

Osceola County Comprehensive Plan

Future Land Use Element Data & Analysis

FUTURE LAND USE ELEMENT DATA & ANALYSIS



OSCEOLA COUNTY COMPREHENSIVE PLAN 2025

Prepared By:
Osceola County Planning Department
1 Courthouse Square
Kissimmee, FL 34741

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CHAPTER ONE

FUTURE LAND USE ELEMENT (Section 163.3177(6)(a), F.S. & Rule 9J-5.006, F.A.C.)

A. INTRODUCTION

The purpose of this element is to anticipate and manage how and where Osceola County will develop during the next 20-year planning horizon; to maximize the positive aspects of increased population growth while minimizing the negative aspects associated with extensive development. The Future Land Use Map (FLUM) designates areas that are appropriate to accommodate future growth within the 20-year planning time frame and influences the location of land use types and the density and intensity of FLUM designations in specified areas. In addition, the Future Land Use Element (FLUE), together with the other elements of the Comprehensive Plan (Plan), provides a basis for the timing of development approvals, makes provision for infrastructure and services needed to support development, protects the natural resources of the County, and, maintains and improves the quality of life for residents.

1. Philosophy

The FLUE reflects the values of the residents of Osceola County. Further, it is incumbent upon the County to protect the long-term viability of its natural resources base. The County must promote, enhance, and protect existing natural resources with the express purpose of preserving those resources for future generations. Even though the time horizon of this Plan is for a period of approximately 20 years, it is recognized that the resource base must be preserved and protected for a far longer period than just the planning horizon of this Plan. For that reason, it is necessary and appropriate for the County to consider, insofar as natural resources are considered, time horizons that may exceed the time horizon of the Plan and growth management mechanisms that restrict certain types of activities in perpetuity. The water resource planning under Chapter 373, F.S., and of the Florida Department of Environmental Protection under Chapters 373, 376 and 403, F.S. No portion of this Plan shall be construed to authorize the County or County Water District to regulate the consumptive use of water as provided in Chapter 373, F.S.

2. Previous Comprehensive Plans

This Comprehensive Plan is the fifth to be adopted by Osceola County. For the past 30 years, the four preceding Comprehensive Plans have been an integral part of the County's land use decisions. Consequently, they are important factors in the existing land use inventory that will be described later in this element.

In 1967, the Florida Legislature adopted a special act (87-1969), which authorized Osceola County and other local governments to adopt a Comprehensive Plan. In 1971, the Osceola County Planning Commission and the Board of County Commissioners

adopted a series of planning maps. While no text was adopted with the maps, the County incorporated an urban service area concept that preceded the first zoning actions in 1972. With Florida's enactment of the Local Government Comprehensive Planning Act, Osceola County adopted an updated Comprehensive Plan in 1979. This Plan designated four development areas in the County: Urban Development Areas, Community Development Areas, Transition Zones and Rural Areas.

The Planning Commission and the Board of County Commissioners adopted the Comprehensive Plan of 1986 after numerous public hearings. This plan included a FLUM with four major land uses: Urban, Suburban, Semi-Rural and Rural. In addition, designations for Commercial, Industrial, and Institutional were also included in this plan. Furthermore, the Plan retained the 1979 Plan's Community Development Areas of Holopaw, Kenansville, Lake Marian, and Yeehaw Junction.

This fourth Comprehensive Plan was sent for state review in 1991 and approved by the state in 1993. Although the FLUM has changed since the state approved this Plan, the County has made minimal changes to the text of the Plan to date. Since 1993, the County removed the Manufactured Housing Overlay in 2000, added school siting policy language to meet state requirements in 2000, and added the Natural Resources Utilization FLUM designation in 2002 to better protect and regulate water resources within the County.

As the fifth Comprehensive Plan to be adopted by Osceola County, this Plan represents further progression in the County's growth management efforts. Additional methods have been included to coordinate growth with the provision of facilities and services and level of service standards have been adopted to reflect the desires and needs of Osceola County. The FLUM series is based upon far more rigorous analysis than previous maps. In addition, an optional Economic Development element has been included to recognize its importance to the County's future. When combined with the revised and updated required elements and the Land Development Code, the Plan will provide the County with a solid foundation to make decisions regarding future land use decisions and capital expenditures.

3. History of Development

There are a variety of development trends, which have occurred in or near Osceola County. Additionally, due to the County's unique position in relation to the rapidly urbanizing areas to the north and west, this section will investigate the impacts of development in adjoining jurisdictions upon Osceola County, its residents and natural resources. The County acknowledges the Water Management District's role in the allocation of water resources and water resources planning under Chapter 373, F.S.

a. Previously Approved Development

Prior to the institution of land use regulations, Osceola County recorded numerous plats located throughout the County. In the urbanizing part of the County,

approximately 27,000 acres were platted by the Seminole Land and Investment Corporation. As indicated on the Existing Land Use Map, these areas are located primarily in the St. Cloud Manor Area and Narcoossee. Some areas within these plats have been developed and have multiple owners. The size of the lots within these plats range from 1/8 acre to five-acre lots, which will affect future development patterns.

In 1996, the County instituted a computerized database to track development permits in the County. Between 1997 and 2001, the County has processed 1,600 rezoning (plus 177 planned developments), 104 land use amendments, and 268 final subdivision plans. The largest development in the County is the 47,000-acre Poinciana Planned Unit Development, which straddles the Polk/Osceola County line southwest of Lake Tohopekaliga. Poinciana is fully platted, but is only partially developed with houses and support uses, and is currently one of the fastest growing parts of the County. The mixed-use nature of Poinciana, with commercial, industrial, and residential uses, provides an opportunity for a self-supporting new community. However, the area requires improved transportation access and public facilities such as parks, fire stations, and schools. A second large development is Buenaventura Lakes, a mixed-used development of commercial and residential uses that was approved for 13,000 dwelling units and 80 acres of commercial uses. This development is located northeast of Kissimmee adjacent to the Florida Turnpike at the Orange County line.

b. Development Adjacent to Osceola County

The northwest portion of Osceola County is part of the Orlando Metropolitan area. From Narcoossee to the Lake County line, Orange and Osceola Counties are either developed or committed to development. In recognition of this, the Federal Highway Administration approved an extension of the urban line of the Orlando Metropolitan Area southward to include much of the urbanizing area of Osceola County. A second outside influence on the urbanizing areas of Osceola County is Walt Disney World (WDW), which will increase commercial development west of Kissimmee as WDW expands its facilities.

4. Facilities and Services

As stated in the Public Facilities Element, Osceola County does not provide central sewer and water facilities or services. The County's role has been stated in both the Public Facilities and Intergovernmental Coordination Elements. Whether independently or in cooperation with the existing providers, these two services will determine future development patterns.

The three major central sewer and water providers are the Tohopekaliga Water Authority, the City of St. Cloud and the Florida Governmental Utilities Authority. In creating the Toho Water Authority, the Florida Legislature established a vehicle by which Osceola County and the City of Kissimmee became partners in providing central sewer and water

facilities, which may be achieved by the County providing facilities or by entering into cooperative agreements with existing utility providers. Therefore, public facilities are a vital issue in the County. Furthermore, the County recognizes that the expansion of central potable water and sanitary sewer facilities will depend upon the protection of its natural and water resources.

The County acknowledges the need to cooperate with the St. Johns River and South Florida Water Management Districts to identify new sources of potable water and to better conserve resources. In addition, the County recognizes the Water Management Districts' role in water use permitting and water resource planning under Chapter 373, Florida Statutes (F.S.), and of the Florida Department of Environmental Protection under Chapters 373, 376, and 403, F.S. No portion of this Plan shall be construed to authorize the County or a County Water District to regulate the consumptive use of water as provided in Chapter 373, F.S. Furthermore, the County expressly recognizes the right to regulate the consumptive use of water has been exclusively reserved to the applicable Water Management District under the provisions of Section 373.217, F.S.

5. Growth Management Establishing Statutes

Florida has established a unique growth management system that requires the County to plan for future development and population growth at the local, regional, and state level. Therefore, the County must regulate growth at the local level through its Comprehensive Plan and Land Development Code and meet state required growth management regulations. The guidelines for state growth management are established in Chapter 163, Part II, F.S., and Chapter 9J-5, Florida Administrative Code (F.A.C.). The following standards serve as the basis for many of the objectives and policies in the Comprehensive Plan:

The FLUM series and the Capital Improvements Element, including the Concurrency Management System, will be the primary tools to shape future growth patterns. Development will most likely continue in the northwest, urban part of the County. Therefore, historical growth trends throughout the County are expected to change only through the provision of facilities and services by the development community.

Because it is recognized that the planning horizon of this Plan is a construct necessitated by the need to provide measurable goals, it is necessary to consider resource management issues in a broader context when discussing the provision of services such as central water and sewer. The County will implement these land use policies to preserve and protect the natural resources within the County in order to assure that the ability to service the County's growth, even beyond the projected time horizon of this Plan, will not be compromised.

B. INVENTORY OF EXISTING LAND USES AND FLUM DESIGNATIONS

Osceola County is a County of approximately 235,156 residents (2005 estimate) in an area experiencing approximately four percent annual population growth. It is the largest county in

Central Florida and provides commercial, industrial, and tourist employment opportunities to the region. Osceola County faces several threats to its character and quality of life, including outdated infrastructure and urban sprawl development patterns, which increase public expenditures for urban services and infrastructure. Therefore, the County is seeking ways to resolve some of these issues by implementing innovative planning techniques, such as Smart Growth and sustainability practices. The following table compares current growth management strategies to Smart Growth development practices:

Figure I-1: Smart Growth vs. Conventional Development: Comparison of Outcomes

SMART GROWTH VS. CONVENTIONAL DEVELOPMENT			
Topic	Specific Consideration	Smart Growth	Conventional Development ("Sprawl")
Land supply, land use, and urban form	Land consumption	Efficient use of land as a limited resource	Inefficient and excessive land consumption
	Directional focus of growth	In: Infill and re-development (maximum use of existing developed areas)	Out: "Greenfield" development (expansion into new/ undeveloped areas)
	Density/Intensity	Higher	Lower
	Urban form	Compact and contiguous	Scattered, dispersed, and leapfrogged
	Land use	Mixed; jobs-housing balance	Single-function and separated

Source: Jerry Weitz & Associates, Inc. 2001.

