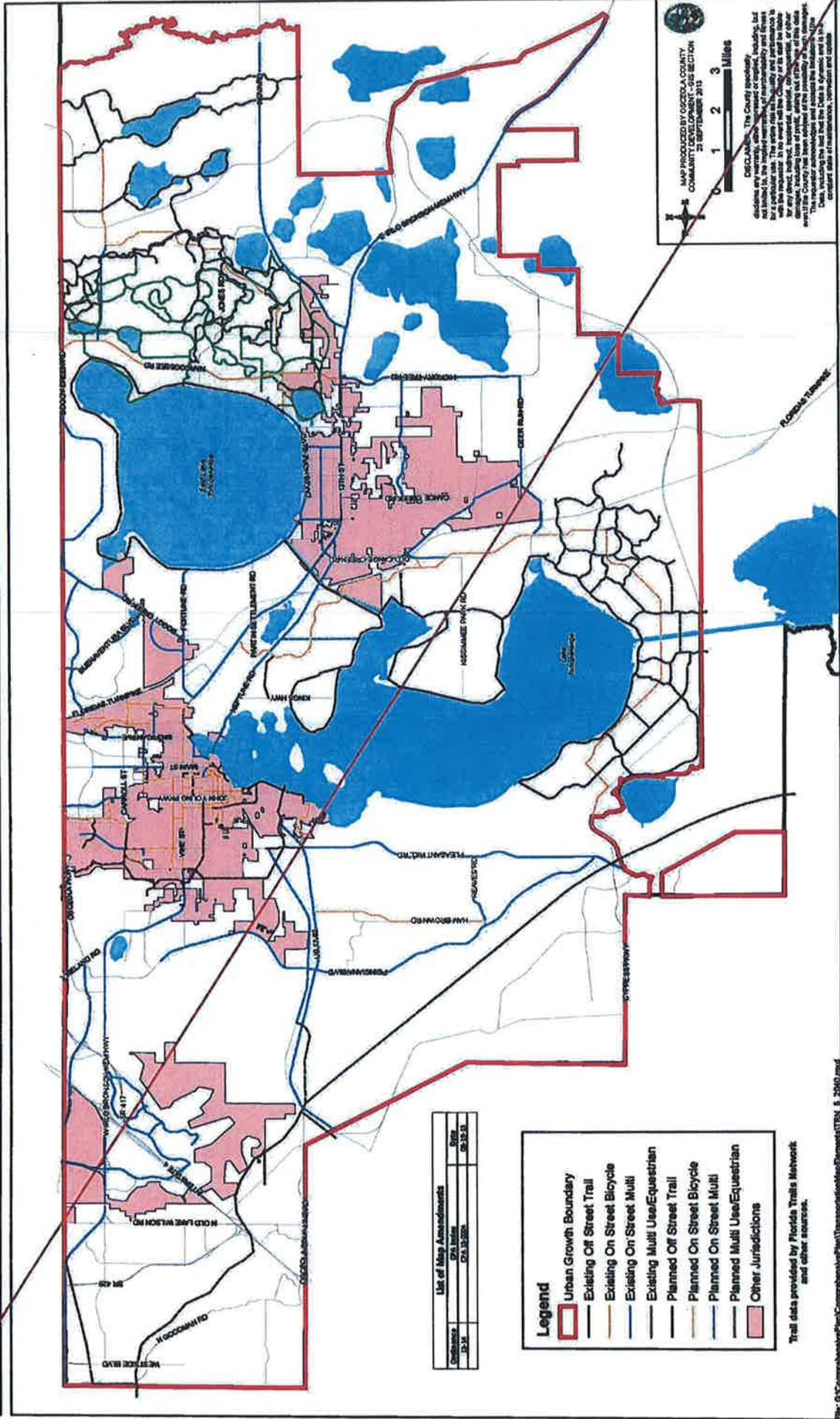
Trail data provided by Florida Trails Network and other sources.

