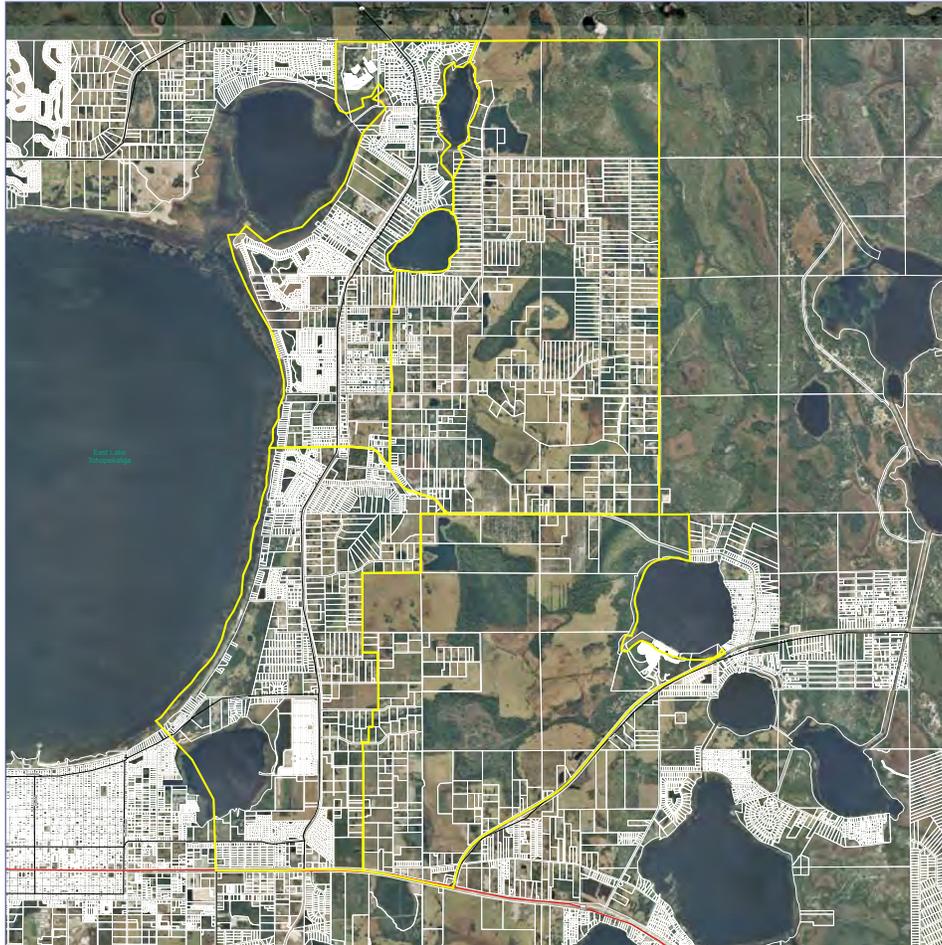


Narcoossee Community Planning Event



Neighborhood Meeting #1

Introduction + Orientation/ Vision + Values

01 + 02 December 2010



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meeting agenda

Welcome/ Introductions

Overview + Purpose of the Neighborhood Meetings

- *Participation Guidelines*

Community Plan Background + Process

- *Citizens' Advisory Committee*

Neighborhood Meeting #1 Packet:

- *Vision Statement Discussion*
- *Visual Preference Exercise*
- *Existing Conditions*
- *Community Values Questions: Homework*

Next Steps



origins of the process

- *In June 2009, the community held an informal, weekend-long event to discuss how to make growth work for the Narcoossee area.*
- *Outcomes of the workshop included a preliminary understanding of issues and opportunities that face the community, a vision for the future and a framework plan.*
- *At the workshop, participants asked their Commissioner to build off of the workshop's momentum by starting an expanded and comprehensive planning effort.*

The initiation of this historic planning effort is a fulfillment of this promise.



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meeting principles

This is about what **YOU** want for your community

County staff are here to listen

*These meetings should be less about the past,
+ more about the future*

Focus on being proactive, not reactive

There are some 'givens' that we must work within

**We must show respect for private property, present
+ future neighbors + the community as a whole**



overall schedule

project phase	date	event	description
Phase 1: Start-Up	October 23, 2010	Community Event #1	Project Kickoff
	December 2010	Neighborhood Meeting #1	Introduction/ Orientation + Values
Phase 2: Opportunities	December 2010	Neighborhood Meeting #2	Opportunities + Constraints
	January 2011	Citizen Advisory Committee Meeting #1	Opportunities + Constraints
Phase 3: Scenario Development	February 2011	Neighborhood Meeting #3	Framework Scenarios
		Citizen Advisory Committee Meeting #2	Framework Scenarios
Phase 4: The Community Plan	April 2011	Neighborhood Meeting #4	Draft Plan
	May 2011	Neighborhood Meeting #5	Refinement of Plan
		Citizen Advisory Committee Meeting #3	Refinement of Plan
	June 2011	Neighborhood Meeting #6 <i>(if needed)</i>	
	August 2011	Community Event #2	Presentation of Final Plan



citizen advisory committee

What is the Citizen Advisory Committee?

The Narcoossee Community planning area is divided into four subareas: the North, South and East Narcoossee Communities and the Center Lake Community. Two to three representatives from each of the subareas will be selected to serve on the Citizen Advisory Committee (CAC).

What does the CAC do?