1. Existing Land Uses

To implement Smart Growth and sustainable development techniques, the County first must inventory its existing land uses to determine the current mix of land uses and their location within the County. The existing land use categories are intended to be tools to protect agriculture and rural areas from encroaching urbanization; to protect the County's natural resources; to provide transitional uses to protect the quality of life; as well as, ensuring that development does not occur before infrastructure and public facilities are in place concurrently to serve the development. The existing land uses in the County are the following:

a. Residential

The residential land uses within Osceola County are predominantly located in the northwest quadrant of the County near the cities of Kissimmee and St. Cloud. East Lake Tohopekaliga is substantially encompassed by residential land uses. Half of the land area around Lake Tohopekaliga consists of residential land uses, and a large residential land use area within the County is located to the southwest shore of Alligator Lake along LaSalle Avenue and Hunting Lodge Rd. The

largest residential area at 47,000 acres is Poinciana Township, located in the northwest portion of the County straddling the Osceola and Polk County boundary. The residential land in Osceola County consists of approximately 15,562 acres. This acreage includes currently developed lands as well as lands committed for residential use. The highest residential densities in the County of 36 units per acre are located in the tourist areas of Osceola County, and consist mainly of short-term rentals.

b. Commercial

Commercial land consists of 12,080 acres and is categorized into tourist and non-tourist commercial. Non-tourist commercial land use totals 1,944 acres. In addition to this acreage, the balance of Osceola County's commercial development takes place within tourist-oriented complexes which include hotels, motels, resorts, and timeshares, which increases this figure by 11,730 acres.) Commercial uses provide residents with goods and services, and are typically determined by a community's market demands for goods and services. The tourist-related commercial land uses around Osceola County are predominantly located in the northwest quadrant of the County along U.S. 192 and in the vicinity of the Ronald Reagan Turnpike interchange at exit 244 between the Cities of Kissimmee and St. Cloud.

Non-tourist commercial areas are primarily found along the County's major thoroughfares; U.S. East 192 U.S. 441, and SR 17-92, John Young Parkway, and Boggy Creek Rd. In addition, Lake Cecile encompasses commercial land uses along U.S. 192. The acreage includes only currently developed lands, including commercial buildings.

c. Industrial

There are six main locations of industrial land use in Osceola County. The first location is north of the City of Kissimmee along the C.S. X. Railroad lines and Old Dixie Highway, which represents the predominant amount of developed industrial land use in Osceola County. The second industrial land use area is within the Campbell City hamlet along north side of Old Tampa Highway. The third location is the Poinciana Industrial Park located at the intersection SR 17-92 and Poinciana Blvd. The fourth industrial land use area is on the eastern side of Ham Brown Rd. north of Reeves Rd. The fifth industrial land use area is on the east side of John Young Parkway and north of Carroll St. The sixth industrial area is at the intersection of Pleasant Hill Rd. and Poinciana Blvd. This area has not been developed. There are also two smaller areas of industrial land use east of the City of St. Cloud on the south side of U.S. 192/441. Industrial uses total approximately 1,039 acres, according to the Property Appraiser's data.

d. Agricultural

Agriculture is the predominant land use found within Osceola County. Agricultural land uses comprise over two-thirds of the land, which is mostly in the eastern and southern portions of the county. There are approximately 580,814 acres of agricultural land uses.

e. Conservation

The Conservation Existing Land Use Map designation contains 132,734 acres. Included in this designation are wetlands and conservation areas under current state ownership. Included are the Three Lakes Wildlife Management Area, the Bull Creek Wildlife Management Area, the Prairie Lakes State Preserve, and Fletcher Park. The County owns Lake Lizzie Nature Preserve, Shingle Creek Recreational Preserve, Split Oak Mitigation Park, Poinciana Scrub Island Preserve, Oak Island Rd. Mitigation Site, Overstreet Mitigation Park, three Reedy Creek Mitigation sites, and the Carroll St. Mitigation Site.

f. Institutional

Osceola County contains 1,251 acres of institutional land uses. These areas may include parks operated by Osceola County along with other agencies and organizations. In the future, many developed facilities such as public buildings and grounds may be designated as *Public* on the Future Land Use Map. This designation also recognizes government facilities such as the Sheriffs Department and Osceola County School System facilities. Makinson and Paradise Island are two islands identified as Public on the Future Land Use Map. Makinson Island is 132-acres situated on the northern third of Lake Tohopekaliga. Paradise Island is approximately 88-acres located within the northern portion of Lake Tohopekaliga.

g. Vacant

Vacant land use is comprised of undeveloped lands as well as committed undeveloped lands. Committed undeveloped lands are areas where development approvals have been granted, but no development had taken place. There are a total of 47,923 acres of vacant land in the County, which is primarily agricultural in nature.

2. Future Land Use Map Designations

In addition to an inventory of existing land uses, the County must evaluate the Future Land Use Map (FLUM) designations to define how much development will be allowed in locations throughout the County. Associated with these FLUM designations are density and intensity standards. Density limits development based on the amount of residential dwelling units and intensity standards limit the amount of nonresidential development that may occur based on floor area ratio or impervious surface ratios. Additionally, FLUM designations establish guidelines regarding the land uses that are allowed within these designations. The following is a description of the County's FLUM designations:

a. Rural / Agricultural (Up to 1 unit per 5 acres)

This FLUM designation includes agricultural activity related to livestock, silviculture, and farming related uses. The designation allows large lot residential estates and ranches at a maximum residential density of 1 unit per 5 acres. Located outside of the Urban Growth Boundary, central water and wastewater services are generally prohibited. The typical types of agricultural uses allowed within this designation may include aquaculture, bee keeping, citrus groves, greenhouses, kennels, livestock, nurseries, poultry, silviculture, sod farming, and truck farming (harvesting of fruits and vegetables). Residential uses include single-family detached housing, mobile homes and manufactured homes.

The Rural/Agricultural designation includes rural lands that are eligible for the Rural Land Stewardship (RLS) program articulated in Goal 2 and its subordinate objectives and policies. The RLS, which is authorized by the Growth Management Act, provides agricultural landowners an opportunity to plan for future development in a manner that provides incentives for permanent land conservation through conservation easements, while allowing innovative land development techniques, such as cluster developments and transfers of density. The Rural Land Stewardship concept has been pioneered in Collier County, and St. Lucie County is now in the process of applying these techniques.

b. Rural Settlement (Up to 2 units per acre)

This FLUM designation recognizes and preserves rural residential development patterns while continuing to provide for limited agricultural activity. Residential development will be allowed at a maximum density of two units per acre. Located outside of the Urban Growth Boundary, central water and wastewater services are generally prohibited. The types of units allowed within this land use designation are single-family detached housing, mobile homes, and manufactured homes.

c. Rural Enclave (Up to 1 unit per 5 acres)

This FLUM designation is intended to recognize and preserve existing rural residential development patterns within the Urban Growth Boundary and effectively manage the transition of these enclaves or "rural pockets" from adjacent urban development patterns. Though geographically located within the Urban Growth Boundary, these decades old areas primarily include large residential lots on private well and septic systems on unpaved roads. With the exception of any existing residential development, residential density shall not exceed 1 dwelling unit per 5 acres. Typical development within Rural Enclaves includes single-family detached homes, existing mobile and manufactured homes, and limited uses which may include schools, places of worship, and parks.

d. Urban Residential (Between 2 and 25 units per acre)

This designation is intended for newly developing residential areas within the Urban Growth Boundary. The Urban Residential designation is based on a “tiered” residential approach, but allows residential densities ranging from 2 to 25 dwelling units per acre, with a minimum average density of 3 units per acre. This designation includes three sub-categories with varying residential densities. The applicable sub-category depends on the ability to meet defined location and development standards. However the Future Land Use Map depicts Urban Residential areas as on FLUM designation.

The Urban Residential sub-categories include the following:

Neighborhood District –	Between 2 and 5 units per acre
Community District –	More than 5 and up to 12 units per acre
Urban District –	More than 12 and up to 25 units per acre

The specific district will be determined by the locational criteria in Policy 1.3.1 of this element. This policy also specifies that densities may not exceed five units per acre unless transfers are obtained from the Rural/Agriculture area.

e. Office

This FLUM designation is intended to provide a workplace for Osceola County residents and to provide economic benefits in terms of employment opportunities and an increased tax base. Types of uses generally found in this designation include professional offices, law firms, medical offices, and real estate and engineering firms. Additional uses that may be considered within the Office designation are uses ancillary and compatible with the needs of office employees, such as restaurants, cleaners and personal services.

f. Employment Center

This designation is intended to provide a more intense workplace for Osceola County residents and to provide economic benefits in terms of employment opportunities and an increased tax base. Types of uses generally found in this designation include offices, such as research firms, national headquarters, law firms, medical offices and hospitals, real estate firms, engineering and other professional offices. Additional uses that may be considered within the Employment Center land use designation include ancillary retail uses that are compatible with the needs of office employees, such as restaurants, cleaners and personal services; and secondary educational facilities including universities, colleges.

g. Commercial

This designation is intended for various degrees of commercial and office development. The Commercial designation is based on a “tiered” approach to non-residential development. Though depicted on the FLUM as one designation, it includes three sub-categories that specify various intensities and locational criteria.

The applicable sub-categories, generally described below, depend on the ability to meet defined location and development standards.

Neighborhood Commercial - Neighborhood-serving retail and office activity with a maximum Floor Area Ratio of .35 and land area of 4 acres.

Community Commercial - Moderate-scale retail and office activity with a maximum Floor Area Ratio of .50. Land area shall include a minimum of 4 acres and a maximum of 10 acres.

Urban Commercial - Large-scale commercial areas with a maximum Floor Area Ratio of 1.0 and a minimum land area of 20 acres.

h. Intensive Commercial

This designation is primarily intended for intensive non-residential land uses that are not generally compatible with residential areas. However, manufacturing and typical industrial uses are not permitted within Intensive Commercial areas. This designation should function as a transition between existing Commercial and Industrial designated areas and shall be located to provide an orderly step-down in land use intensity. Consideration shall be given to compatibility with surrounding land uses from development within this land use designation. Typical uses found in this designation include sales and services of all types of vehicles and crafts, outside storage yards and salvage yards, truck terminals and truck stops, auto auctions, freight yards, auto dealers, heavy machinery and equipment sales, flea markets and welding shops.

i. Tourist Commercial

This designation promotes recreational and entertainment uses to serve residents and visitors. Located within the Urban Growth Boundary and the Short Term Rental overlay boundary, this designation allows theme parks, lodging facilities, timeshares, family entertainment establishments, themed restaurants, and offices to support the tourism industry. Provided that there is a demonstrated demand, ancillary commercial uses to support these activities may also be permitted, such as drive-thru restaurants, gift shops, convenience stores, public educational facilities, and service stations.