MAP PROVIDED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
28 SEPTEMBER 2015

Scale: 0 1 2 3 Miles

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TRN 5: Bicycle and Trail Facilities - 2040



List of Map Amendments

Amendment	City/County	Date
001	07/11/11	08/11/11
002	07/11/11	08/11/11

Legend

- Urban Growth Boundary
- Existing Off Street Trail
- Existing On Street Bicycle
- Existing On Street Multi
- Existing Multi Use/Equestrian
- Planned Off Street Trail
- Planned On Street Bicycle
- Planned On Street Multi
- Planned Multi Use/Equestrian
- Other Jurisdictions

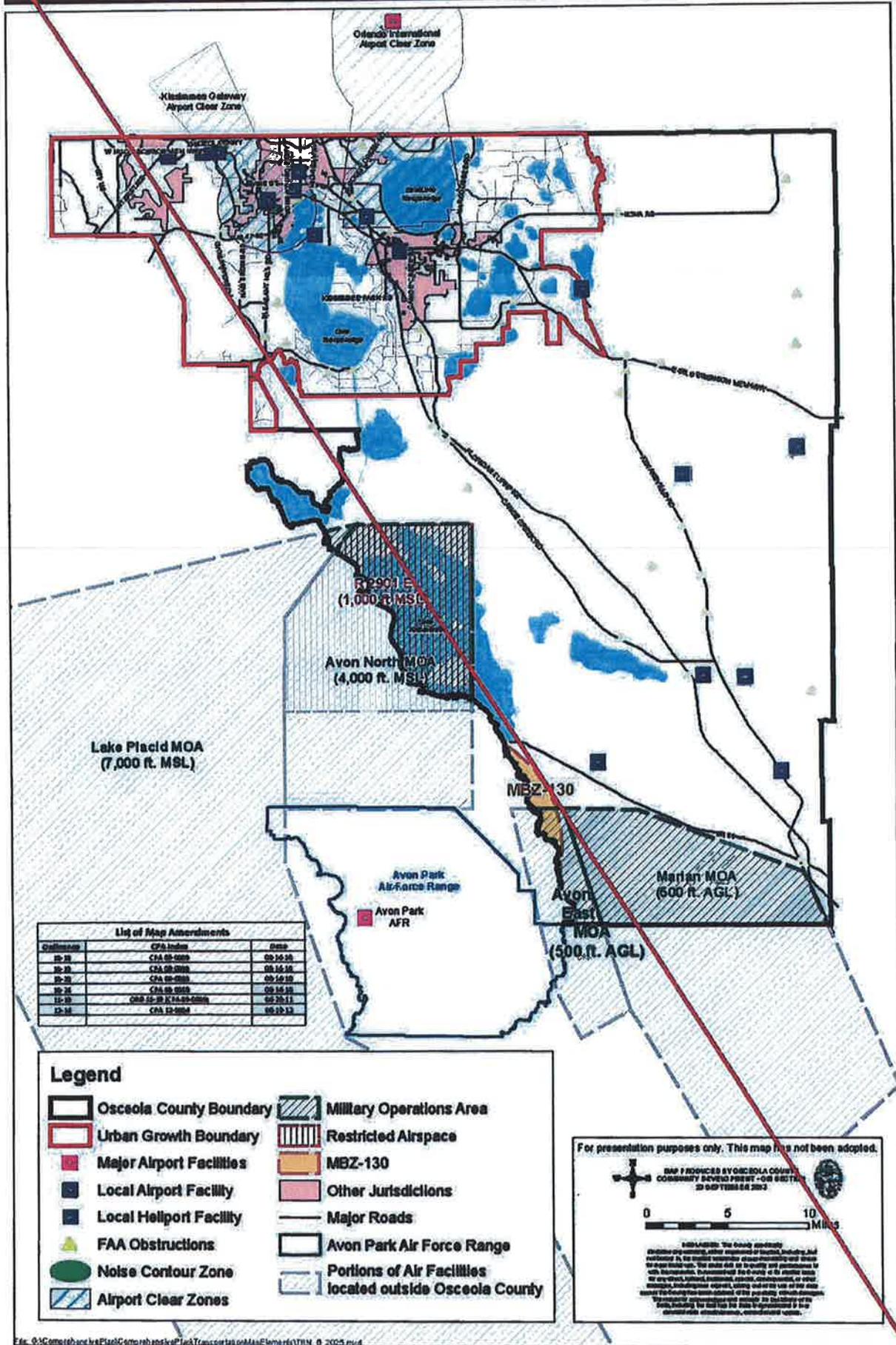
Trail data provided by Florida Trails Network and other sources.

