

OSCEOLA COUNTY COMPREHENSIVE PLAN

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FUTURE LAND USE

**Adopted
April 22, 1991**

**Amended Thru
April 30, 1997**

Ordinance Numbers

93-11	95-12
93-14	96-24
93-15	96-25
94-11	97-7
94-22	

the understanding that services and facilities will be available to support the higher intensity land uses.

10. Suburban Residential

The suburban area at a maximum density of three dwelling units per acre, allow the highest residential density outside of the urban service area. It is composed in large part by committed or built areas which are outside of the service areas of the four primary central and water purveyors. It also factors as a transition area for the urban low density area which allows five dwelling units per acre.

Rezoning to residential zoning districts shall comply with the three dwelling unit per acre maximum density. Assuming that the appropriate services and facilities are available and the development is properly designed, an applicant may expect a rezoning to be granted in the upper density range. However, this density may be limited by existing zoning and residential development in the vicinity, i.e., a project's intensity must be compatible with surrounding residential properties.

11. Semi-Suburban

The Semi-Suburban land use category is primarily residential in nature. It allows a maximum density of one dwelling unit/acre.

12. Semi Rural

This land use category is primarily rural residential in nature. It is intended to provide an opportunity for residents to enjoy a rural lifestyle that includes limited agricultural uses such as the keeping of animals. This land use category also provides a transition in density from the Suburban categories to the Rural/Agricultural land use category. Residential development will be allowed at a maximum of one unit per two acres.

13. Rural/Agricultural

The Rural/Agricultural land use category is intended to recognize and designate those areas of the county which are currently used primarily for agricultural purposes and are expected to remain in those uses during the 20-year planning time-frame. These properties encompass a majority of Osceola County and include property used for cattle ranching, sod farming and citrus production.

The allowable maximum density for this land use category shall be one dwelling unit per five acres. As a part of the Land Development Code adopted pursuant to this Plan criteria for subdivisions in the rural/agricultural area will be addressed to assure that appropriate standards exist to recognize the land use category specific constraints and needs.

Agriculture is one of the major industries of Osceola County. Based on the amount of land designated for agriculture, the revenue generated and the number of employees, one of the most important resources of the County to be preserved is agricultural land. While planning for rural areas, the following issues must be considered: maintaining the rural character of rural areas by separation of urban and rural land uses, protecting natural systems and environmentally sensitive areas, permitting the conversion of agricultural lands to other uses when and where appropriate, and maximizing the efficient provisions and use of public facilities and services.

The further intent of the agricultural designation is to protect agricultural land from encroachment by urban and even low density residential development. Such development impacts the natural environment and may cause such potential adverse impacts as erosion, run-off, sedimentation and flood damage, all of which render the impacted land less adaptive to agricultural productivity.

However, it is recognized that a mechanism should exist to allow well planned developments that operate as new rural communities to provide an attractive and functional mix of working, shopping and recreational manner. As an incentive for private industry to promote this goal, it is the policy of Osceola County to allow new rural communities within the rural/agricultural area at a density greater than shown on the Future Land Use Map if such rural communities are otherwise consistent with the goals, objectives, and policies in this Plan. A new rural community may consist of a single development or of multiple developments planned on an areawide basis. Following the adoption of this Plan, a Plan amendment shall be required for the approval of each new rural community. Data and Analysis shall be provided which establishes that sufficient growth will occur to justify the need for the rural community, taking into account the increased demand, if any, that will be created by the rural community. A new rural community must meet the following requirements:

1. The Rural Communities must include residential, commercial and office or industrial uses and have a minimum parcel size of 5,000 acres.
2. The Rural Community must include development that potentially meets 100% of the neighborhood and community shopping needs and 50% of the employment needs for the residents of the rural community; the non-residential uses shall be developed and constructed concurrently with the residential uses in a timely manner to ensure that the rural community develops in a mixed nature as proposed.
3. If the Rural Community consists of a single development, the development must be designated as a Florida Quality Development or development of Regional Impact pursuant to Chapter 380, Florida Statutes and submitted as a planned unit development.
4. If the Rural Community consists of multiple developments, the multiple developments must be approved as an area wide development of regional impact pursuant to Chapter 380, Florida Statutes and submitted as a planned unit development.

5. Submittal of an application for approval of a Rural Community as an FQD or DRI must be accompanied with an application for an amendment to the Future Land Use Map. The application shall include data and analysis that substantiate that sufficient population growth will occur in Osceola County to justify the need for the land use as proposed to be allocated as part of the Rural community. Approval of a Rural Community will require a plan amendment.
6. The Rural Community may not have a density greater than two dwelling units per gross acre if it has 50% to 70% open space, and a density greater than three dwelling units per gross acre if it has more than 70% open space.
7. Residential densities must be linked to a pedestrian-oriented town center, with higher density development generally occurring in the core of the town center.
8. The Rural Community must utilize central water and sewer services.
9. The Rural Community must contain a mix of land uses that complement single-use developments that already exist in the area.
10. The Rural Community must have at least 50% open space; the development activities must not encroach upon wetlands except for crossings; and measures must be taken to conserve environmentally sensitive lands. "Open Space" consists of wetlands, conserved environmentally sensitive lands and agricultural lands. Open space may be used for passive recreational activities in conjunction with the underlying use of the land.
11. At least 20% of the residences constructed within the Rural Community must be affordable to low-income households.
12. The development shall bear all costs for extension of services and facilities needed to serve the development.
13. The project will not be approved unless financial assurances are provided that the levels of service for any County or State facility will not be lowered by the development below the adopted standard.

14. Urban Service Line

In the northwest part of the County is an Urban Service Line. This line is a composite of the areas within the sewer and water service areas of the Cities of St. Cloud (5-year projection) and Kissimmee and Orange/Osceola Utilities. Within this area are the

POLICY 2.1.7.1

Public utilities which provide essential service to existing and future land uses authorized by this plan shall be permitted in all future land use categories provided the performance standards in the Power Plant Siting Act, Transmission Line Siting Act, Osceola County Future Land Use Element, Osceola County Zoning Regulations, and any other applicable land development regulations are met.

OBJECTIVE 2.1.8

Assist the Osceola County Historical Society in identifying and providing landmark designation for historically significant housing in the County.

POLICY 2.1.8.1

See Policy 6.1.1.2 of the Housing Element.

POLICY 2.1.8.2

See Policy 6.1.1.3 of the Housing Element.

OBJECTIVE 2.1.9

By 1992, the County shall inventory those areas identified as blighted i.e. developed areas containing substandard or lacking infrastructure including roads, central sewer and central water and initiate a program to address those needs.

POLICY 2.1.9.1

Osceola County shall prioritize needed improvements and secure funding for said improvements through local funding, interlocal agreements with St. Cloud and Kissimmee and grants from various state and federal agencies.

OBJECTIVE 2.1.10

Osceola County shall coordinate with and participate in the implementation of the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins to the extent that such would not result in inverse condemnation.

POLICY 2.1.10.1

The intent of the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basin is implemented by the following Osceola County Comprehensive Plan policies:

Uplands Protection

POLICY 8.1.6.3

The County shall replace County Ordinance 86-8, 87-15 (Tree Protection Ordinance) with rules and standards for land clearing and landscaping which are inclusive of and supersede the Tree