Tourist Commercial is a high intensity designation, which requires additional performance standards to provide for the needs of tourism, such as larger sidewalks, mass transit facilities, themed landscaping, and street furniture. The location for Tourist Commercial land uses is restricted to two areas: the U.S. 192 corridor (between Old Vineland Rd. to the west County line) adjacent to the Reedy Creek Improvement District and the U.S. 192 Corridor (between Partin Settlement Rd. and Bill Beck Blvd.) adjacent to the interchange with the Ronald Reagan Turnpike. The maximum floor area ratio (FAR) shall not exceed 4.0 and the maximum impervious surface ratio (ISR) shall not exceed 0.70.

j. Celebration

On March 1, 1994, the Osceola County Board of County Commissioners issued the Development Order for the Celebration Development of Regional Impact (DRI), a mixed-use community. Celebration is located on approximately 5,000 acres located south of the intersection of U.S. 192 and Interstate 4. The property was once located within the Reedy Creek Improvement District (RCID) jurisdictional boundaries until it was annexed into Osceola County on March 18, 1994. Once annexed into Osceola County, a Large Scale Comprehensive Plan Amendment (CPA 92-0051) was approved establishing the Destination New Town Future Land Use designation. In addition, the Celebration Company entered into a Development Agreement with Osceola County, which was executed on February 24, 1994.

This agreement was entered into for the purpose of carrying out the Land Use Plan and the Development Order and for the execution of the External Road Agreement(s), Affordable Housing Agreement, Concurrency Management Agreement and was intended to provide owner assurances regarding the development of the property, including but not limited to the timing, density and intensity of development and development extractions and the substantial investments in off-site and on-site infrastructure for the project.

Based on the March 2002 Annual Report, Celebration has approved approximately 3,000 residential units, 100,000 square feet of office, 66,000 square feet of retail, 1 golf course, 115 room hotel, 115,000 square feet of office, 600 acres of open space and a 60 bed hospital.

The Celebration Future Land Use Map designation has been established to recognize what was known as "Destination New Town" in the 1991 Comprehensive Plan and 2010 FLUM. This designation should not be applied to any new developments, only to the development known as Celebration. This land use was created to facilitate residentially based innovative, mixed-use projects. The purpose is to encourage developments that incorporate neo-traditional and "front porch" design characteristics that provide places to live and work in a vibrant and healthy family-oriented community. The master plan is required to

place combination equal value on the pedestrian and vehicular circulation patterns. This designation within the Planned Development (PD) zoning district, is a mechanism for a developer to introduce innovative components of design to include varying setbacks, buffers, building heights, and combinations of uses within a single development.

This designation requires a mixture of land uses necessary to create a town. There are five broad types of land uses required within this designation: residential, standard commercial, recreation, conservation, and mixed-use. The mixed-use areas allow development to combine the three other designations for a single parcel of land.

To be considered for mixed-use, the combinations of land uses or individual components would need to introduce innovative design characteristics that demonstrate compatibility with each other (such as office or residential over retail shops) and the surrounding land uses. The commercial areas may contain non-residential land uses (including office, retail, institutional, attractions, light industrial, or hotel) that are consistent with the Commercial Future Land Use Map designation and the criteria for the three Commercial sub-categories. Community support uses, which may include police, fire, schools, libraries, cemeteries, government offices, transportation facilities, may occur within the commercial and mixed-use areas depending upon compatibility with existing and proposed adjacent uses.

Similar community support uses may be allowed in the residential areas based upon consistency with the approved community development plan and by means of special exceptions and/or conditional uses. In addition, satisfaction of the following criteria is necessary for the Celebration Future Land Use Map designation:

- Frontage on and direct access to an interstate highway. Direct access shall mean a property line abutting a full interchange of a limited access highway.
- Property must be located within the Urban Growth Boundary.
- Any development proposed within the Celebration designation must be a part of an approved Planned Development (PD) with special consideration given to compatibility within the different land use categories and adjacent development.
- Any PD submitted must contain at least three of the four following uses: commercial, residential, recreation, and conservation.
- Commitment to ensure the provision of adequate public facilities concurrent with the impacts of development.

- Projects to be designated with the land use must contain a minimum of 4,500 acres.
- The maximum floor area ratio (FAR) shall not exceed 4.0.

The following table identifies the minimum and maximum build-out acreage for each of the four broad categories to be contained within the Celebration designation. At any time, the land allocated among these uses must total 100% of the project acreage.

Celebration Minimum and Maximum Build-out acreages	
Use	Range in Acres
Residential	1,540 to 2,347
Recreation/Conservation	1,290 to 2,907
Commercial	250 to 443
Mixed Use	200 to 730
Residential	5% to 41%
Commercial	5% to 86%
Industrial	0% to 20%

k. Poinciana Future Land Use Map designations

The Poinciana land use designation applies only to the area known as Poinciana Township, which is located in the southwest portion of Osceola County and contains 47,000 acres in Osceola and Polk Counties. This designation was created based on the original plan of Poinciana, as shown in ZMA 71-0060. Because Poinciana was approved before the Florida Legislature adopted Development of Regional Impact laws on July 1, 1973, the development was considered vested from DRI requirements. However, the developer had to submit a Binding Letter of Interpretation of Vested Rights (BLIVR) detailing what was approved in the original development plan. BLIVR 783-002 for Poinciana was issued on May 17, 1983. Modification of the uses in Poinciana requires a Binding Letter of Interpretation to Modify a vested rights (BLIM), which must be approved by the Florida Department of Community Affairs.

The unique nature of Poinciana has become an important issue in that its growth has caused demands upon the services and facilities that serve this area, requiring additional water and sewer capacity, increased schools, fire protection, and law enforcement protection. This large and remote development has placed demands on the County's infrastructure, which will necessitate improvements to the two existing access roads, Poinciana Blvd. and Pleasant Hill Rd. A third road, Parker Poinciana Highway, which is not yet constructed, will partially mitigate this

impact. Permitted densities and intensities must be consistent with BLIVR 783-002 and any associated BLIMs issue by DCA.

i. Industrial

This designation is intended for various degrees of industrial, commercial and office development. The designation is based on a “tiered” approach to non-residential development. Though depicted on the FLUM as one designation, it includes two sub-categories that specify various intensities and locational criteria.

The applicable sub-categories, generally described below, depend on the ability to meet defined location and development standards.

Light Industrial - This sub-category is intended to provide for industrial uses that have none to limited adverse effects on adjacent properties. Light industrial uses typically include distribution centers, business parks, light manufacturing and other uses typically with limited noise and light attenuation. Technical schools that involve industrial training are also permitted in the light industrial sub-category.

Heavy Industrial - This sub-category allows for the most intensive uses in the County, such as; power plants, processing, manufacturing and fabricating plants. These uses typically include isolated industrial parks surrounded by open space to provide adequate buffers between adjacent uses. These uses shall also be located adjacent to rail lines and/or major roadways and terminals that are able to handle the demand for truck traffic and large equipment. The heavier the industrial usage, the more emphasis will be placed upon noise attenuation and visual buffer requirements in the Land Development Code.

m. Public

This designation is generally intended for lands or structures that are owned, leased, or operated by a government entity, such as a civic or community center, libraries, police and fire stations, and government administration buildings.

n. Natural Resource Utilization

The Natural Resource Utilization designation is presented as a mechanism for managing the land use impacts of natural resource decisions in an efficient and environmentally responsible fashion consistent with all applicable statutes. Development of the County’s natural resources must be consistent with the long-

term conservation of the resource, and shall not result in harmful environmental/natural resource, economic, fiscal, infrastructure/services, or public safety impacts. The rationale for the Natural Resource Utilization designation is that the County is attempting to provide for the reasonable utilization of the resource, consistent with applicable statutes and with the goal of providing for orderly land use decisions and for ensuring against impacts harmful to the public health, safety, or welfare. In order for the County to approve an amendment of the FLUM establishing this designation, the applicant must submit data and analysis that demonstrate that the proposed use will meet the land use performance standards as contained herein.

For those activities which require the issuance of a Consumptive Use Permit (CUP) pursuant to Chapter 373, Part II, F.S., the applicant for a Natural Resource Utilization (NRU) designation shall either (a) provide the County with a copy of the issued and currently valid CUP or (b) demonstrate adequate reserve capacity from a water supply delivery system with a CUP that authorizes the consumptive use. The impacts of the consumptive use will not be reviewed under Performance Standards, 3. Impact Analysis: Environmental. However, such applicant for NRU designation will still be required to address Performance Standard 3, Impact Analysis: Environmental for those other impacts of the proposed activity which involve construction, installation, erection, acquisition, operation, maintenance, improvement, extension, connections, enlargement, or reconstruction of any project infrastructure. Additionally, the applicant must clearly and specifically include the type of Natural Resource Utilization activity. The specific land uses approved for a particular Natural Resource Utilization designation, and the extent of those land uses, shall be indicated as a FLUE Policy. The application being made, and any approval granted, shall be specifically limited to the activity for which the application is made. Changes to the type of Natural Resource Utilization activity proposed shall require a new amendment to the FLUM in order that the new use may be adequately evaluated in accordance with the procedures described herein.

1. Performance Standards

a. Self-Sufficiency: Capital Costs:

All internal improvements (water, sewer, roads, water management, recreation) must be installed to County standards at the owner/developer's expense and the owner/developer must provide the capital costs of all off-site improvements and services required by the project (e.g. arterial streets, transit service extensions, solid waste disposal, public protection).

b. Self-Sufficiency: Operating Costs:

The owner/developer must demonstrate that the operating and maintenance costs of the project will not be borne by the County, through establishment of a homeowner's association, Municipal Services Taxing or Benefit Unit (MSTU/MSBU), or other legally responsible organization or arrangement (e.g., contracts with public or private service providers).

c. Impact Analysis: Environmental:

The owner/developer applicant shall provide a summary analysis of the environmental impacts of the proposed project. This analysis shall summarize the projected environmental impacts of the project in order to present a context for the overall land use amendment. (The summary analysis should, however, provide an adequate description of the various impacts that could reasonably be expected from the proposed modification of the FLUM if the amendment is approved in order to provide a contextual basis for the evaluation of land use impacts associated with the proposed amendment.) The consumptive use will not be reviewed under Performance Standards, 3. Impact Analysis: Environmental.

Prior to County consideration of the Natural Resource Utilization designation, the applicant must either (a) apply for and obtain all necessary consumptive use permits from the applicable Water Management District or (b) demonstrate adequate reserve capacity from a water supply delivery system with a CUP that authorizes the consumptive use. The Natural Resource Utilization designation shall not authorize the County to regulate the consumptive use of water as provided in Chapter 373, F.S. Issuance of a consumptive use permit shall be dispositive of those issues considered under Part II, Chapter 373, F.S.