MAP PRODUCED BY OCEALA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013

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0 1 2 3 Miles

TRN 6: Air Transportation Facilities & Special Planning Areas - 2025



List of Map Amendments

Change	CMA Index	Date
25-28	CMA 00-0000	00-10-20
26-28	CMA 00-0000	00-10-20
27-28	CMA 00-0000	00-10-20
28-28	CMA 00-0000	00-10-20
29-28	CMA 00-0000	00-10-20
30-28	CMA 00-0000	00-10-20
31-28	CMA 00-0000	00-10-20
32-28	CMA 00-0000	00-10-20

Legend

- Osceola County Boundary
- Urban Growth Boundary
- Major Airport Facilities
- Local Airport Facility
- Local Heliport Facility
- FAA Obstructions
- Noise Contour Zone
- Airport Clear Zones
- Military Operations Area
- Restricted Airspace
- MBZ-130
- Other Jurisdictions
- Major Roads
- Avon Park Air Force Range
- Portions of Air Facilities located outside Osceola County

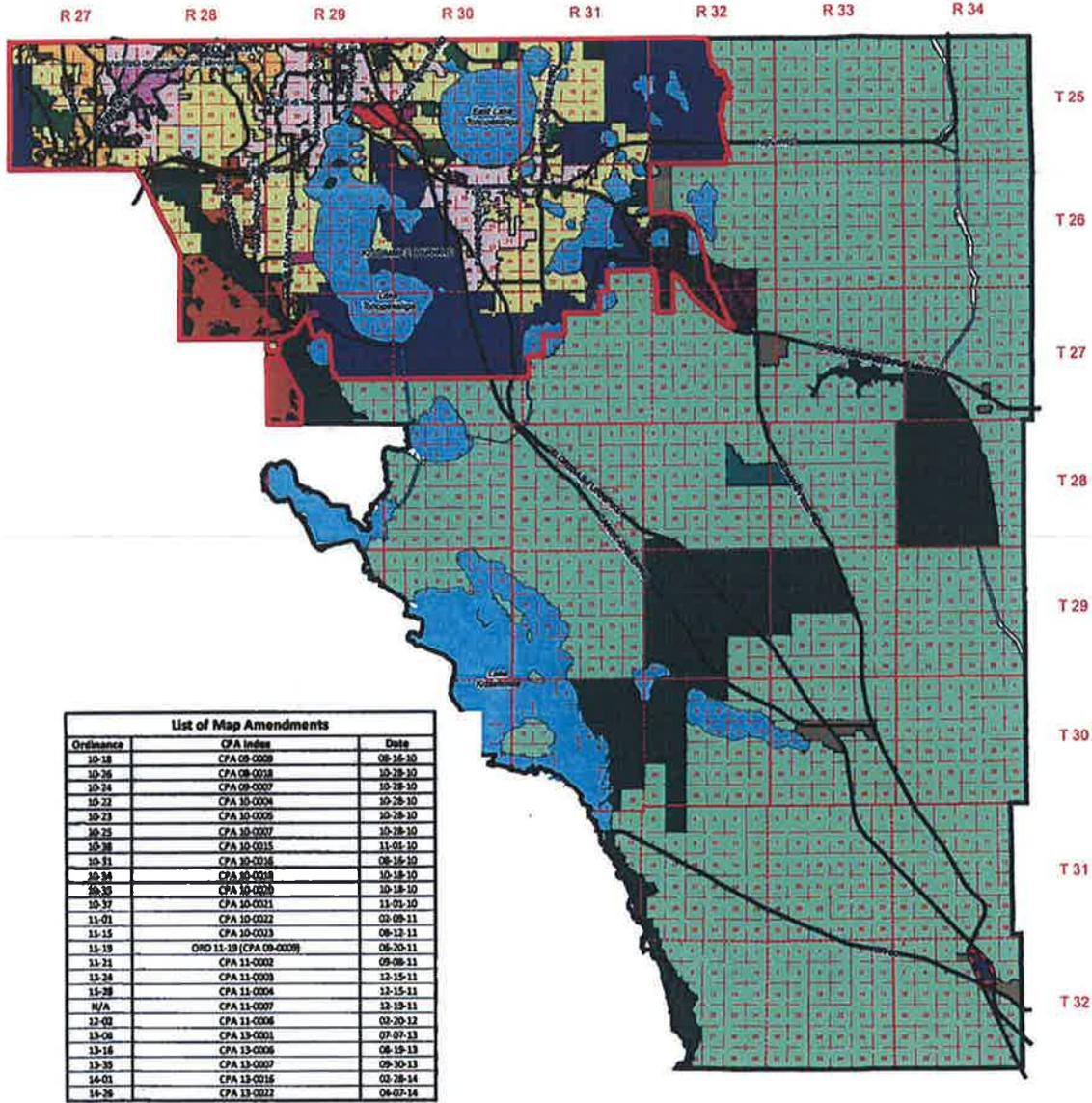
For presentation purposes only. This map has not been adopted.