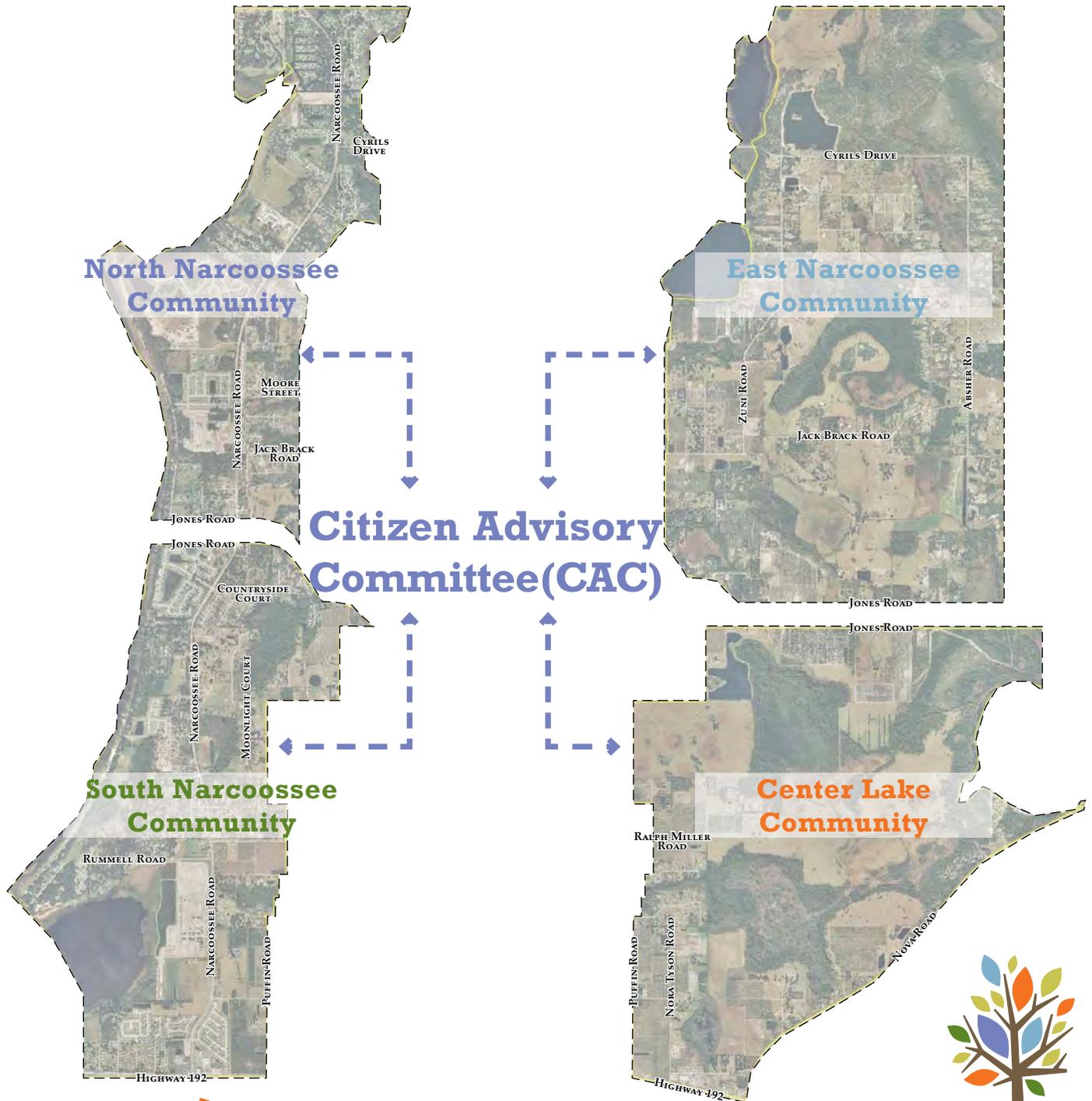
The purpose of the CAC is to help coordinate the activities and recommendations from each of the four subareas, throughout the planning process. The CAC will organize neighborhood meetings, engage in informal discussions with community members, meet with HOA's and attend three CAC meetings at key milestones in the project.

How can I join the CAC?

Please fill out an application to be a CAC member. The CAC members will be announced at the second neighborhood meeting in each subarea.



community subareas



key statistics

- *97% of the County's 235,000 residents live in the northwestern quadrant, leaving the rest of the County mostly rural*.*
- *In the next 15 years, the areas surrounding Lake Toho and East Lake Toho are expected to capture over 20% of the projected growth of 300,000 additional residents.*
- *The Narcoossee planning area is positioned in the path of growth.*
- *Approximately 30% of the homes in the Narcoossee planning area have been built in the last decade (see Pattern of Growth map).*
- *Most people work outside the planning area in management and professional jobs. Jobs locally are transitioning from agricultural to education, services and medical sectors.*
- *95% of residents take their car to work. Average commute time is 30 minutes.*

**Statistics based on the 2006 Urban Land Institute Panel and Report:
Vision and Growth Strategy for Osceola County*



challenges + opportunities

The following challenges, opportunities, and thoughts about growth were identified by community members at the June 2009 Community Workshop:



Challenges:

“Growth will come!”

- *It is as much “our” growth as it is from the outside*
- *Can we have growth and still preserve what we love?*
- *Can we let current patterns continue and still have it all (low taxes, traffic, services)?*
- *It is not growth, it’s the pace of it*

Opportunities:

“Yes, we can make growth work for us!”

- *If we don’t plan for it, we will lose!*
- *Doing nothing may not be the answer*
- *Not stopping growth, but having a “say” in growth*
- *Growth, while preserving what we love*
- *Growth will occur, but we can plan for it*



