



Land Development Code Update

**Boggy Creek Road Overlay District
LDC25-0002**

**Community Meetings
March 13 and March 27, 2025**



Tonight's Meeting

Agenda

- Presentation
 - General overview
 - Limited details
 - Reserve your questions
- Workshop sessions – By Group
 - First Floor
 - Based on property location
 - Detailed information
 - Opportunities for input



Background



Background

Industrial Lands Study

- Industrial Lands Study - CPA22-0011
 - Based on inventory showing interim need and use of Industrial Lands for non-industrial uses
 - Adopted March 20, 2023
 - Designated areas in west Osceola County
 - Board direction to conduct similar study of Boggy Creek corridor
- Boggy Creek Land Use Study – CPA24-0009
 - West and East Boggy Creek Rural Enclaves
 - CPA24-0009 Transmittal December 16, 2024
 - Adoption required by July 26, 2025
 - Concurrent Land Development Code Changes



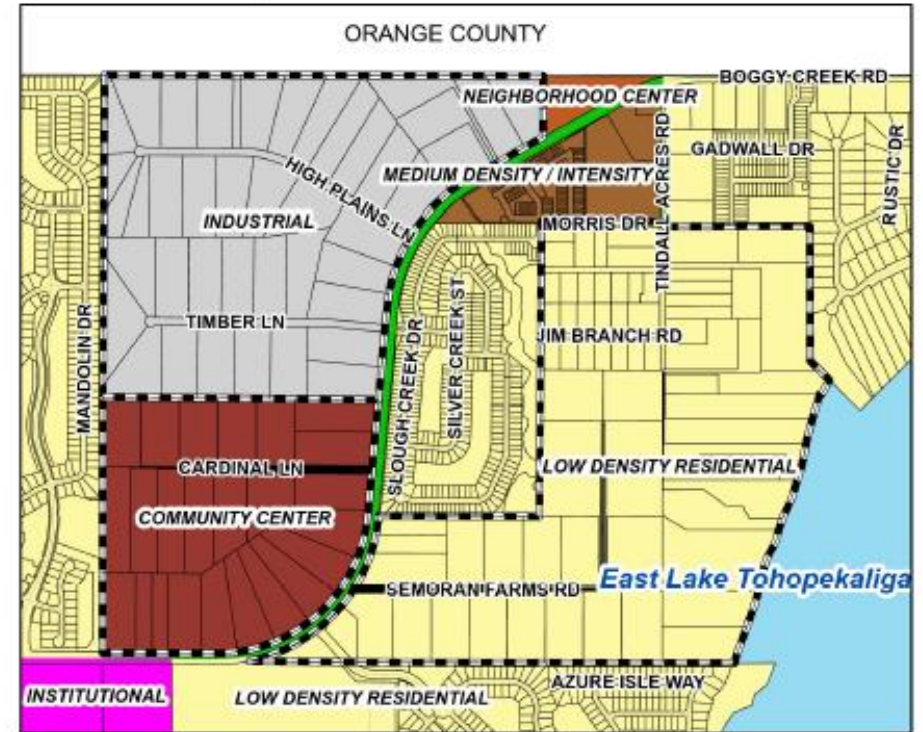
Background

Boggy Creek Land Use Study

Existing Future Land Use



Proposed Future Land Use





Background

Boggy Creek Land Use Study

Preliminary Recommendations

August 8, 2023

- Predictable Conditions to temper piecemeal development
 - No open storage on Boggy Creek
 - Aggregation Requirements
 - Planned Developments
 - Notification Requirements
- Preliminary Recommendations have been refined



Elements of Proposed Overlay Standards

Intent and Elements of Ordinance



be first
to what's next.