MAP PRODUCED BY OSCEOLA COUNTY
 COUNTY SEVEN PRINT - 008 SOUTH
 20 SEPTEMBER 2012

0 5 10
 Miles

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FLU 1A: Future Land Use Map - 2040



List of Map Amendments		
Ordinance	CPA Index	Date
10-18	CPA 09-0009	08-16-10
10-26	CPA 09-0018	10-28-10
10-24	CPA 09-0007	10-28-10
10-22	CPA 10-0004	10-28-10
10-23	CPA 10-0005	10-28-10
10-25	CPA 10-0007	10-28-10
10-38	CPA 10-0015	11-01-10
10-31	CPA 10-0016	08-16-10
10-34	CPA 10-0019	10-18-10
10-30	CPA 10-0020	10-18-10
10-27	CPA 10-0011	11-01-10
11-01	CPA 10-0022	03-08-11
11-15	CPA 10-0023	08-12-11
11-19	ORD 11-19 (CPA 09-0009)	06-20-11
11-21	CPA 11-0002	09-08-11
11-24	CPA 11-0003	12-15-11
11-28	CPA 11-0004	12-15-11
N/A	CPA 11-0007	12-19-11
12-02	CPA 11-0006	02-20-12
13-08	CPA 13-0001	07-07-13
13-16	CPA 13-0006	08-19-13
13-35	CPA 13-0007	09-30-13
14-01	CPA 13-0016	02-28-14
14-26	CPA 13-0022	04-02-14

Legend

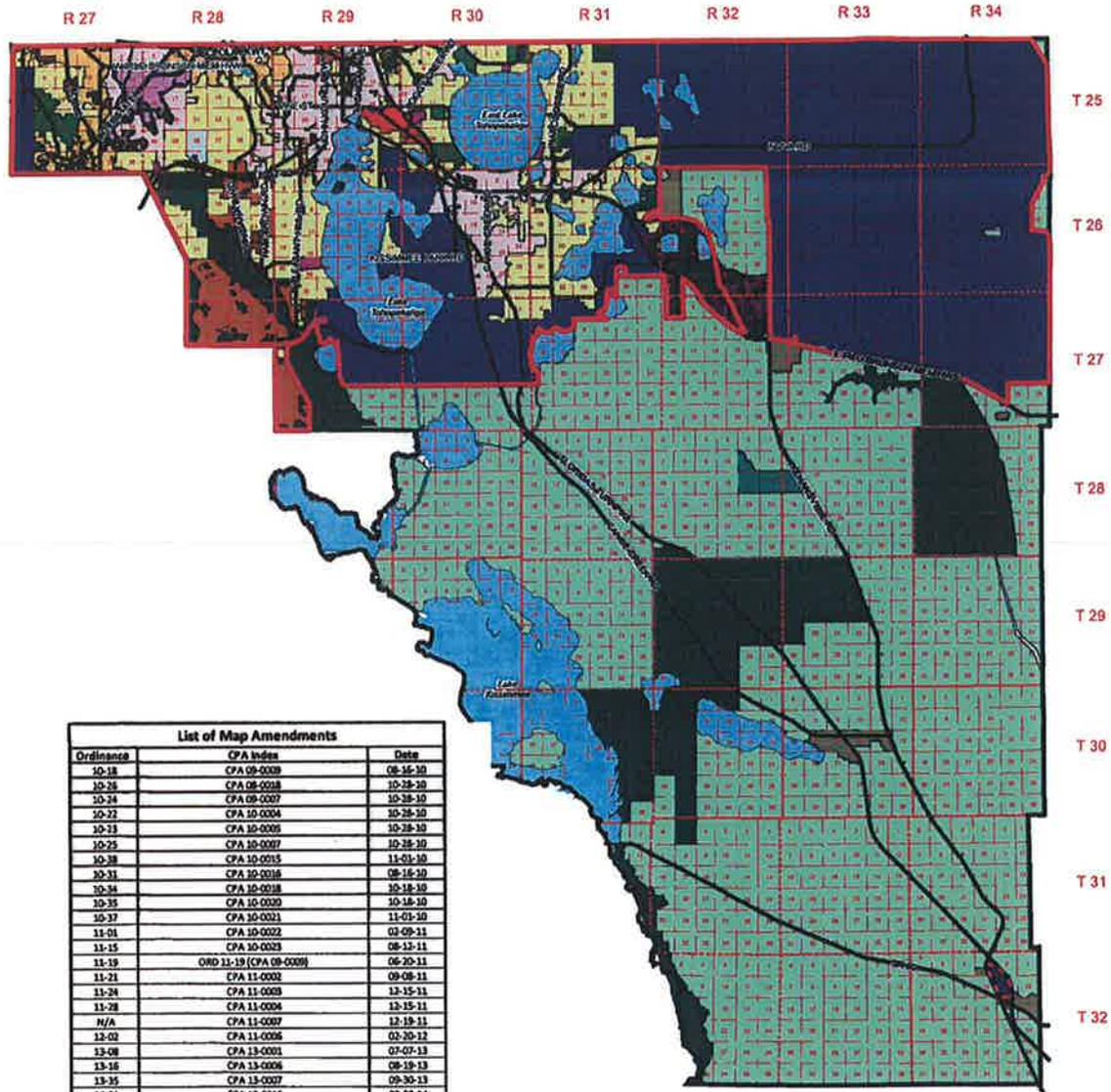
Urban Growth Boundary	Low Density Residential
Yeehaw Transportation Distribution Center	Medium Density Residential
Celebration	Mixed Use
Commercial	Natural Resource Utility
Conservation	Office
Dual Use/HDR and Commercial	Poinciana
Dual Use/Institutional and Commercial	Rural / Agricultural
Harmony	Rural Enclave
High Density Residential	Rural Settlement
Industrial	Tourist Commercial
Institutional	Other Jurisdictions
Intensive Commercial	