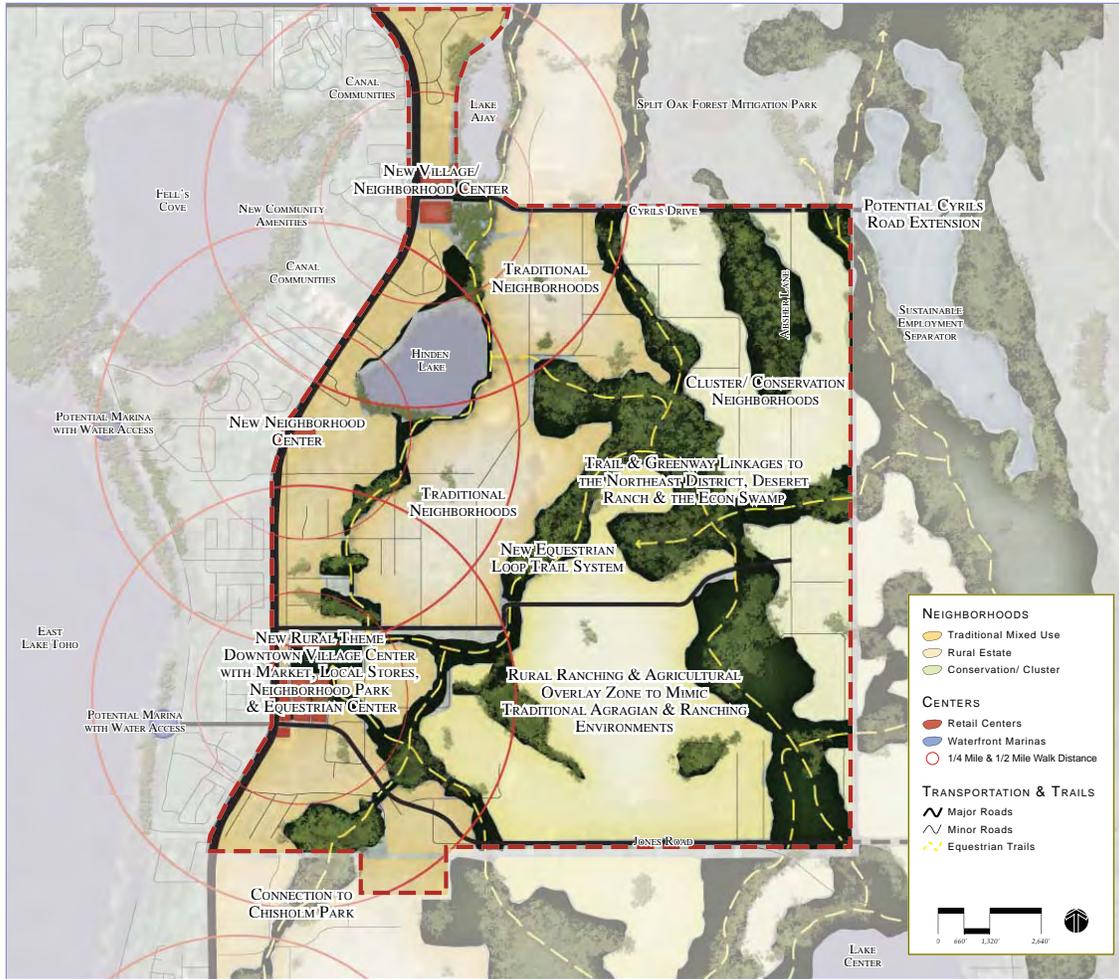
key statistics

- *The citrus industry has always been a staple for the area. As far back as the turn of the century “Narcoossee oranges” were delivered throughout the world.*
- *Based on a community values poll, over 60% of those polled plan to retire in the Narcoossee planning area, but fewer than 30% of residents expect their children to live in the planning area when they grow up.*
- *According to the U.S. Census Bureau, approximately 14% of the homes in the Narcoossee planning area are vacant.*
- *Traffic on Narcoossee Road is estimated to continue to rise, as this is currently the only direct way to get to Orange County and Orlando.*
- *Improvements are already in-progress for Narcoossee Road that connect to other emerging growth areas such as Medical City, Lake Nona and the Airport.*
- *There are only 8 restaurants in the Narcoossee area, and all are located along the far southern boundary.*



illustrative plan

From the 2009 East Narcoossee Community Workshop



Sustainable Technologies



Senior Center



Research Campus



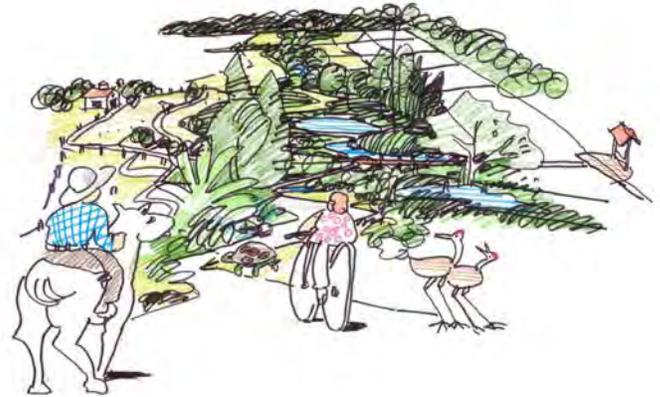
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illustrative plan

From the 2009 East Narcoossee Community Workshop



Downtown Village Center



Trail & Greenway



Cluster/Conservation Neighborhoods



Neighborhood Center



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activity #1: vision statement

Please highlight those words that are important to you within this Vision Statement. In addition, please note any additional words or phrases that should be included.



activity #1: vision statement

From the 2009 East Narcoossee Community Workshop

“A country style, cohesive community within an urbanizing area, built on rural amenities and character. A community that looks forward, providing higher wage jobs, interesting neighborhoods and amenities, while protecting its rich heritage.

Our community is based on respect for our property, neighbors, and community. In the path of growth, we will embrace change by pro-actively planning and celebrating our rural character.”



activity #2: visual preference

Please review the images included on the following pages, and note which images best represent what you envision for your community. Please return the completed exercise to County staff.



activity #2: visual preference

Which images best represent your view of the future for the area?
economic development

High-Tech
Research
Office
Campus



Well
Designed
Architectural
Details



Neighborhood
Corner
Convenience
stores



Light
Industrial



Investment
in Existing
Historic
Downtown



Typical
Retail
Development



Grocery-
Anchored
Retail



Mixed-Use
Neighborhood
Scale Center



Hotel



"Big Box"
retail



Multi-
Building
Office
Campus



Mixed-Use
Neighborhood
Scale Center



"Mom & Pop"
Restaurant



Lakefront
Retail
Areas



activity #2: visual preference

Which images best represent your view of the future for the area?

housing

Traditional Neighborhood Development Single-Family Residential		Rural Equestrian Estates			Single- Family Housing
Single- Family Estate Housing		Multi-family Townhomes			Rural Residential
Single-Family Conservation- Oriented Neighborhoods		Multi-Family Townhomes with Integrated Open Space			Multi-Family Apartments
Higher- Density Multi-Family Homes		Single-Family Estate Housing			Manufactured Residential
Rural Large-Lot Development		Rural Farm Residential			



activity #2: visual preference

Which images best represent your view of the future for the area?
amenities

Public Greens/ Plazas		Churches/ Meeting Areas			Gated Community		Boat Docks/ Water Access
Recreation Center		Defining Character Features			Amphitheater/ Public Gathering Spaces		Libraries/ Community Center
Entry Monuments		Civic Buildings/ Town Hall			Marina/ Boat Slips		
				Farmers' Market			



activity #2: visual preference

Which images best represent your view of the future for the area?

separators

Regional Park Systems		Landscaped Earthen Berms			Passive Recreational Open Space Trails		Canals/Waterways
Libraries/ Recreation Centers		Natural Lands/ Agricultural Mosaic			Groves/ Agricultural Fields		Golf Courses
Energy Production/ Solar Panel Fields		Natural Water Bodies			Agricultural/Ranching		
Stormwater Basins & Linear Park Systems							



activity #2: visual preference

Which images best represent your view of the future for the area?
transportation

Bus Stops with Bus Rapid Transit Capability



Bicycle Trails



Rural Road with Sand Surface & Natural Landscape Edges

Multi-use Off-Street Sidewalks



Bridges with Interesting Architectural Details



2-Lane Highway with Planted Medians



Residential Roads with Curb, Street Trees & Sidewalks



Roundabout



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activity #2: visual preference

Which images best represent your view of the future for the area?
parks, recreation + trails