Intent and Elements of Local Ordinance

Elements of Ordinance

- Zones (sub-areas)
- Permitted/Prohibited Uses
- Performance Standards
 - Setbacks
 - Buffers
 - Architectural Requirements
 - Transitional Standards
- Local network



Intent and Elements of Local Ordinance

Elements of Ordinance

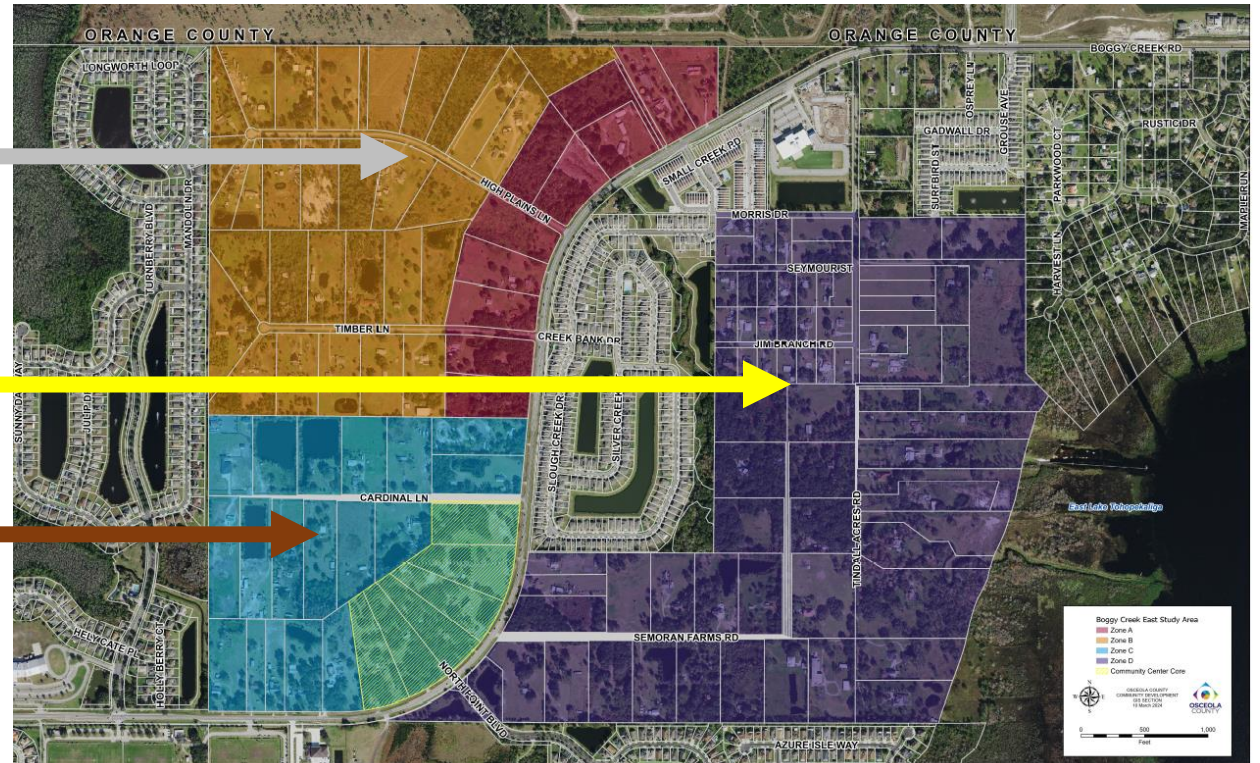
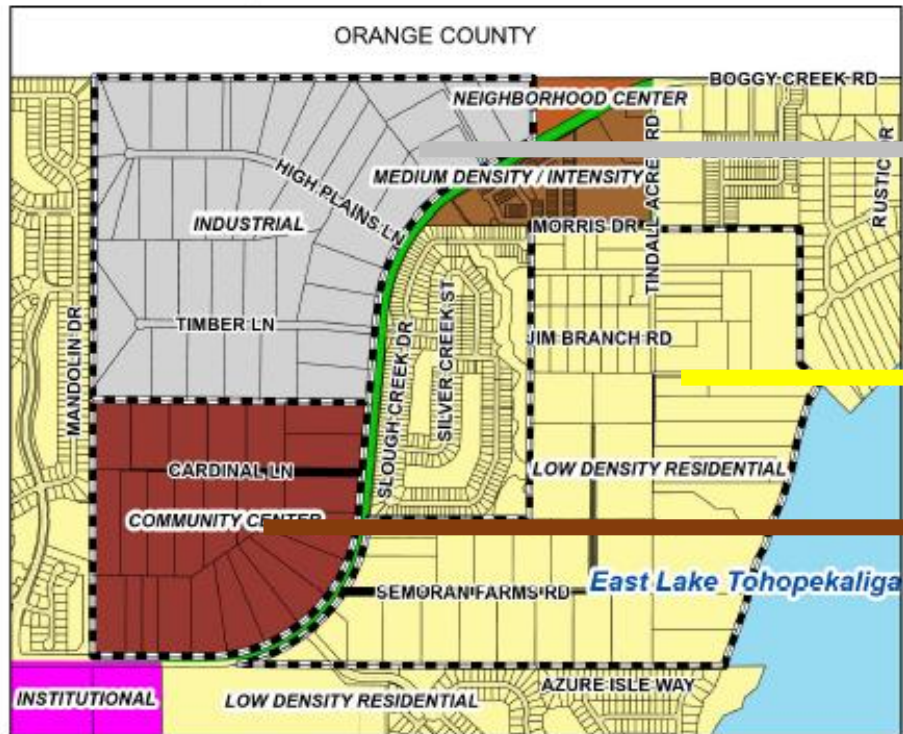
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Intent and Elements of Local Ordinance