* This map includes all city ordinances to date.

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COMMUNITY DEVELOPMENT
GIS SECTION
19 SEPTEMBER 2014

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FLU 1C: Future Land Use Map - 2080



List of Map Amendments		
Ordinance	CPA Index	Date
10-18	CPA 09-0039	08-16-10
10-26	CPA 09-0038	10-28-10
10-34	CPA 09-0037	10-28-10
10-32	CPA 10-0004	10-28-10
10-33	CPA 10-0005	10-28-10
10-25	CPA 10-0007	10-28-10
10-38	CPA 10-0015	11-01-10
10-31	CPA 10-0016	08-16-10
10-34	CPA 10-0018	10-18-10
10-35	CPA 10-0020	10-18-10
10-37	CPA 10-0021	11-01-10
11-01	CPA 10-0022	02-09-11
11-15	CPA 10-0023	08-12-11
11-19	ORD 11-19 (CPA 09-0039)	06-20-11
11-21	CPA 11-0002	09-08-11
11-24	CPA 11-0003	12-15-11
11-28	CPA 11-0004	12-15-11
N/A	CPA 11-0007	12-19-11
12-02	CPA 11-0006	02-30-12
13-08	CPA 13-0001	07-07-13
13-16	CPA 13-0006	08-19-13
13-35	CPA 13-0007	09-30-13
14-01	CPA 13-0016	02-28-14
14-26	CPA 13-0022	04-07-14