The applicant shall describe impacts relating to uncontrolled wildfires and the fire ecology of the impacted area, with particular attention to the prevention of property damage. Utilization of the

natural resources of Osceola County by any land use activity shall not result in the diminishment of the extent of the County's wetlands as measured through aerial survey of the site in question and the neighboring properties. Nor shall such utilization change the character of such wetlands, change the nature of the 'fire ecology' for such lands, if applicable, or negatively impact property values of either the wetlands or neighboring properties. There shall be included in the summary a mapping of vegetation and wildlife habitats within project area and a description of applicable mitigation of impacts if necessary. Also included shall be a description of the existing soils and any anticipated erosion and/or sedimentation impacts along with applicable mitigation measures. Hydrologic modeling may be required. If there are impacts upon wetlands, floodplains or riverine areas, well fields, or designated recharge areas, descriptions of those impacts and applicable mitigation measures should be included. Nothing in these policies, however, shall be interpreted to restrict or negatively impact bona fide agricultural activities.

d. Impact Analysis: Fiscal and Economic:

The owner/developer must provide an analysis of fiscal and economic impacts of the project, for each phase of the development, including:

1. Estimated annual average ad valorem tax yield from the development during each phase;
2. Estimated capital costs of the development and the funding source for all public facilities and services required by the development, on-site and off-site, during each phase of the development through its projected build out and through the five-year period following the projected build out date;
3. Estimated average annual operating and maintenance costs of the development and the funding source for all public facilities and services required by the development during each phase of the development through its projected build out and through the five-year period following the projected build out date, including water supply, wastewater disposal, solid waste disposal, surface water management, recreation, roads, and public protection (such as EMS, hospitals, police, and fire protection);
4. Balanced impact statement that clearly demonstrates that estimated capital, operating, and maintenance costs would be fully compensated for by identified funding sources

without negative fiscal impacts, or in the alternative, a fiscal mitigation plan that fully compensates for any and all negative fiscal impacts;

5. Estimated expenditures for development during each phase;
6. Impacts of displaced activities including agriculture or other previous land uses; and,
7. Market feasibility of the development.

e. Impact Analysis: Social:

The developer must provide an analysis of the social impacts of the project, including:

1. Impact on adjacent neighborhoods - during each phase of the development, including, but not limited to, traffic generation, noise, and runoff;
2. Impact on housing supply - including the number of low/moderate income dwelling units provided, the total units, and the proposed sales price or rental range (by type) of unit;
3. Public safety impact - for police and fire protection and land uses in hazard areas, such as floodplains, and measures for hurricane evacuation and/or sheltering;
4. Educational impact - including estimates of average annual school-age children and contributions to school site or construction needs and any special needs of the population; and,
5. Health impact - including travel time to health and medical facilities and provisions for any special health needs of the population.

2. Procedure

The applications for the Natural Resource Utilization designation plan amendment will proceed through the following steps:

- a. Preliminary consultation with County Staff;

- b. Submission of a proposed Natural Resource Utilization designation plan amendment and impact analyses, with required fee;
- c. Determination by County Staff of adequacy of information and proposals with respect to standards and requirements;
- d. Revision of proposed Natural Resource Utilization designation plan and amendment and analyses as necessary;
- e. Public hearings as provided for by Osceola County and F.S.;
- f. Approval or disapproval of proposed Natural Resource Utilization designation plan amendment;
- g. Completion of applicable necessary agreements and funding arrangements;

3. Applicability

All existing and proposed establishments for water extraction, wells, pumping facilities, raw water treatment facilities, or potable water processing facilities with a capacity of greater than 250,000 gallons per day shall be deemed to be "Natural Resource Utilization" facilities, and must be classified as such on the FLUM. For existing facilities, the County prepared an inventory in November of 2005, and has amended the FLUM to show their existence as being within the "Natural Resource Utilization" future land use designation. For all new facilities or proposed facility expansions exceeding 250,000 gallons per day after the adoption of this policy, an amendment to the FLUM must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the FLUE before development permits may be issued.

All existing and proposed establishments for wastewater treatment with a capacity of greater than 250,000 gallons per day shall be deemed to be "Natural Resource Utilization" facilities, and must be classified as such on the FLUM. For existing facilities, the County has prepared an inventory, and has amended the FLUM to show their existence as being within the "Natural Resource Utilization" future land use designation. For all new or proposed facilities, an amendment to the FLUM must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the FLUE before development permits may be issued.

All other mineral or other extraction activities, landfills, recycling or re-use processing facilities (not including collection facilities, material sorting operations, and transfer stations), waste to energy generation operations, or similar uses involving the utilization of natural resources and processing, mining or excavating actively modifying more than 25 acres of land area are deemed to be "Natural Resource Utilization" facilities, and must be classified as such on the FLUM. For existing facilities, the County has prepared an inventory, and amended the FLUM to show their existence as being within the "Natural Resource Utilization" future land use designation.

For all new or proposed facilities, after the adoption of this policy, an amendment to the FLUM must be approved for the property upon which such a facility is to be established in accordance with the standards noted in the FLUE before development permits may be issued. Additionally, the applicant must clearly and specifically include the type of Natural Resource Utilization activity. The specific land uses approved for a particular Natural Resource Utilization designation, and the extent of those land uses, shall be indicated as a FLUE Policy. The application being made, and any approval granted, shall be specifically limited to the activity for which the application is made. Changes to the type of Natural Resource Utilization activity proposed shall require a new amendment to the FLUM in order that the new use may be adequately evaluated in accordance with the procedures described herein.

Notwithstanding any of the above requirements, for the County's inventory of existing Natural Resource Facilities, the full range of performance criteria, studies, and mitigation measures shall not be applicable. Such criteria, studies, and mitigation measures shall only apply to new request for the establishment of a use considered to be a Natural Resource Facility.

The County shall review an approved Natural Resource Utilization amendment at the next applicable Evaluation and Appraisal Review and, if application for a special County Water District or County development permit for the specifically approved Natural Resource Utilization activity has not occurred, then the County shall include in its EAR amendments a map amendment to return the property to its former classification, a new category deemed to be more applicable for the subject property, or a justification detailing why the Natural Resource Utilization designation is still appropriate.

o. Conservation / Open Space

This designation is intended for public lands that have been acquired and private lands that have been reserved by mutual agreement with the property owners for the preservation and protection of the County's valuable natural resources. These lands shall also be suitable for passive recreation or conservation uses. Privately owned lands such as wetland mitigation banks, Regional Offsite Mitigation Areas and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy or similar types of non-profit entities, may be designated as Conservation so long as formal consent is provided.

3. Special Development Areas

Special Development Areas include Developments of Regional Impacts.

a. Developments of Regional Impact (DRIs)

Many of the Developments of Regional Impact (DRI) in Osceola County have been constructed to support the needs of both the tourist and local population. Several of these DRIs consist of a variety of uses, such as timeshares, short-term rental units, hotels, office space, golf courses, recreation facilities, and open space. The County's DRIs include the following:

- Seralargo with +573.65 acres. This development is approved for 540 resort timeshare villa units, 2,187 hotel units, 48,000 s.f. of restaurant and retail, 335,474 s.f. of theme park, and 169.05 acres of golf course.
- Xenorida with +467.57 acres. This development is approved for 5,050 hotel units, a miniature golf course, a clinic, 1,250,000 s.f. of office uses, and 429,077 s.f. of specialty retail uses, a shopping center, and restaurants.
- Formosa Gardens with +492.7 acres. This development consists of 1,230 hotel units, 401,050 s.f. of commercial uses, 20,000 s.f. of office space, 961 residential units (including up to 120 time share units), and 5,000 s.f. of clubhouse space.
- Fantasy Heights with +307.8 acres. This is a residential development consisting of 906 single-family units, 630 multi-family units, and 25,000 s.f. of retail uses.
- Celebration with +4,890 acres. This development is approved for 8,065 dwelling units, 1,977,087 sq. ft. of retail, two golf courses (54 holes),

1,539 hotels units, 1,780,000 sq. ft. of industrial workplace, 114,940 sq. ft. of medical office, 150 hospital beds. Celebration has a four-phase development program, with approximately 25 percent of the project currently developed.

- Lindfields with +370.917 acres. This development consists of 780 single-family dwelling units, 600 multi-family dwelling units, 500 hotels units, and 120,000 s.f. of retail.
- Reunion with +1,731.9 acres. This is a Planned Use Development approved for 6,233 resort single-family units, 1,574 hotel units, 1,200,000 s.f. of business park, 140,000 s.f. of office, 484,000 s.f. of retail, and two golf courses (54 holes).
- The Palms with 706.5 acres. This is a golf and time-share resort consisting of 3,950 resort villas/time-share units, 18 holes of golf, 10,000 s.f. of golf maintenance, 186,250 s.f. of retail, 6,000 s.f. of restaurant, six tennis courts, and 6,000 s.f. of day care.
- CTS Investments Inc. with +342.5 acres. This is a multi-use DRI planned for a variety of commercial and tourist resort elements with 360,000 s.f. of time-share village, 1,000,000 s.f. of Asian trade center, 330,000 s.f. of commercial, 1,000 new hotel units, 335 existing hotel units, 100 villa units, 145,000 s.f. of cultural village, and 20,000 s.f. of theme park.
- Westgate with +243 acres. This subject property is a mixed-use time-share development consisting of 3,799 timeshare units and 60,000 s.f. of retail services.
-
- ChampionsGate with +1246.13 acres. This development is approved for 2,136 residential units, 426,000 s.f. of retail commercial space, 2,864 hotel rooms, 54 holes of golf, and 248,000 s.f. of office space.
- Osceola Corporate Center with +922.49 acres. This is a development approved for 1,402,616 s.f. of office space, 887,163 s.f. of office warehouse, 1,874,658 s.f. of retail, and 662 hotel units.
- Remington with +751.3 acres. This development is approved for 2,203 single-family dwellings units, 20,000 s.f. of retail, and 149 acres of golf course with 18 golf holes and a clubhouse.
- Westside with +486.4 acres. This development is approved for 20 k.s.f. of retail, 80 k.s.f. of office, 400 hotel units, and 2,129 resort residential units.

- Bellalago with +1,383.6 acres. This development is approved for 2,297 residential units, 244 k.s.f of retail, and a charter school.
- The Parkway with +193.94 acres. This development is approved for 144 k.s.f. of commercial space, a 1,200 seat equestrian theme park, and 3,030 timeshare/hotel units.
- Harmony with +9,015.4 acres. This development is approved for 4,824 residential units, 474 k.s.f of commercial, 553 k.s.f of village commercial, and 385 k.s.f of office.
- Osceola Trace with +1,159.8 acres. This development is approved for 868 single-family residential, 200 multi-family units, 1,620,000 s.f. of office, and 18 holes of golf.
- Little England, from which the Southbridge and Indian Wells development were created, was approved for 1,720 single-family residential, 704,000 s.f. of retail, 1,291,000 s.f. of office and 51 holes of golf.