Creation of Zones and Relationship to Land Use and Zoning

Proposed Future Land Use





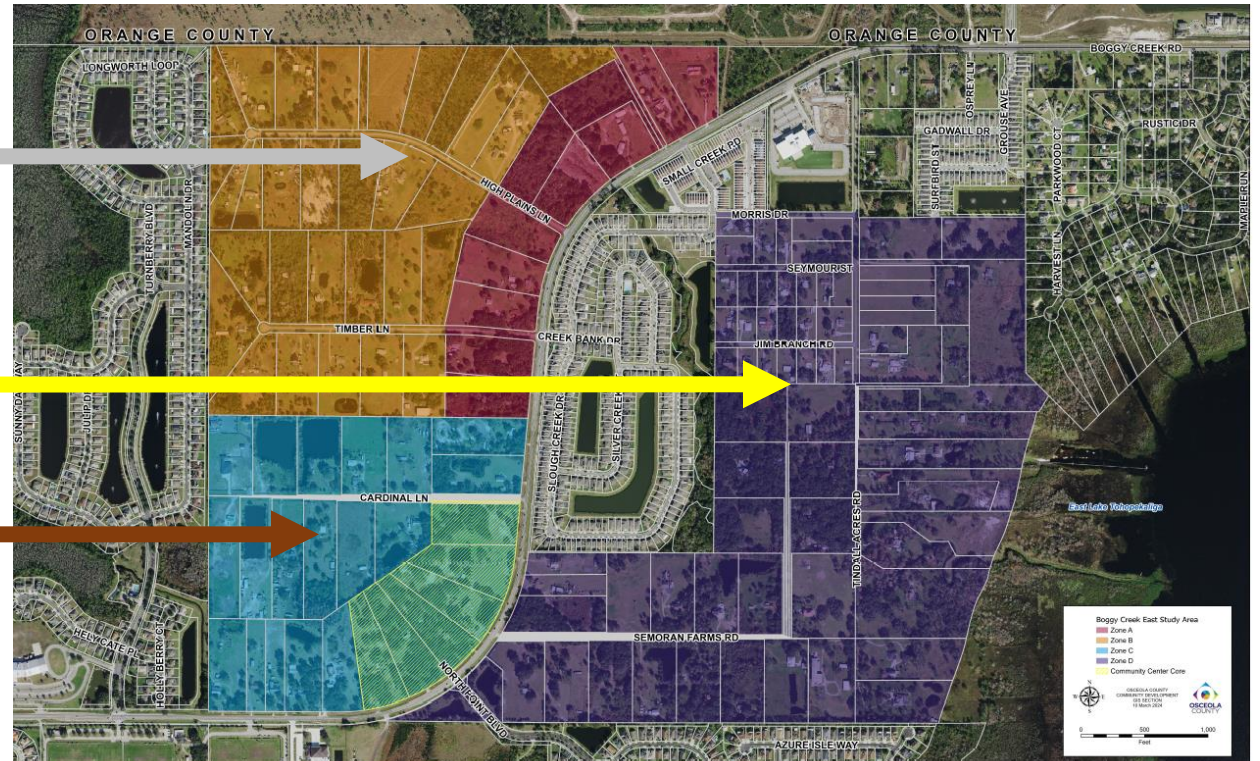
Intent and Elements of Local Ordinance

Creation of Zones and Relationship to Land Use and Zoning

Group A – Industrial Future Land Use
Zone A and B

Group C – Residential Future Land Use
Zone D

Group B – Community Center Future Land Use
Zone C





Intent and Elements of Local Ordinance

Elements of Ordinance

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Intent and Elements of Local Ordinance

Permitted/Prohibited Uses

Zone A – (Group A)

- Recommended Zoning District - Industrial Restricted (IR)

Proposed Permitted Uses

- All IR permitted uses, except those prohibited in this section
- Additional permitted use – Car Wash

Proposed Prohibited Uses

- Outdoor Storage
- Parking of Trucks, Recreational Vehicles and Trailers



Intent and Elements of Local Ordinance

Permitted/Prohibited Uses

Zone B – (Group A)

- Recommended Zoning Districts - Industrial Restricted (IR) and Industrial Manufacturing (IM)

Proposed Permitted Uses

- All IR and IM permitted uses

Proposed Prohibited Uses

- None



Intent and Elements of Local Ordinance

Permitted/Prohibited Uses

Zone C – (Group B)

- Recommended Zoning Districts - Community Center Core (CCC) and Community Center Perimeter (CCP)

Proposed Permitted Uses

- All CCC/CCP permitted uses, except those prohibited in this section

Proposed Prohibited Uses

- Car Wash
- Convenience Retail with Gas Pumps
- Restaurant with Drive Through
- Self-Storage/Warehouse



Intent and Elements of Local Ordinance

Permitted/Prohibited Uses

Zone D – (Group C)

- Recommended Zoning Districts – Low Density Residential (LDR) and Urban Settlement (US)
- Land Development Code includes criteria to require US zoning on less than 15 acres

Proposed Permitted Uses