Recreation Center



Golf Course



Equestrian Trails



Regional Park Facilities

Parkways



Community Gardens



Playgrounds



Greenways & Trail Systems

Skateboard Parks



Beach Areas



Public Plazas

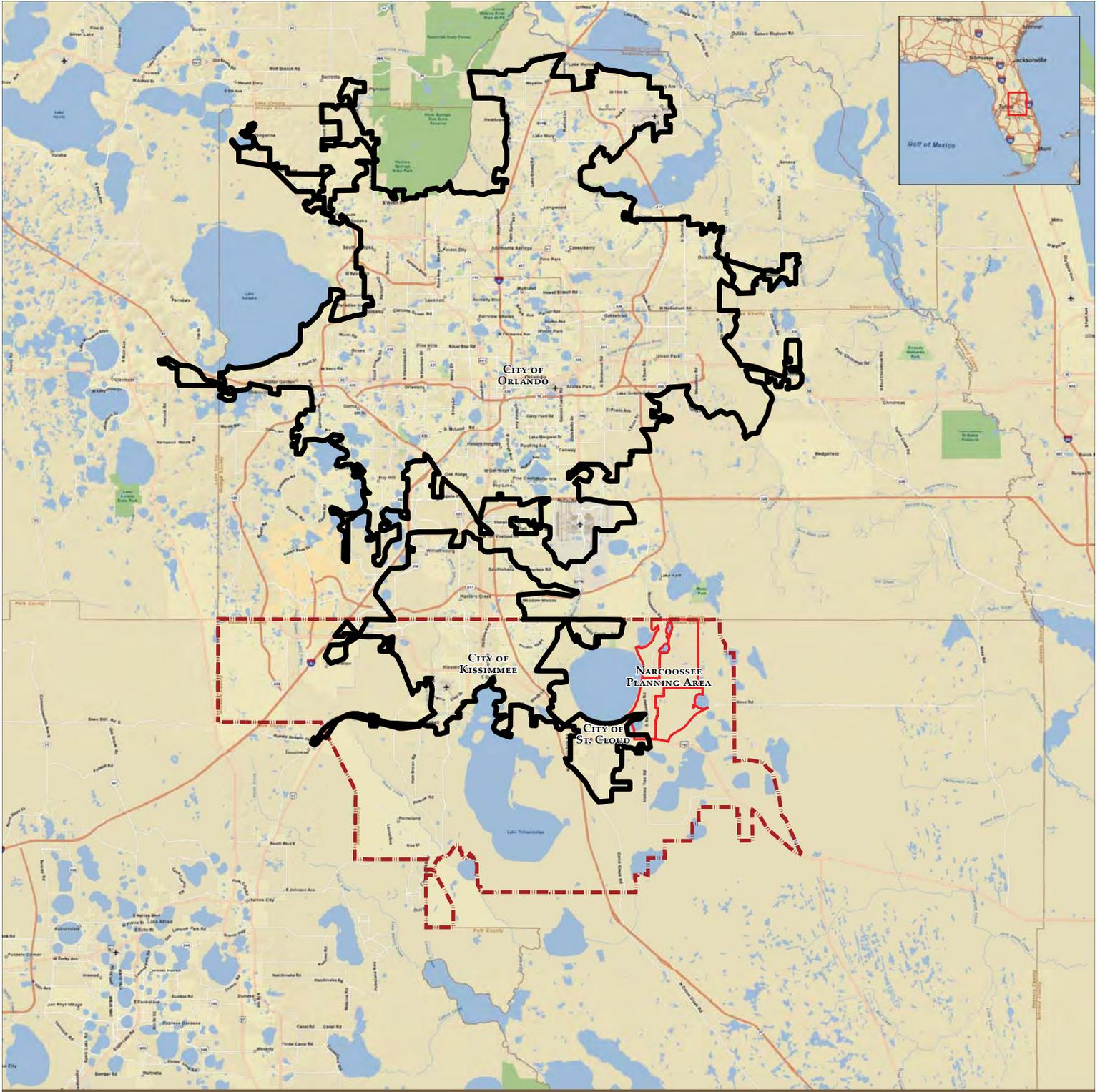
Lakeside Parks



activity #3: existing conditions

Please review the included maps. Feel free to note any changes that need to be made to included data, and return to County staff.





regional context

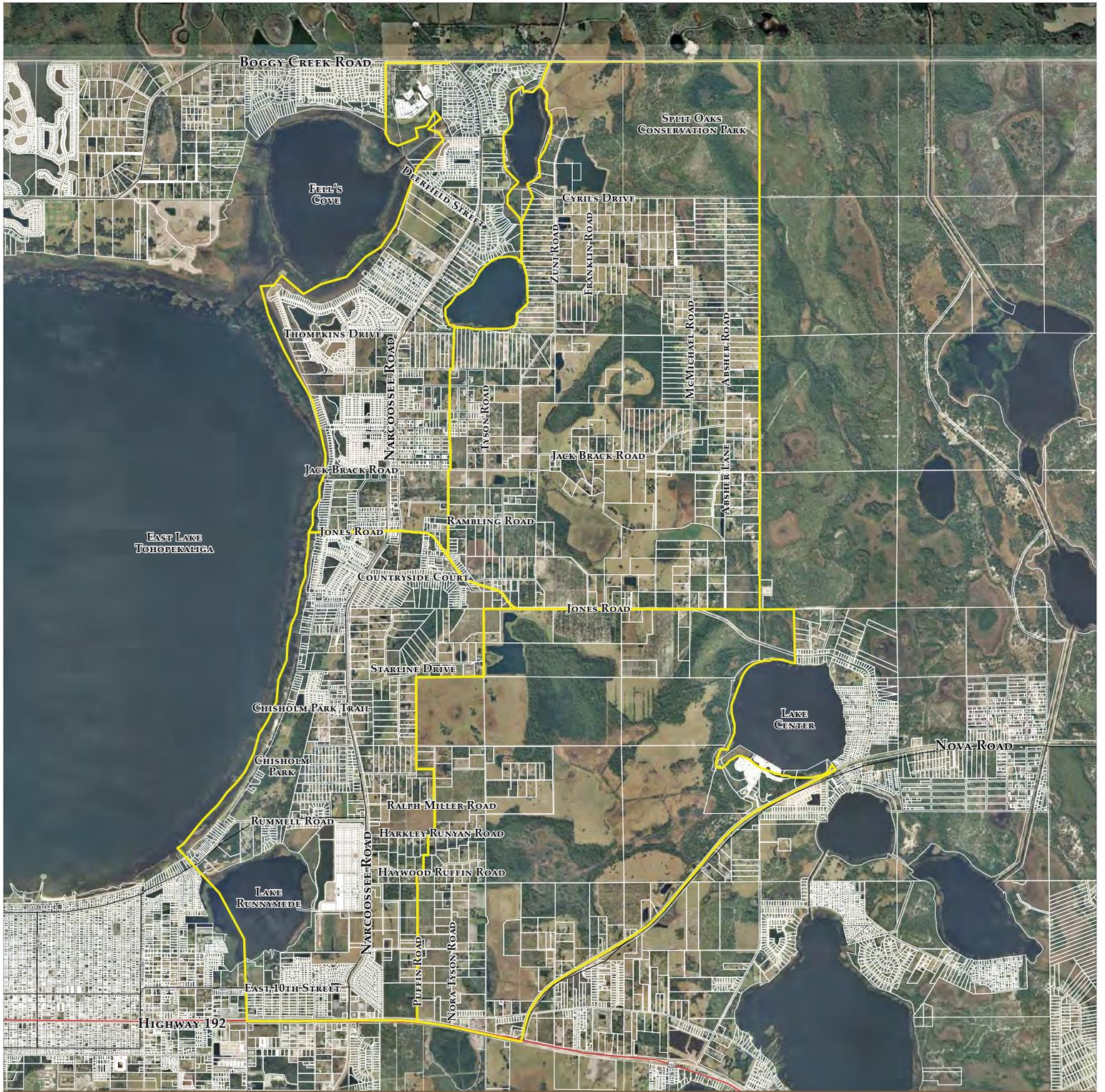
boundaries

-  county boundary
-  urban growth boundary
-  narcoossee subareas
-  orlando metro area