4. Major Natural Resources Inventory

Natural resources are crucial to our understanding of the direction of future developments because geography and topography create inducements and barriers to potential development. Some resources are regarded as a positive public good which merit protection and preservation. The County is required to map five types of natural resources, pursuant to Rule 9J-5.006(1)(b), F.A.C., and to include these maps in the future land use map or map series. However, only four maps apply to the County.

a. Public Potable Water Wells and Wellhead Protection Areas

In order to standardize well setbacks, Osceola County will adopt the following standards from the Florida Department of Health and the Florida Department of Environmental Protection for public potable water wells:

Drinking Water Supply Wells serving limited Use Commercial Public Water Systems and Limited Use Community Public Water Systems		
Rule	Installation	Setback
Permitting and Construction of Public Water Systems Rule 64E-8.002(2)(b) 2., F.A.C.	Onsite Sewage Treatment Disposal Systems (OSTDS)	*200 ft, **100 ft
Public Water Systems DEP Rule 62.555.312(4), F.A.C.	Sanitary Hazard as defined in DEP 62-550 for drinking water supply wells	100 ft
Domestic Wastewater Residual Rule 62-640.700(4)b., F.A.C.	Domestic Wastewater Residuals Land Application Areas	500 ft
Private Wells and Multi-family		
Drinking Water Systems Rule 64E-8.003(1), F.A.C.	OSTDS	75 ft

**Community Water System means a public water system which serves at least 15 service connections used year round residents or regularly serves 25 year-round residents; under control of the operator of such system and used primarily in connection with such system; 2) any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system. A public water system is a "Community Water System," a "non-community water system," or a "non-transient non-community water system."

Existing and planned water wells and cones of influence have yet to be delineated. As discussed in the Public Facilities Element, the County is cooperating with the SJRWMD, SFWMD, the City of St. Cloud and the City of Kissimmee on well field protection and modeling programs. Until these protection areas may be delineated, interim wellhead protection zones will be implemented. These areas as described in the Public Facilities Element, are 500 feet in diameter; their locations are identified on the map.

b. Water Bodies

Osceola County has an abundance of natural surface water features and is comprised of five watersheds and the Alligator Chain of Lakes. These watersheds include the following:

Reedy Creek Watershed	East Lake Tohopekaliga Watershed
Shingle Creek Watershed	Kissimmee River Watershed
Lake Tohopekaliga Watershed	Alligator Chain of Lakes

The County's surface water drainage is dominated by the Kissimmee River and the St. Johns River. An inventory of these, as well as the previously mentioned features, is provided in the Conservation Element of this Comprehensive Plan.

Development in the Floodplain: Within Osceola County, most floodplains are found adjacent to the lakes and tributaries of the two major water drainage basins, the St. Johns and Kissimmee Rivers. Over the years, the floodplains in Osceola County have undergone numerous environmental disturbances resulting from water control activities such as ditching and draining. Although several state and federal agencies such as the Federal Emergency Management Agency (FEMA), the U.S. Army Corp of Engineers (USACOE), the Water Management Districts, and the Florida Fish and Wildlife Conservation Commission (FFWCC) have programs for the protection and preservation of floodplains, additional measures are necessary to ensure that floodplains are protected locally.

Osceola County currently participates in the National Flood Insurance Program (NFIP) administered by FEMA. The minimum rules and regulations of the NFIP, which set the standards for construction in the floodplain, have been included in Osceola County's Land Development Code. As per these standards, compensatory storage is required for developments that will adversely impact the floodplain.

c. Soil Erosion

Although soil erosion has not generally been a substantial problem for Osceola County, some problems with soil erosion have been identified in the County. For the majority of the County, topographic features such as level land and large amounts of vegetation have been significant in reducing the threat of soil erosion. However, in the northwestern portion of the County, known as the Lake Wales Ridge area, soil erosion is a serious and continuous problem. Water and wind are the major causes of soil erosion in this area. Hilly terrain, sparse vegetative cover, and dry sandy soils are factors facilitating this erosion. The most significant problems caused by soil erosion are the loss to topsoil, which reduces the productivity of the soil, and sedimentation, which may suffocate benthic organisms and disrupt food chains. In addition, sedimentation may promote and accelerate lake eutrophication by increasing phosphorus loadings. Currently, the County has regulations in place for erosion control throughout the development process via the Land Development Code (LDC). However, the County has not addressed erosion control for undeveloped or currently developed areas.

d. Wetlands

Many wetlands of Osceola County have suffered severe degradation due to human impacts; therefore, it is pertinent that measures be taken to curb any future degradation. Creating new, self-sustaining wetlands in order to mitigate past

impacts is a consideration for the County to concentrate on. The Conservation Element further addresses protection, restoration, and acquisition of wetlands.

e. Minerals

Several mineral deposits including clay, sand, peat, and phosphate have been identified in Osceola County. Although many of these minerals are extracted and used for local consumption, regional constraints have made the County an unproductive area for excavating large-scale commercial purposes.

Osceola County sets forth reasonable standards for soil excavation to protect the health, safety, and welfare of the population. The County's Land Development Code details review, setback, and inspection criteria, as well as, standards for ground and surface water, and the reclamation of mined areas.

2. Urban Growth Boundary

Although some aspects of growth management are new concepts to the County, increased population growth and its related development have been difficult to manage with traditional comprehensive planning methods. Therefore, additional planning strategies, Sustainability Regions planning concept discussed earlier, must be used to direct future growth. Without stronger controls in place to distribute land uses and to determine the location of future public facilities, the County will not be able to properly plan for the projected growth.

Osceola County has chosen to establish an Urban Growth Boundary (UGB). Until now, the County has relied on an urban service line, which is a utilities service area that identifies where utility providers may provide services in the future. Unlike an urban service line, an UGB has a fixed boundary and a designated area that identifies the location of future growth. Municipal boundaries may expand or contract due to a number of forces, but UGBs are fixed boundaries that include governmental jurisdictional lines and the areas beyond them (Oregon Development and Land Conservation Department, January 1992). Oregon is a model for UGB use, with the state requiring boundaries around all municipalities, including the City of Portland. The states of Washington and Tennessee have adopted UGB requirements, and to a lesser extent, some communities in California have established boundaries. In addition, Boulder, Colorado, and Lexington Kentucky, have adopted UGBs (www.sprawlwatch.org).

The establishment of a UGB for the County has a number of benefits. The UGB will preserve agricultural land uses and ranch lands to the south of the urban areas of the County; protect natural resources, and reduce the amount of public expenditures. As a result of enacting an UGB, the County's overall quality of life by 2025 will include better air and water quality, and residents should experience fewer vehicle miles traveled and continued economic development due to a better-planned community.

The amount of land to be included in the UGB depends on several factors. In general, the most important factor is how much the county is expected to grow. Growth projections are utilized to determine the amount of developable land that will likely be needed in order to absorb new growth demands. An estimate of future developable land needs is typically added to the existing stock of already developed lands to arrive at how many acres of land will be needed in the UGB. Additionally, it is also important to recognize that some share of this new growth will be accommodated through redevelopment, within incorporated cities, and on preexisting parcels located outside the UGB. This accounting of UGB acreage need pertains to developable lands only because adjustments have been made for water bodies, wetlands, special overlays, conservation areas and a host of other considerations that prevent certain lands from developing.

In short, the supply of usable and developable land in the UGB is rooted in the projected demand/need for developable acreage. By establishing an UGB, the County has identified the population projected by 2025, which is the County's 20-year planning timeframe. Additionally, calculating the amount of land required to accommodate this projected population is necessary before a boundary can be designed for the County. Thus, the amount of acreage needed to accommodate future growth, the number of future residents, and the number of people per household must be completed to assess the residential needs of an UGB. The non-residential needs created by population growth can be assessed by utilizing total acreage by land use within today's developed areas. From these data, it is possible to construct ratios that express the number of acres demanded of each non-residential land use, for every 1,000 people.

The County had an estimated countywide population of 235,156 in 2005 with a countywide population of 525,100 projected for 2025 pursuant to the Bureau of Economic and Business Research (BEBR) 'High' range population projections (*Florida Population Studies*, Vol. 37, No. 2, Bulletin 138, February 2004). Utilizing the BEBR high projections for Osceola County yields a population growth figure of 284,400 persons over the 20-year planning horizon between 2005 and 2025. Because BEBR projections are for the entire County, including all municipalities, it is appropriate to distribute this 20-year growth projection (i.e., additional population of 284,400 persons) to both the cities and unincorporated area. Before analyzing the future demand for vacant developable land, however, it is first necessary to establish some basic parameters needed in the analysis.

A primary metric used to derive residential land needs is based around a defensible residential base density. Unlike non-residential land use need, it is an important distinction that residential land needs are *not* based around the utilization of a demand ratio approach (i.e., X acres per 1,000 persons). This is important to stress because existing developed acreage in the county has been developed at an estimated density of 1.04 dwelling units per acre. This existing low-density pattern of residential land consumption represents a fundamental reason for adopting an UGB in the first place. Therefore, the UGB residential need is based around a base density of 3 dwelling units to the acre.

In addition to the reservation of acreage for future land uses, a UGB includes additional “surplus” acreage. According to The Practice of Local Government Planning (International City/County Management Association, 2000), UGBs include a market factor to allow sufficient choice and to ensure land markets operate smoothly and without artificial inflation of land values. This market factor addresses the need for additional acreage within the UGB in the future as communities evolve and as land use mixes change within a community. Commonly referred to as an allocation ratio, adjacent Orange County has adopted a 2.4 multiplier that is applied to vacant land need in order to ensure adequate land supply. Recognizing that Osceola County will utilize a base density figure of 3.0 dwelling unit/acre, UGB calculations derived herein will utilize a supply multiplier of 1.4. This multiplier is fully one point below the adjacent Orange County multiplier and lies well within the bounds of other comprehensive plans adopted throughout the State. Taken together, the Osceola County UGB is based around a residential base density (3.0 du/acre) in excess of today’s existing pattern, and utilizes an allocation ratio (1.4) well within the range of other comprehensive plans.

The table below depicts how much usable vacant residential, commercial and public use land will be needed to accommodate the County’s population forecast for the twenty year planning period between 2005 and 2025.