- All LDR and US permitted uses

Proposed Prohibited Uses

- None



Intent and Elements of Local Ordinance

Elements of Ordinance

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Intent and Elements of Local Ordinance

Performance Standards

Zone A and B – (Group A)

- Parking and Buffer requirements along Boggy Creek Road
- Modified/reduced setbacks and buffers between adjacent properties to facilitate uniform development

Zone C – (Group B)

- Modified/reduced setbacks and buffers between adjacent properties to facilitate uniform development

Zone D – (Group C)

- No changes from Land Development Code proposed



Intent and Elements of Local Ordinance

Performance Standards

Architectural/Siting Standards

- Per existing Land Development Code
 - Exist for uses in all zoning categories
 - No character/materials proposed for this area
 - Architectural Standards mostly apply to Community Center zoning districts

Transitional Standards

- Per existing Land Development Code
 - Height regulations adjacent to existing LDR subdivision
 - Line of sight studies for 3 stories and up



Intent and Elements of Local Ordinance

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No perpendicular parking

Sidewalk not required





Process



be first
to what's next.



Process

- Community Meetings (current step)
- Adoption
 - Concurrent Ordinances for CPA24-0009 and LDC25-0002
 - Must occur prior to July 26, 2025
- Effective Date
 - Land Use - 31 days after sufficient adoption package received by Florida Department of Commerce (COM)
 - Code update – Effective upon the effective date of Land Use
- Zoning Map Amendment – Applicant-Initiated
 - May be adopted after Land Use Change



See you downstairs!

Boggy Creek Overlay District – LDC25-0002



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to what's next.