0 2 miles 4 miles 8 miles 



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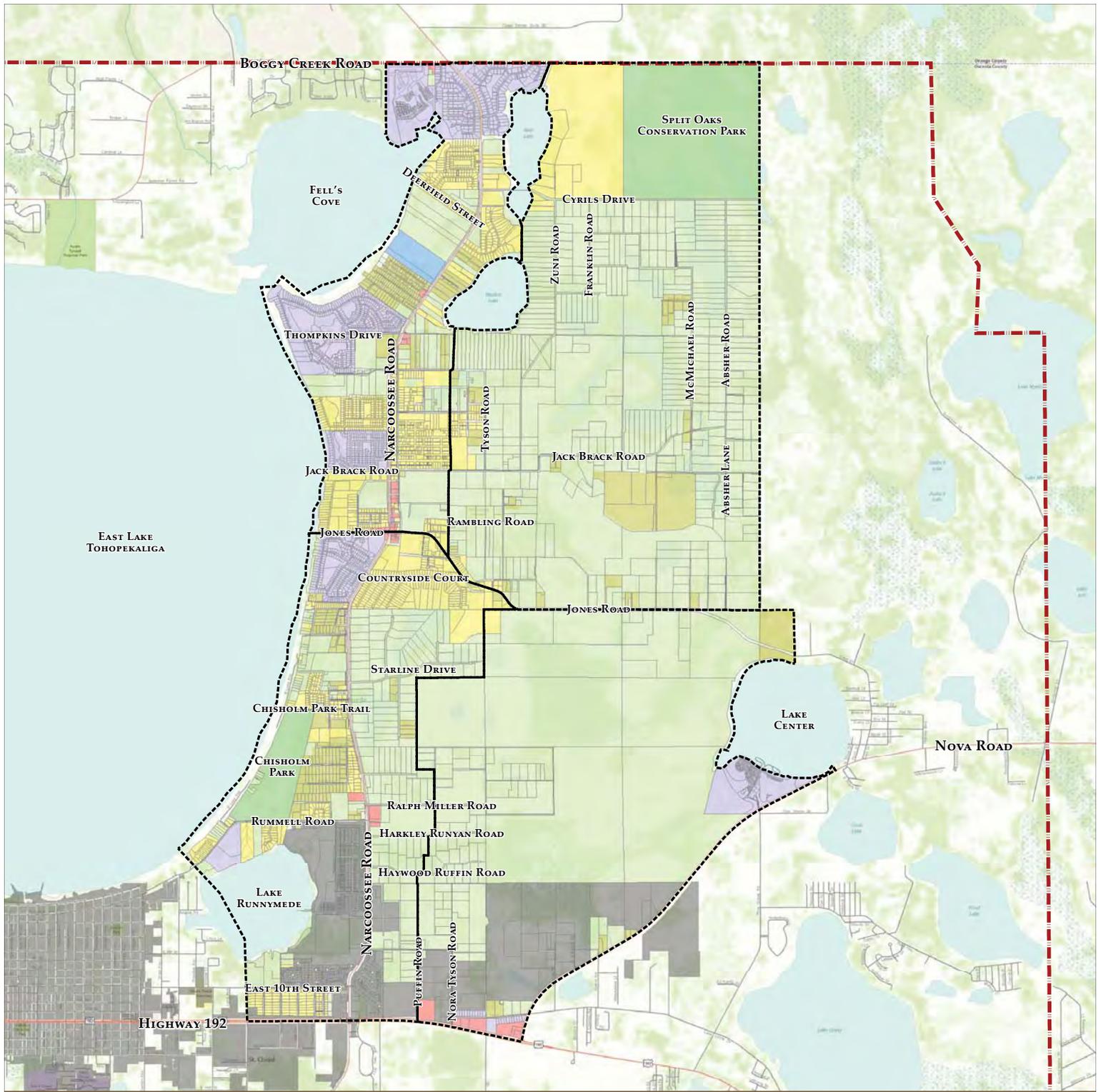