Urban Growth Boundary - Demand for Developable Land (Reservation of Acreage for Future Developed Uses – 20-Year Planning Horizon, 2005 - 2025)			
A. Residential Acreage Needed Pursuant to Population Projections		Base Levels	Allocation Ratio (1.4)
a. Additional Population 2025		284,400	
b. Number of Persons / Dwelling Unit (DU)		2.79	
c. Number of Dwelling Units Needed for Additional Population (a/b)		101,935	
d. Percentage of Vacant Residential Units per 2000 Census		15.70	
e. Total Number of Additional Dwelling Units 2025 (c + (c*d))		117,938	
f. Average Number of DU/Acre		3	
	Share	DUs	
g. Additional Du’s to be absorbed on redeveloped Unincorporated land	2%	2,359	
h. Additional Du’s to be absorbed on unincorporated undeveloped lands	77%	90,812	
i. Additional Du’s to be absorbed on Rural Lands outside the UGB	1%	1,179	
j. Additional Du’s to be absorbed on City Lands	20%	23,588	
Totals	100%	117,938	
Number of Undeveloped Acres Needed for Additional DU 2025 (h/f)	100%	30,271	42,379
B. Commercial Acreage Needed Pursuant to Population Projections	Acres/1000 Persons		
Proposed Commercial Development	6.58	1,732	
Proposed Office Development	2.96	779	
Proposed Industrial Development	7.01	1,844	
Total Commercial, Office, and Industrial		4,355	6,097
C. Institutional and Public Use Acreage Needed Pursuant to Population Projections	Acres/1000 Persons		

**OSCEOLA COUNTY
FUTURE LAND USE ELEMENT**

**COMPREHENSIVE PLAN
DATA & ANALYSIS**

Proposed Institutional (hospital, group homes, churches, government)	9.08	2,389	
Proposed Parks	7.60	2,000	
Proposed Schools	2.66	700	
Proposed SAVE Lands	15.20	4,000	
Total Institutional and Public		9,089	9,089
Total Demand for Developable Land		43,715	57,565

The total demand for developable land is approximately 57, 565 acres, distributed as follows:

- 42,379 acres for residential uses
- 6,097 acres for various commercial uses
- 9,089 acres for various public uses

Based on the analysis of future growth projections, which includes an analysis of the existing and projected absorption of new growth into vacant developable land, the UGB depicted in Maps 1A-1C was developed. Additionally, the analysis presented above accounts for some share of development to occur within municipal boundaries (the Cities of Kissimmee and St. Cloud), through redevelopment, and in rural areas. The acreage supply within the UGB matches the overall demand need of 57,500 acres, and the makeup is more precisely inventoried in the table below:

Urban Growth Boundary - Acreage Inventory (Reservation of Acreage for Future Developed Uses)	
Preexisting or Developed Uses	Acres
Lakes	42,765
Incorporated	16,358
Commercial	12,080
Conservation	23,671
Dual Use HDR/Commercial	37
Dual Use Institutional/Commercial	73
Industrial	2,043
Institutional	3,413
Acreage of Developed Residential Land Uses within designed UGB	46,120
A. Subtotal Developed, Natural or Pre-existing Uses	146,560
B. Total Acres of Designed UGB	239,257
C. Total Acreage for Future Development (B - A)	92,697
Less Applicable Wetland Acreage	26,228
Subtotal	66,469
Less Short Term Rental Overlay Acreage	8,969
Total Net Developable Land Within UGB	57,500

When establishing a UGB, the County must anticipate that the boundary may require realignment if population growth surpasses the projections to 2025 and beyond. However, if

population does not exceed the projections and the County furthers its redevelopment within the UGB, there will be adequate acreage within the UGB to accommodate growth to 2025. An urban growth boundary will require a more cooperative working relationship with the Cities of Kissimmee and St. Cloud to maintain the integrity of the UGB. Annexations by the cities will occur, which will affect the UGB and will reduce the amount of land available for future development in the unincorporated County. Furthermore, although the County may prohibit the presence of new public facilities beyond the UGB, the cities are not required to adhere to the County's boundary. Therefore, providing public facilities beyond the UGB may require interlocal agreements between the County and the Cities in the future. The County must review the proposed annexations and developments more closely by instituting protocols through Joint Planning Agreements (JPAs) with the municipalities to determine how the boundary may be maintained as the County matures in the future.

3. Land Use Analysis of Adjacent Counties

It is important to recognize the growth occurring in adjacent counties and the implications of future land uses surrounding Osceola County. Market forces do not recognize political boundaries. Consequently, land use developments in adjacent counties may exhibit extraordinary influence upon Osceola County. The effects of that development may have strong positive or negative impacts on Osceola County. As previously stated, one of the primary determinants of development in Osceola County may be growth in adjacent Counties. However, Osceola County's development may simultaneously affect development in adjacent counties. The County must recognize that population growth and impacts from development exists on a local and regional scale. Therefore, the County must coordinate with neighboring counties to address development impacts to public facilities, including roads and ensure that development along county lines is compatible and suitable for development with respect to natural resources and wetlands. The following is an analysis of the land uses of the six adjacent counties:

a. Orange

By far the most influential county upon development in Osceola County is its northern neighbor, Orange County. The City of Orlando and the theme parks have a strong influence on development patterns in the northwestern part of Osceola County. The border between Osceola and Orange counties is approximately 48 miles long. The most dominant land uses in the County include Walt Disney World to the northwest of Osceola County and the Orlando International Airport to the northeast of Osceola County. In addition, the large developments of regional impact in the southern portion of Orange County, which include Boggy Creek, Eagle Creek, Lake Nona, and Moss Park, and the concentration of development around the Orlando International Airport, will directly and indirectly affect the County due to increases in trips of the regional transportation network.

b. Polk

Polk County, which is located directly to the west, is second only to Orange County in the amount of development that affects Osceola. Polk County shares an 83-mile long border with Osceola County. The land uses in Polk County along the Osceola County line, is primarily vacant or agricultural in nature, but is experiencing exceptional development pressures. Thus, the agricultural lands are converting to low-density, single-family residential uses. These conversions of agricultural land occur primarily along the intersection of I-4 and U.S. Highway 27, which is approximately two miles west of Osceola County. Furthermore, the growth in Polk County includes tourist commercial and resort developments due to the close proximity to Walt Disney World. The Westridge Area within Osceola County borders Polk County and the Westside Development of Regional Impact within the Westridge Area includes some resort residential within Polk County. Polk County includes sector plans and corridor plans that are adjacent to Osceola County that may require coordination between the two counties.

Currently there are three developments of regional impact (DRIs) approved in Polk County that will directly impact the flow and growth of Osceola County. The Victor Posner City Center is a 365-acre project site that will be developed in three phases along the southeast corner of I-4 and U.S. 27. This project has been approved for nearly 2,000 multi-family residential units, 1 million sq. ft. of retail, 1.5 million sq. ft. of business park, and 2,600 hotel rooms. Oak Hills Estates, the second DRI, is located on the southeast corner of U.S. 27 and County Rd. 54. This 2,215-acre development has been approved for over 3,600 single-family and 1,200 multi-family residences. It will also contain an additional 300 hotel rooms and 355,000 sq. ft. of retail and office space. The largest proposed DRI of Polk County that will impact the area is Ridgewood Lakes. This 2,946-acre development will be a golf course community containing 13 acres of retail and 8,100 single-family residences. Ridgewood Lakes is located 3.5 miles south of I-4 on U.S. 27. These DRIs will greatly impact the growth, development, and transportation patterns of Osceola County.

c. Lake

While Lake County has no common border with Osceola County, it touches Osceola's northwestern most corner at the Four Corners area. The existing land uses are primarily vacant and agricultural. However, in the same manner as Polk County, agricultural acreage is converting to low-density, single-family development. Population growth in the Four Corners Area has an impact on Osceola County, because Osceola County has entered into interlocal agreements with Lake County to provide increased services in the Four Corners Area. Most pressing of all public facilities issues is the need to provide public education facilities in the area for a growing student population.

d. Okeechobee

Okeechobee County is located to the south, and consists of vacant land, agricultural uses, and wetlands along the Osceola County border. The majority of land in Okeechobee County is designated as Rural / Agricultural on the Future Land Use Map. The two counties share a border that is approximately 17 miles long. Due to its agricultural uses and low population growth, Okeechobee County is not the subject of development pressures at this time.

e. Indian River

To the east, Indian River County shares a 13-mile long border with Osceola County. The Future Land Use in Indian River County for the land bordering Osceola County is classified as Recreation, with large portions of this area in local and state public ownership. Development in the area of Osceola County is minimal, as development is concentrated along the Atlantic Ocean.

f. Brevard

Located directly to the east of Osceola County, Brevard County's existing land use contains a considerable amount of agricultural uses. Development in Brevard County, as in the case of Indian River County, is concentrated along the Atlantic Ocean. However, development in recent years has begun to grow toward Interstate 95 into the agricultural areas.

4. Availability of Facilities and Services

Rule 9J-5.006(2)(a), F.A.C., requires an analysis of the availability of transportation, solid waste, potable water, sanitary sewer, and stormwater management facilities, based on existing conditions and proposed development. The analysis is as follows:

a. Transportation

The construction of roads is the foremost improvement necessary to allow development, and is an expensive public investment. Without access to the transportation network, property cannot be developed in the future. The relationship between vacant acreage and adjacent roadways must be considered in transportation planning. The Transportation Element provides a list of the existing and proposed roads by functional classifications for the base year of 2000 and the future years of 2015, 2020, and 2025. This Comprehensive Plan takes transportation to the next level. Beyond providing needed road construction and improvement projects, the County is planning for land uses and transportation facilities. The County will consider increasing densities and intensities in the urban areas of the County to encourage public transit use and alternate forms of transportation. In addition, the County is incorporating multimodal transportation planning and encouraging that new developments plan for more than three modes of transportation, including automobiles, bicycles, pedestrians, and public transit. This will be a continuing initiative for the County and a planning tool that will

result in great rewards. By planning for multimodal transportation corridors, public expenditures for transportation projects will be reduced if bicycles and public transit needs are included in the budgeting and planning process. In contrast, retrofitting urban areas to incorporate multimodal transportation is less cost effective. Goals, objectives, and policies of the Transportation Element chart the future transportation efforts of the County.

b. Sanitary Sewer

Currently, Osceola County does not operate central sewer collection and treatment systems. However, in an effort to manage growth and facilitate the provision of sanitary sewer services in the urbanizing portion of the County, the County has implemented in conjunction with the City of Kissimmee, a utility authority to oversee and coordinate the provision of sanitary sewer service. The establishment of a utility authority will allow the County to better control the patterns of development in the County and shall assist in the protection of the County's natural resources. Currently, sanitary sewer services are provided to the residents of Osceola County via governmentally operated facilities, large private facilities, or package treatment plants and septic systems. The governmental facilities include the Tohopekaliga Water Authority, the City of St. Cloud, the Reedy Creek Improvement District and Severn Trent Florida Governmental Utilities Authority. Level of service standards vary for each utility. Generation rates vary from utility providers, and are included in detail in the Sanitary Sewer Element.

c. Solid Waste

Presently, Osceola County provides solid waste collection and disposal for all County residents. In addition, the County provides collection, storage and proper disposal of household chemical waste materials.