Legend

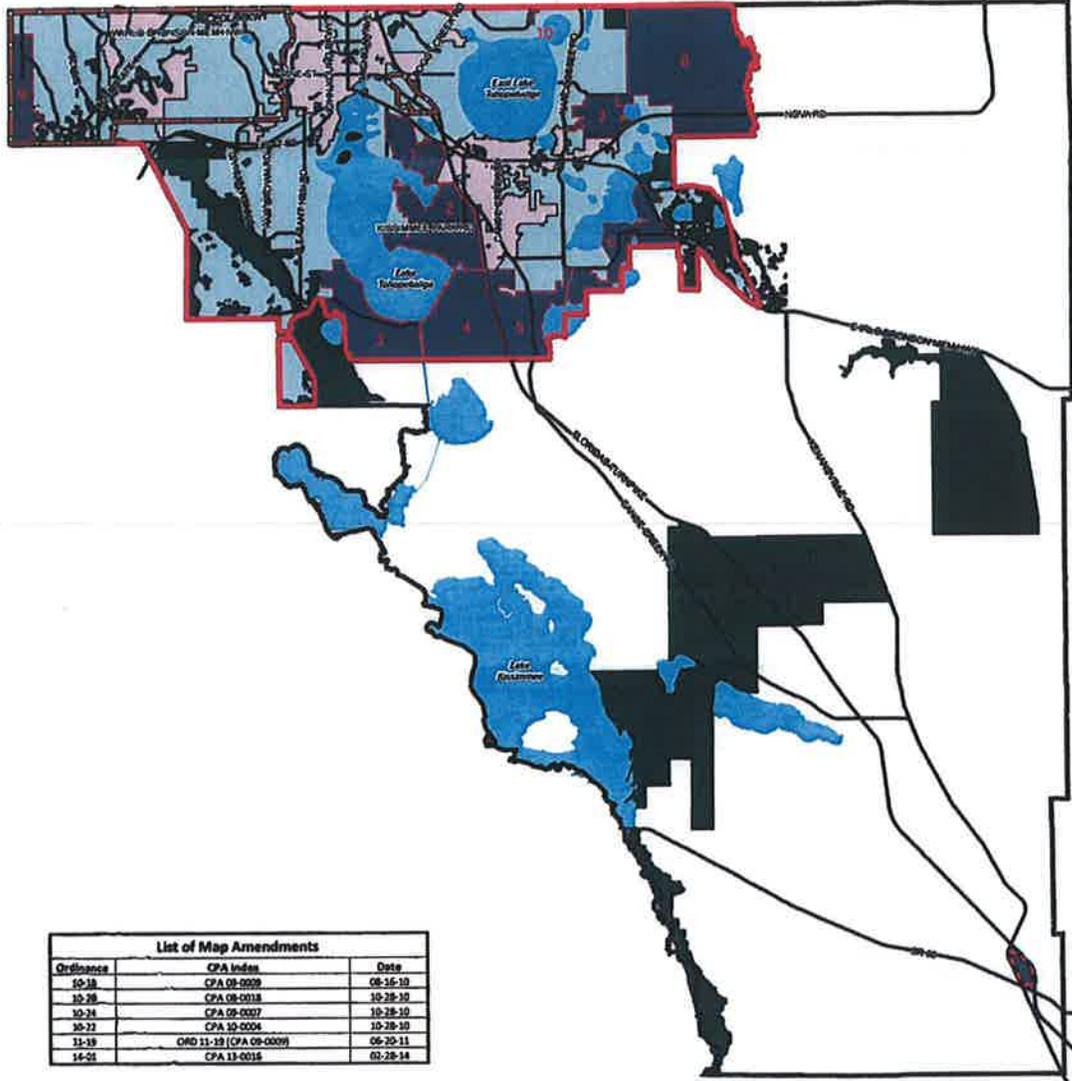
Urban Growth Boundary	Low Density Residential
Yeehaw Transportation Distribution Center	Medium Density Residential
Celebration	Mixed Use
Commercial	Natural Resource Utility
Conservation	Office
Dual Use/HDR and Commercial	Polkiana
Dual Use/Institutional and Commercial	Rural / Agricultural
Harmony	Rural Enclave
High Density Residential	Rural Settlement
Industrial	Tourist Commercial
Institutional	Other Jurisdictions
Intensive Commercial	

* This map includes all city amendments to date.

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GIS SECTION
16 SEPTEMBER 2014

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FLU 2A: Urban Infill/Expansion and Overlay Areas - 2040



List of Map Amendments		
Ordinance	CFA Index	Date
10-18	CFA 08-0009	08-16-10
10-26	CFA 08-0018	10-28-10
10-24	CFA 08-0007	10-28-10
10-22	CFA 10-0004	10-28-10
11-19	ORD 11-19 (CFA 09-0009)	06-20-11
14-21	CFA 13-0016	02-28-14