overall planning area

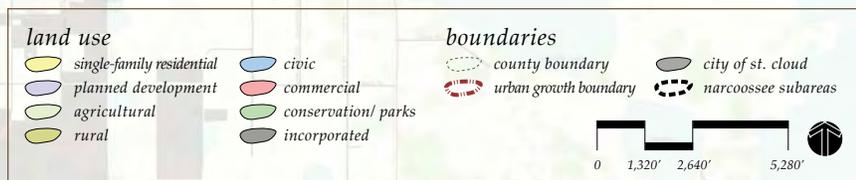


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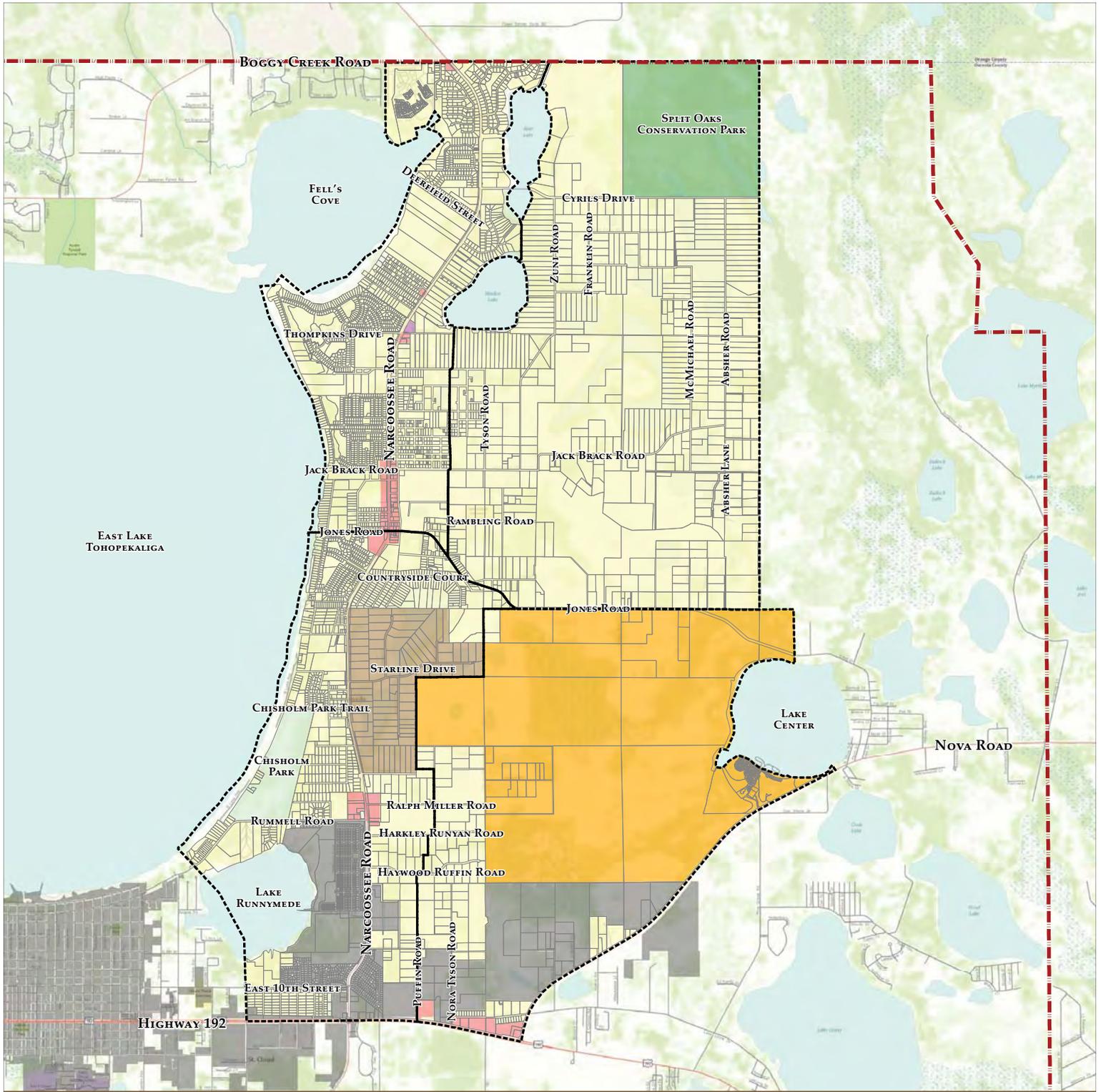
1 in = 0.25 miles



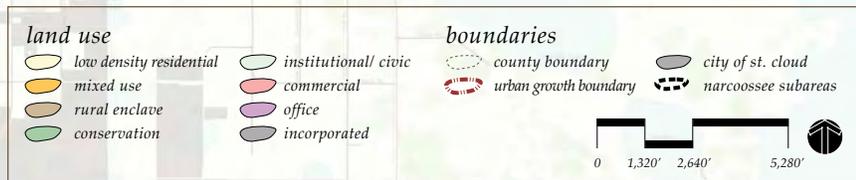
existing land use



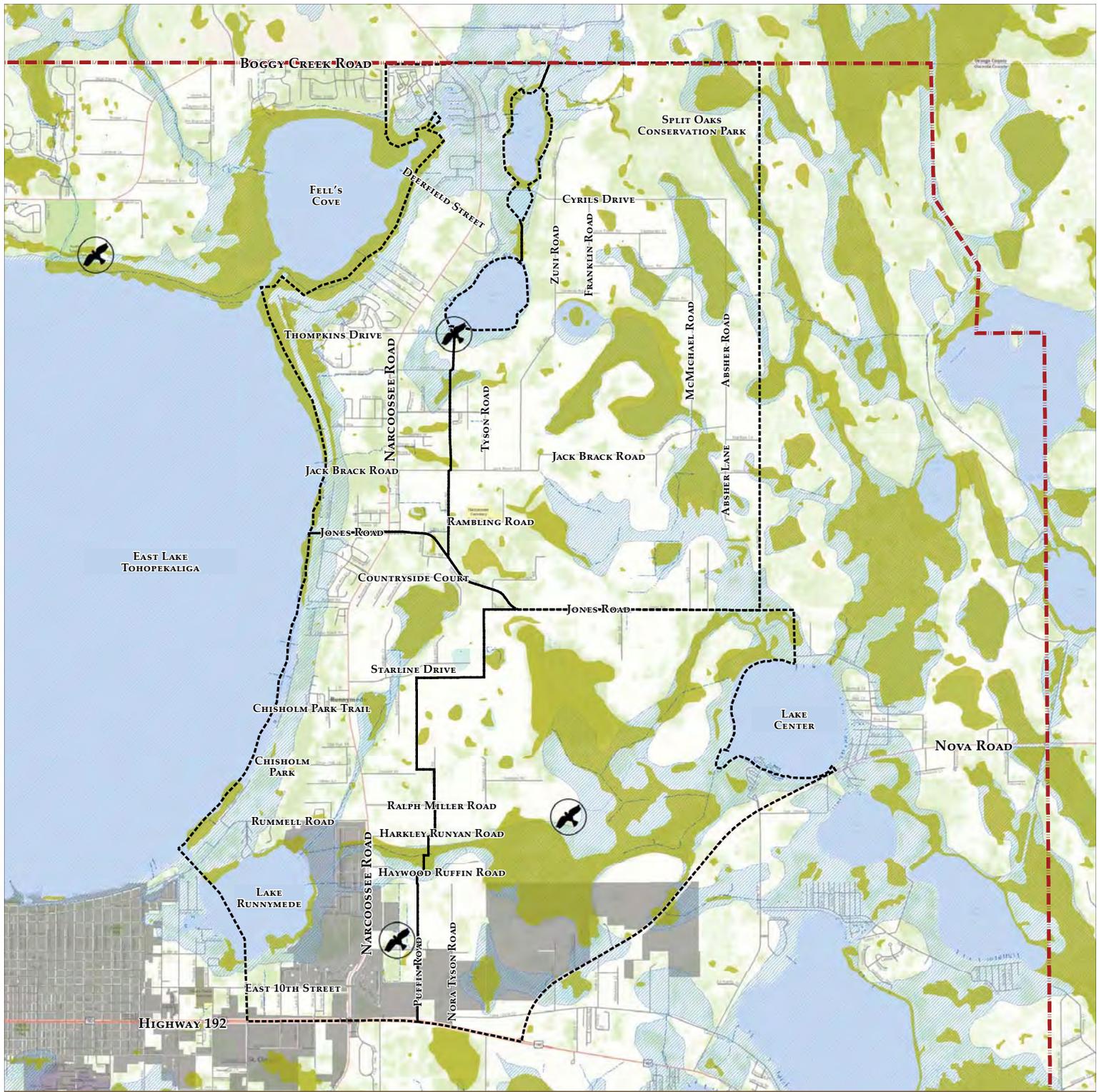
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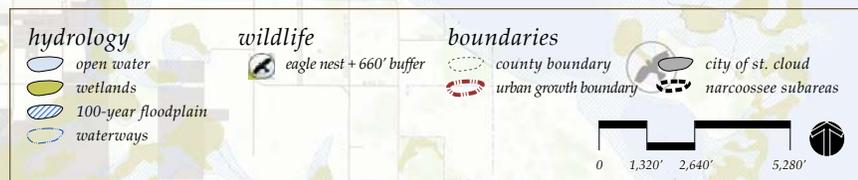
future land use