Within the Osceola County boundary there are three active disposal facilities operating as permitted by the Florida Department of Environmental Protection (FDEP). The first facility is the Bass Road Construction and Demolition (C&D) Landfill. This facility is government owned and operated. The two other facilities are privately owned and operated and include the J.E.D. Solid Waste Facility and the St. Cloud Transfer Station. The J.E.D. Solid Waste Facility is a Class I lined landfill owned by Capital Environmental. The St. Cloud Transfer Station is owned by Omni Waste and is located at the site of the former City of St. Cloud Landfill that closed in the fall of 2003. In addition, the County manages solid waste collection through private franchise agreements within the unincorporated urbanized portions of the County and through solid waste drop-off stations located within the rural unincorporated areas.

d. Stormwater Management Facilities

The County completed a Master Stormwater Management Plan in September 1992. This plan provided a general assessment of the stormwater management facilities in the northern urbanized section of the County. Analysis of the southern, unincorporated portion of the County was not deemed necessary at that time due to the lack of existing and anticipated development. The Stormwater Master Plan prioritized basins in the urban areas of the County for future study. Based upon the priority rankings developed by the Master Stormwater Plan, the County is systematically preparing detailed studies of each basin to evaluate existing conditions and to propose infrastructure improvements for these facilities. To improve the performance of these facilities, the plan requires updating to address existing and future conditions based on the amount of development that has occurred in the County since 1992. The County must fund this update and future drainage basin studies to maintain and improve stormwater facilities. Furthermore, stormwater management facilities within the County must conform stricter federal and state standards that have been adopted since the master plan was completed. Therefore, the County will shift its focus to improving older systems and ensuring federal and state water quality requirements are met or exceeded throughout the County.

e. Potable Water

Osceola County is not currently a provider of central potable water services. However, the County anticipates establishing a utility authority. The establishment of the utility authority will allow the County the opportunity to better manage the location of development in the County. To that end, Osceola County reserves the sole right to commit, bond, obligate, or assign the financial bases for the natural resources associated with the need to provide central water facilities for the areas under its jurisdiction. The Tohopekaliga Water Authority provides potable water to the City of Kissimmee and a significant portion of unincorporated Osceola County. The City of St. Cloud is a purveyor of potable water services within its service area that includes a portion of unincorporated Osceola County. In addition, the Reedy Creek Improvement District and the Florida Governmental Utilities Authority also provide potable water service to areas within unincorporated Osceola County. Within the unincorporated rural areas of the County, package treatment plants and individual wells provide service to the remaining residents of the County. Levels of service standards vary for each utility. Major areas of concern from a service standpoint include the Four Corners Area where a lack of infrastructure limits the effectiveness of the services provided.

5. Analysis of Vacant Land

As previously stated in the existing land-use inventory section, there are two types of vacant property: vacant and vacant committed. This section focuses upon the first of these categories. Vacant was defined as undeveloped property with no current development approvals, such as Planned Developments and Development of Regional

Impact, or other development orders. According to the estimates included previously, there are approximately 47,923 acres of vacant land. Rule 9J-5.006(2)(a), F.A.C., requires an analysis of the developability of these areas by analyzing soils, topography, natural resources and historic areas to determine to what extent they represent a constraint to development. The following is an analysis of vacant land:

a. Soils

Approximately 6,679 acres of vacant land includes soils unsuitable for development. This unsuitability is due to the presence of poorly drained soils.

b. Topography

Topography presents little constraint to development in Osceola County. There are no areas where excessive topographical relief could preclude development. Areas of "low" elevation are reflected in either areas of unsuitable soils or in wetlands.

c. Natural Resources

Natural resources, as used in this Plan, are aquifer recharge areas, wellhead protection areas, wetlands, mineral resource areas, raw water extraction and production resource areas, wilderness resource areas, rare and endangered animal species, areas deemed suitable for waste disposal, re-use or recycling, or land filling, areas characterized by a 'fire ecology', and rare and endangered plant species. The western ridge of vacant property, known as the Westridge Area, includes an aquifer recharge area and includes the Warea Archipelago, which includes endemic animal and plant species.

d. Wildlife and Vegetation

There are 20 acres located in the western ridge of the County, which contain rare or endangered plant species, which is part of the Warea Archipelago.

e. Aquifer Recharge

The South Florida Water Management District identifies the western ridge as a high recharge area.

f. Public Wellfields

The County establishes a wellhead protection area of 500 feet around all public potable water wells. Although there are a few wellhead protection areas within the urban portion of the County, most of these wells occur in less developed areas of the County. Therefore, most of this acreage within the protection areas is vacant.

g. Development and Redevelopment in Floodplains

Osceola County participates in the Regular Phase of the Federal Flood Insurance Program. This program, which is mandated by the Federal Government, delineated areas subject to the 100-year flood. The 100-year floodplain is further required to be divided into floodplain and floodway. The latter is designated by the Federal Government and is an area where, due to potential floodwater velocity, only structures that will not impede the movement of floodwater may be allowed within a floodplain. The former area has only the threat of rising floodwaters. Osceola County adopted Ordinance 82-2 and companion sets of Floodway Maps and Flood Insurance Rate Maps (FIRMs) to comply with the Federal Mandate. Ordinance 82-2 outlines the procedures for development within the 100-year floodplain. Because so much of Osceola County is designated as floodplain, it is imperative that development incorporates provisions to protect the development from 100-year floods and protect adjacent properties from off-site flooding caused by additional development. The County's policy to address floodplain and floodway development has been to review building permits to ensure that all habitable structures have the lowest floor constructed no lower than the 100-year flood elevation and do not impede projected flood waters in a floodway. For all other development, the County has required an engineering improvement plans that demonstrates that elevation requirements are met and compensating water storage areas are integrated into a project's overall stormwater management plans.

h. Historic Resources

According to the inventory of historic sites included with the existing land-use map series, there appear to be numerous historic sites located on land identified as vacant. However, prior to development, each site must be evaluated for archaeological, cultural, and historical sites. Therefore, each area of proposed development must be handled on a case-by-case basis. The County has a list of sites that have been identified and included in the Florida Master Site File, which includes. Due to the sensitive nature of protecting historical sites from theft and vandalism, the County has not included a map of sites within the Comprehensive Plan. However, the County has access to the site file index and may submit sites to the state in the future for inclusion into the site file index. Foremost on a list of future studies is a future study to identify any sites in order to better protect these sites as the County develops in the future.

6. Demand for Land Related to Population Growth

Rule 9J-5.006(2)(c), F.A.C., requires that Osceola County project the amount of land necessary to accommodate the needs of Osceola County during the planning timeframe. The analysis requires a report by gross acreage and density and intensity of FLUM

designations. The analysis further requires a description of the methodology used to determine these figures. The purpose of this exercise is to provide important information for use in the formulation of an inventory of necessary capital improvements. The projected land use requirements will also be reflected in the FLUM series. The projected land uses, the location of land uses, and rates of growth are key factors in controlling the timing and patterns of development.

Additionally, it is noted that a resource allocation model has been included to guide decisions related to the long-term preservation and protection of natural resources throughout the County. This model will necessarily be of a greater time horizon than the Plan itself, and is intended as a guide for the evaluation of natural resource management.

The basis of this model is the assumption that certain natural resources must be protected in perpetuity, regardless of any artificially imposed growth management time horizons. To this end, Osceola County has completed an inventory of natural resources intended to provide baseline data for the establishment of long-term natural resource demand projections. The Natural Resource Inventory (NRI) takes advantage, to the greatest extent possible, existing data sources and available studies. District Water Supply Plans from both the St. John's River Water Management and the South Florida Water Management Districts have formed the basis for the water resource inventory elements of the resource allocation model. Additionally, other resource inventories created by other agencies or units of local government has been utilized as input for the model. This includes data and information generated by the Water Management Districts, Florida Department of Environmental Protection, and other Federal, State, and local agencies, including, but not limited to, regional water supply plans, land use inventories, and other similar material. The resource allocation model is intended as a growth management tool to address the impacts of land use and permitting decisions, and not as a tool for the actual distribution of natural resources where that function is already granted to another agency by law, e.g., the allocation of water through the consumptive use regulatory authority of the water management districts and FDEP. Additionally, the exacerbation of wildfires in areas characterized by a natural 'fire ecology' has been taken into account.

8. Redevelopment Analysis

a. Blighted Areas

Osceola County currently has no areas formally designated as blighted. However, a study of blight and housing conditions in the County must be completed before the County may address this issue. Therefore, the County plans a housing survey for 2006 that will identify any blighted areas that require improvements. During the study, the County will examine those structures that lack central sewer and potable water services. Following the identification of these blighted areas, the County will prioritize areas for improvement based on the severity of need and the desires of the local residents. Therefore, upon completion of the study, a formal improvement program and a time frame for redevelopment will be formulated by the County Planning Department. For those areas that are located

in close proximity to a city, or within an area served by the central sanitary sewer and potable water, the County shall seek to address the improvement of blighted areas in a cooperative manner with the appropriate city concerning the timing and funding of necessary capital improvements.

b. Elimination or Reduction of Inconsistent Uses

Rule 9J-5.006(2)(d) 2., F.A.C., requires an analysis of the elimination or reduction of uses consistent with Osceola's character and proposed future land uses. There are two areas in Osceola County which merit future elimination or reduction. The first is the reduction of the negative impacts of the existing strip commercial development along U.S. 192, U.S. 441, and U.S. 17-92. In the past, insufficient attention has been given to minimizing the traffic impacts on adjacent roadways. Additionally, alternate modes of transportation have been ignored and the County has been planned around the automobile. Therefore, the County may consider closing and combining driveways in the future to minimize conflicts between automobile and other modes of transportation.

The second area meriting future actions are areas of inconsistent zoning, where the zoning designation, which is part of the County's Land Development Code, does not correspond to the standards established in the Comprehensive Plan. In addition, inconsistent zoning applies to areas where residential plats have been at least partially developed and individual ownership of lots limits other types of land uses that may be allowed on a property. Vesting may be a solution to inconsistent zoning. However, in those cases where vesting cannot be realized, the County must consider rezoning those properties that is consistent with the Comprehensive Plan.