Legend

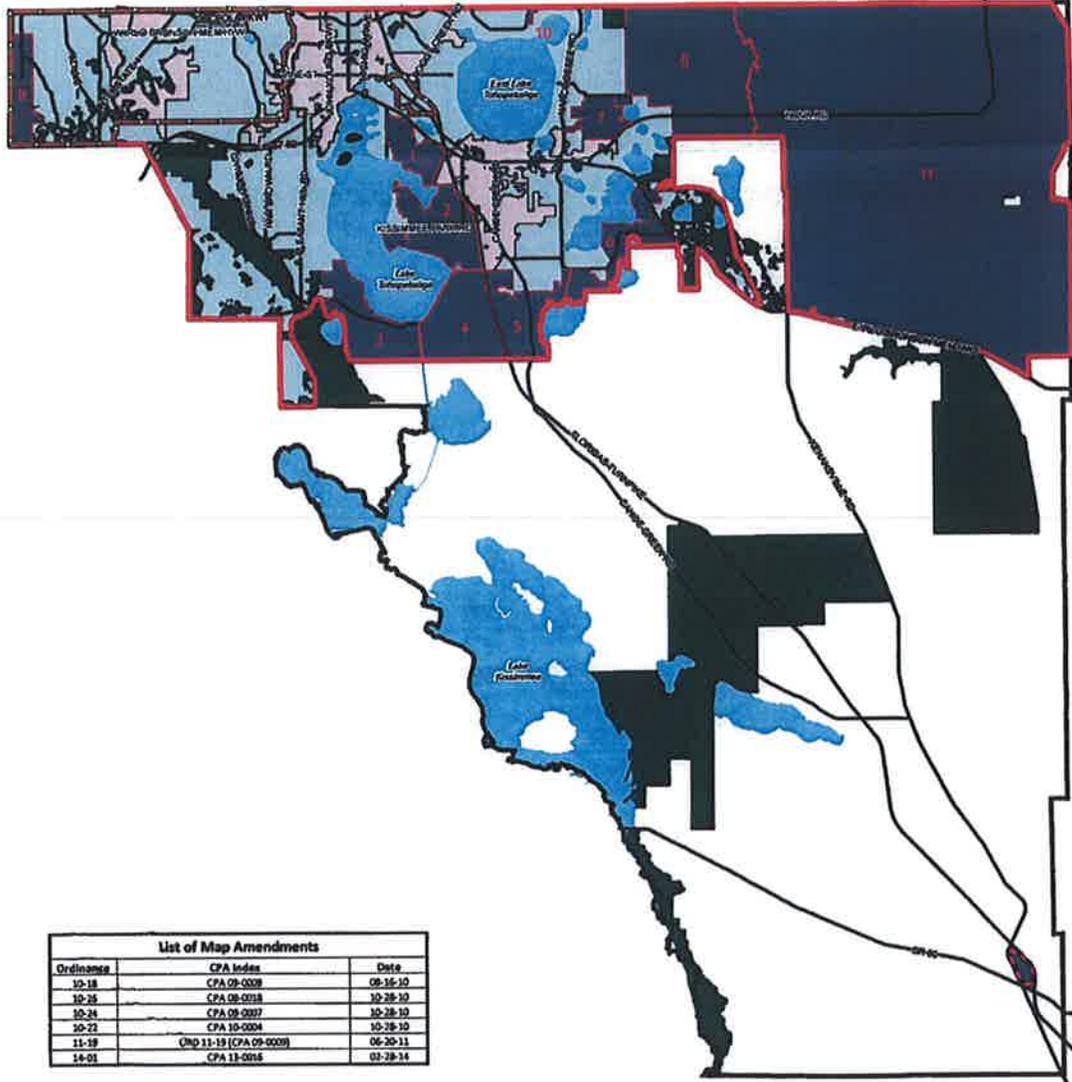
- Urban Growth Boundary
- Short Term Rental Overlay
- Yeehaw Transportation Distribution Center
- Mixed Use Districts
- Conservation Area
- Urban Expansion Area
- Urban Infill Area
- Other Jurisdictions

* This map includes all city annexations to date

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19SEPTEMBER2014

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FLU 2C: Urban Infill/Expansion and Overlay Areas - 2080



List of Map Amendments		
Ordinance	CPA Index	Date
10-18	CPA 09-0038	06-16-10
10-25	CPA 09-0038	10-28-10
10-24	CPA 09-0037	10-28-10
10-27	CPA 10-0004	10-28-10
11-19	Ord 11-19 (CPA 09-0009)	06-20-11
14-01	CPA 13-0016	02-28-14

Legend

- Urban Growth Boundary
- Short Term Rental Overlay
- Yeehaw Transportation Distribution Center
- Mixed Use Districts
- Conservation Area
- Urban Expansion Area
- Urban Infill Area
- Other Jurisdictions

* This map includes all city annexations to date

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19SEPTEMBER2014

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