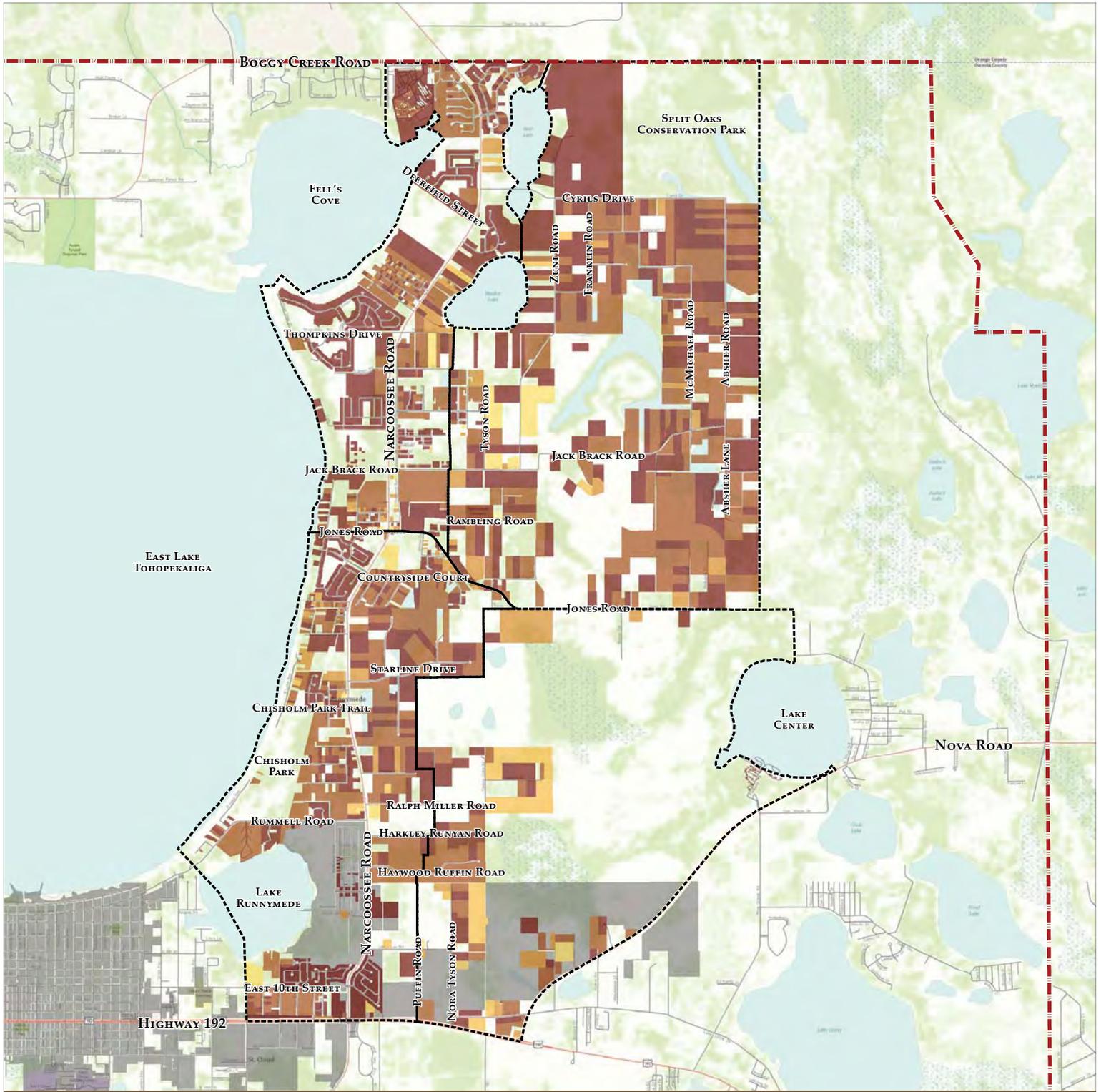
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hydrology + wildlife



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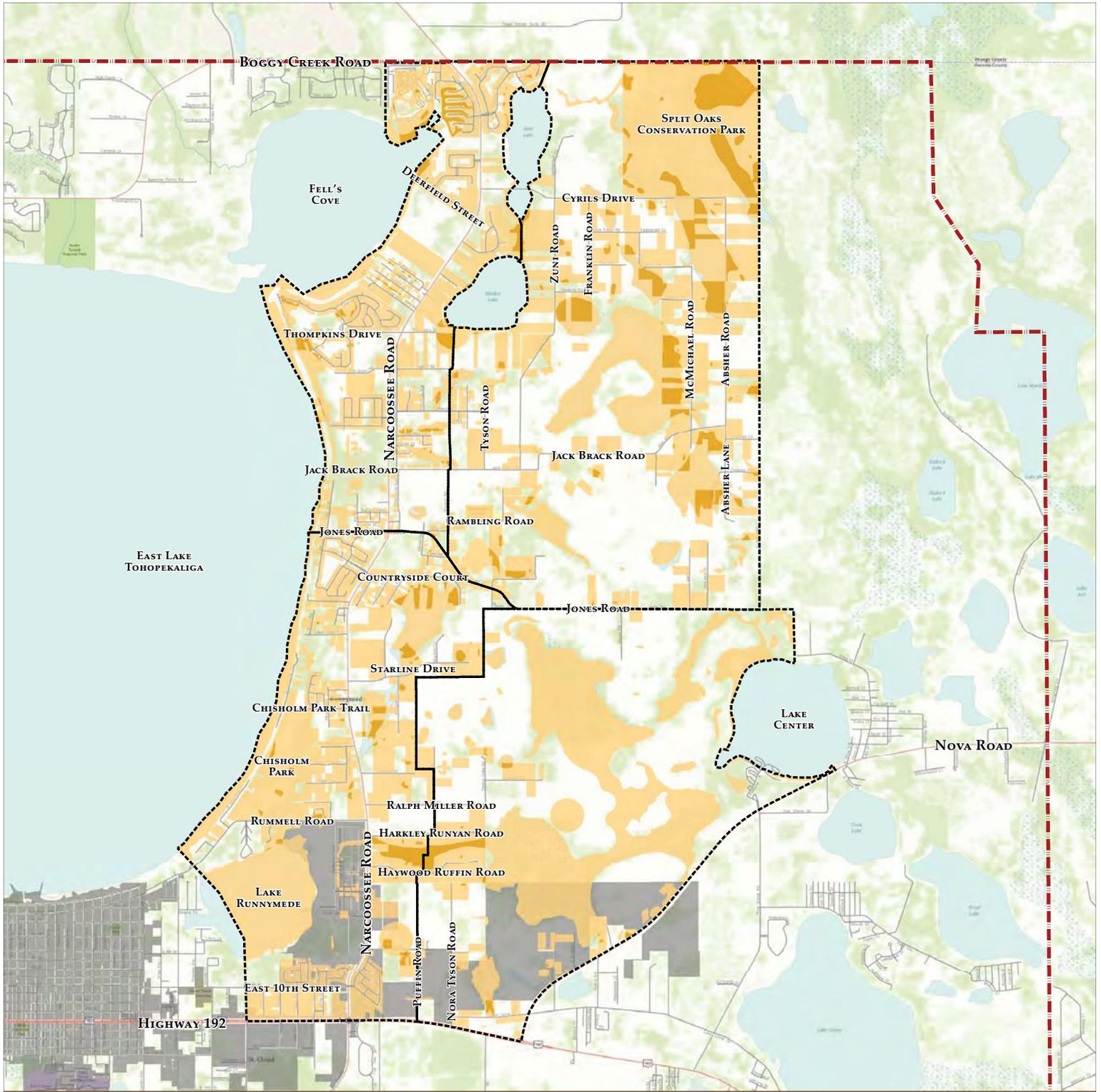


pattern of growth

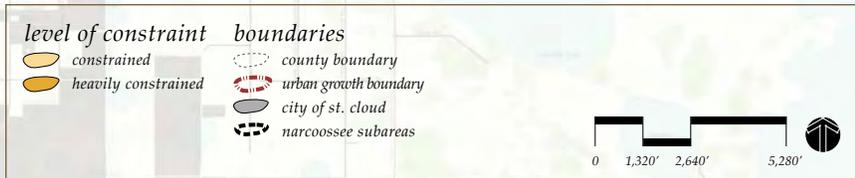
year built	boundaries
1930 and earlier	county boundary
1931 - 1950	urban growth boundary
1951 - 1970	city of st. cloud
1971 - 1990	narcoossee subareas
1990 - 2009	



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community plan



constraints



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community plan

activity #4: values questionnaire

Please read through the following questions, and circle the most appropriate answer for each. Please only choose one only answer for each question. Please return the completed questionnaire to County staff.



activity #4: values questionnaire

residency

1. *Are you a resident in the planning area?*
 - a. Yes
 - b. No
2. *In which subarea do you live?*
 - a. North Narcoossee Community
 - b. East Narcoossee Community
 - c. South Narcoossee Community
 - d. Center Lake Community
3. *Do you feel as if you are in the current path of growth?*
 - a. Yes
 - b. No
4. *How long have you been a resident of the area?*
 - a. 0 – 2.5 years
 - b. 2.5 – 5.5 years
 - c. 5.5 - 10.5 years
 - d. 10.5 – 15.5 years
 - e. 15.5 – 20 years
 - f. Over 20 years
 - g. N/A

community

5. *Do you have a business in the planning area?*
 - a. Yes
 - b. No
6. *What is your community's greatest asset?*
 - a. Rural living
 - b. Large lots
 - c. Agriculture
 - d. Low crime
 - e. Schools
 - f. Dark night skies
 - g. Sense of community
 - h. Access to water recreation
 - i. Natural habitat
7. *What is your community's biggest challenge?*
 - a. Development within the planning area
 - b. Development outside the area
 - c. Narcoossee Road safety
 - d. Crime
 - e. Lack of amenities
 - f. Lack of jobs
 - g. Housing maintenance + quality



activity #4: values questionnaire

8. *How should growth occur in your community?*

- a. Continuation of existing rural development
- b. Cluster development into key areas while preserving remaining rural character
- c. Residential subdivisions
- d. Mixed-use neighborhoods with new amenities, retail areas + public services
- e. Continuing of existing patterns with new office + industrial campuses

9. *What are the best techniques to maintain the rural character?*

- a. Promotion of equestrian trails + amenities
- b. Create a small town heart to the area
- c. Dark sky policies
- d. Rural road design + character (e.g. small roads, no sidewalks etc.)
- e. Rural design standards for architecture (e.g. porches, gables, etc.)
- f. Reduce maximum density requirements (e.g. 1-2 dwelling units per acre)
- g. Create an Overlay Zone to freeze current land use policies

10. *How should we deal with the interface of urban + rural areas?*

- a. Gradually transition density between them
- b. Use natural buffers to separate them (e.g. natural areas, parks, golf courses, waterways)
- c. Use office + employment to separate them

neighborhoods

11. *How do we create better development?*

- a. Develop neighborhoods with a diverse mix of activities including local jobs
- b. Create neighborhoods with housing options that enable people of a broad range to live there
- c. Encourage land owners to combine projects under joint control so they can more effectively plan complete neighborhoods
- d. Create public amenities including recreational opportunities + other publicly accessible open space areas
- e. Promote increased accessibility with a strong pedestrian network + dedicated transit corridors where applicable



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activity #4: values questionnaire

12. *What neighborhood amenities are most needed?*

- a. Retail areas (e.g. coffee shops, pizza, etc.)
- b. Parks
- c. Trails
- d. Recreation center
- e. Sidewalks
- f. Schools
- g. Local services (e.g. police, fire, medical)
- h. Equestrian facilities

13. *What type of trails would be best for the community?*

- a. Pedestrian (e.g. walking, jogging)
- b. Bicycle
- c. Equestrian
- d. Electric vehicles (e.g. golf carts)
- e. Multi-use (all of the above)

14. *What is your preference for future housing?*

- a. Diversity of housing
- b. Single family housing
- c. Townhomes
- d. Apartments
- e. Higher income housing
- f. Affordable housing
- g. Bigger homes on smaller lots
- h. Ranch housing

15. *What additional amenities would you like?*

- a. Fire stations
- b. Police stations
- c. Libraries
- d. Schools
- e. Recreation center
- f. Parks

economic development

16. *What are the greatest economic needs?*

- a. Restaurants
- b. Neighborhood retail stores
- c. Grocery store
- d. Tourist related development
- e. Office + industrial
- f. Mixed-use areas
- g. Downtown retail areas
- h. Large research/ employment centers
- i. Any jobs



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activity #4: values questionnaire

transportation

17. *What transportation enhancements would you like?*
- Pedestrian + bike trails
 - Equestrian trails
 - New roads and road expansion
 - Water taxi/ ferry system
 - Transit (e.g. bus, rail etc..)
 - Sidewalks
 - Traffic calming + safety improvements
 - Increased road connectivity

land use

18. *How do we improve compatibility with development occurring in the study area?*
- Disclosures such as right-to farm
 - Utilize landscaping
 - Creating buffer zones with walls and berming
 - Transitioning densities
 - Good design

the future

19. *If growth has to occur, would you prefer jobs or housing?*
- Jobs
 - Housing
20. *Are you willing to pay for higher taxes for less development in the area?*
- Yes
 - No
21. *Would you expect your children to live here when they grow up?*
- Yes
 - No
22. *Would you expect to retire in the area?*
- Yes
 - No
 - No choice