9. Amendments to the Future Land Use Map

Property owners in the County may request to change the Future Land Use Map (FLUM) designations on their property through a comprehensive plan amendment. The Board of County Commissioners will make an evaluation of any amendments for impact and appropriateness prior to the time of the transmittal hearing. Each request will be reviewed on a case-by-case basis utilizing the criteria listed below. Depending on the request, the importance of any individual criterion may change. However, no individual criterion is generally more important than another. The County will use the following criteria in its evaluation of comprehensive plan amendments:

a. Location and Compatibility

The location will determine whether the subject property is within an area that is served by adequate services and facilities. The more intense a requested land use change, the greater the emphasis placed on requisite facilities and services existing to serve the site. The proposed amendment will also be reviewed regarding to what extent it is compatible with the existing land use categories.

b. Local Trends

Recent trends in surrounding properties, including development approvals, construction, the provision of services, and approval of land use amendments in an area will be evaluated to determine if changing circumstances justify a change in the land use.

c. Size

The amount of land to be amended will be evaluated to determine whether the request due to size will have a minimal effect upon the overall development pattern of the County. In addition, this evaluation will include the extent to which the amendment, when considered together with other similar amendments, would result in cumulative impacts on public facilities and natural resources that are inconsistent with the goals, objectives and policies of the Comprehensive Plan.

d. Corrections

The FLUM may be revised to more accurately reflect existing development patterns.

e. Relationship to the Comprehensive Plan

As required under Chapter 9J-5, F.A.C., and Chapter 163, Part II, F.S., comprehensive plan amendments must be determined to be consistent with the goals, objectives and policies of the Osceola County Comprehensive Plan.

f. Demonstrated Need

Comprehensive plan amendments are reviewed to determine if adequate data and analysis exists to demonstrate a need for the proposed land use at the site in question. The applicant may submit a study prepared in a professionally accepted manner as a part of the data and analysis. For example, a market study may be submitted with a proposed FLUM change to a commercial FLUM designation, or a housing study may support a FLUM change that increases densities on a property to show a need for additional residential land uses.

g. Decreases in Density or Intensity

Favorable consideration of the amendment request may be given if the applicant is able to demonstrate that a comprehensive plan amendment decreases densities or intensities on a property. In addition, changing FLUM designations from any residential or nonresidential designation to Public or Conservation / Open Space FLUM designations represents a decrease in impacts and a reduction in the amount of public facilities and services that will be required for the site.

h. Satisfaction of Other Planning Concepts

Comprehensive plan amendments may be reviewed to determine whether an amendment directs development to existing urbanized areas or protects agricultural land, wetlands, or conservation areas.

10. Relationship between Land Use Plan and the Land Development Code

In Chapter 163, Part II, F.S., Florida law requires that development orders be issued in compliance with a local comprehensive plan. In addition, the County's Land Development Code, which includes zoning regulations, is used to implement comprehensive plans and the implementation of the FLUM.

a. Zoning

As previously noted, while the zoning districts are allowable, this approval is not automatic. All zoning changes must be granted through the public hearing process, with appropriate advertising and notification. In determining whether or not to grant a requested rezoning, the County must consider the criteria as outlined in the Land Development Code. Based on these criteria, the County may deny a request or approve a zoning category less intense or dense than that requested by an applicant. Currently, the County is updating its Land Development Code to improve the local development review process. However, no changes to zoning categories are proposed for this update. In the next review and update of the Land Development Code, the County must revise its Land Development Code to reflect the new FLUM designations and the criteria established in the Comprehensive Plan regarding the County's sustainable approach to growth management. Therefore, the County intends to adopt regulations in its Land Development Code by December 2006.

b. Subdivision Regulations

Historically, the purpose of subdivision regulations is to divide residential property in such a way that each new piece of property has at the time of subdivision, proper access, drainage and clear title. In Osceola County, the subdivision regulations also contain lot split provisions for smaller divisions of land. For the purpose of this Comprehensive Plan, no development orders will be issued for parcels of land that have not been subdivided properly. This will require all types of development to determine the developability of a parcel prior to submittal for permitting. This requirement will help to assure that development in Osceola County has proper transportation access and stormwater management facilities.

11. Public Educational Facilities, School Collocation, and School Siting

Due to the deficiencies in student spaces and the need to construct new schools to serve a growing future student population, school educational facility needs in the County have become a pressing issue. According to the Osceola County School Board, the County's student population is growing by one classroom every day. However, funding for this growing student population is growing by only one student space every day. Therefore, in this planning timeframe to 2025, the County must consider treating schools as other public facilities, such as roads, and provide for these needed educational facilities. Schools have been discussed in the planning profession as growth attractors, because people will move to an area, or a particular neighborhood, where schools are performing well.

In an effort to address the locational criteria of schools, the County has policies in the Comprehensive Plan regarding the future siting of these facilities. Future Land Use Element Policy 1.6.3 permits schools in the following FLUM designations: Urban Residential; Public; Employment Center; Commercial; Tourist Commercial; Celebration. Furthermore, Objective 2.2 in the Public Educational Facilities Element encourages the collocation of public schools with other community amenities, recreational facilities.

Although considering the location of future public education facilities is an important tool in guiding future development, this is only one part of addressing public school educational needs. The County must continue to coordinate with the School Board in meeting public educational facility needs, find future funding sources to address the construction of new schools and the replacement of portable classrooms, and to require that all development contribute to meeting public educational facility needs. Therefore, the County may consider requiring that all proposed development provide for public educational facilities needs.

D. CONCLUSION

Osceola County has been traditionally an agricultural community. Development trends have shifted in recent years making it ever more important to plan for the future needs of the community. Osceola County needs to develop new policies in order to provide sustainable communities, adequate public services, and decrease the dependence on the tourist industry. Availability of central potable water and sanitary sewer facilities should be used as a tool to guide future development and to distribute the projected population. The Urban Growth Boundary should be used as a tool to ensure adequate facilities are in place prior to development.

E. NATURAL RESOURCES ON FUTURE LAND USE MAP

The Future Land Use Map (FLUM) illustrates the following features that were required by a compliance agreement with the Florida Department of Community Affairs (DCA). The agreement was dated May 17, 2002, incorporating an Osceola County ordinance dated April 8, 2002.

These data are largely duplicative of the data and maps that appear elsewhere in this Comprehensive Plan, including the Natural Resources Inventory chapter of this element and the Natural Resources Inventory of the Conservation Element. The language of the compliance agreement requires these features:

- “All existing and proposed establishments for water extraction, wells, pumping facilities, raw water treatment facilities, or potable water processing facilities with a capacity of greater than 250,000 gallons per day.” The project name and daily capacity of water wells are shown in *Attachment I: “Public Water Wells”* and are illustrated on the Future Land Use Map. Potable Water Treatment Facilities are shown on *Attachment II: “Water Treatment Facilities with Design Capacity Greater than 250,000 GPD”* and are illustrated as Natural Resources Utilization on the Future Land Use Map.
- “All existing and proposed establishments for water treatment with a capacity of greater than 250,000 gallons per day.” The project name and capacities are shown on *Attachment III: Wastewater Treatment Facilities”* and are illustrated as Natural Resources Utilization on the Future Land Use Map.
- “All other mineral or other extraction activities, landfills, recycling or re-use processing facilities (not including collection facilities, material sorting operations, and transfer stations), waste to energy generation operations, or similar uses involving the utilization of natural resources and processing, mining or excavating actively modifying more than 25 acres of land.” Mining and extraction activities do exist in Osceola County, but all of them involve less than 25 acres. There are no waste-to-energy operations in Osceola County. Landfills are shown on *Attachment IV: “Landfills and Recycling Facilities”* and are illustrated as natural Resources Utilization on the Future Land Use Map.

**ATTACHMENT I:
PUBLIC WATER WELLS
(>250,000 GALLONS PER DAY)**

PROJECT NAME	GALLONS PER DAY
BUENAVENTURA LAKES PWS	3,024,000
BUENAVENTURA LAKES PWS	3,600,000
KISSIMMEE GOOD SAMARITAN RETIREMENT VILLAGE	864,000
KISSIMMEE GOOD SAMARITAN RETIREMENT VILLAGE	1,440,000
HYATT ORLANDO HOTEL	2,160,000
HYATT ORLANDO HOTEL	2,160,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	576,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	1,440,000
POINCIANA UTILITIES	2,016,000
ST CLOUD MUNICIPAL SERVICES AREA	3,312,000
ST CLOUD MUNICIPAL SERVICES AREA	3,744,000
ST CLOUD MUNICIPAL SERVICES AREA	3,456,000
ST CLOUD MUNICIPAL SERVICES AREA	720,000
ST CLOUD MUNICIPAL SERVICES AREA	2,016,000
ST CLOUD MUNICIPAL SERVICES AREA	2,016,000
ST CLOUD MUNICIPAL SERVICES AREA	2,016,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,024,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,024,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,094,400
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,080,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,080,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	2,880,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,024,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	2,160,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000

ATTACHMENT I: PUBLIC WATER WELLS (>250,000 GALLONS PER DAY) cont'd.	
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	2,880,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	2,880,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	2,880,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,168,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,312,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,312,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	1,440,000
KISSIMMEE CITY OF PUBLIC WATER SUPPLY	3,024,000
TROPICAL PARK	288,000
TROPICAL PARK	288,000
BRAMINGHAM PUD	3,600,000
FISHER ISLAND UTILITY COMPANY	360,000
FISHER ISLAND UTILITY COMPANY	360,000
FISHER ISLAND UTILITY COMPANY	360,000
FISHER ISLAND UTILITY COMPANY	360,000
FISHER ISLAND UTILITY COMPANY	360,000
LAKE AJAY	417,600
CITY OF KISSIMMEE SPRING LAKE VILLAGE WTP (AKA MORNINGSIDE VL	720,000
NORTHWEST WATER SERVICE AREA	1,368,000
NORTHWEST WATER SERVICE AREA	864,000
PINE RIDGE ESTATES	468,000
FOUNTAINS	316,800
REEDY CREEK IMPROVEMENT DISTRICT	5,760,000
REEDY CREEK IMPROVEMENT DISTRICT	5,760,000
REEDY CREEK IMPROVEMENT DISTRICT	5,760,000
REEDY CREEK IMPROVEMENT DISTRICT	5,760,000

**ATTACHMENT II:
WATER TREATMENT FACILITIES
WITH DESIGN CAPACITY GREATER THAN 250,000 GPD**

NAME	DESIGN CAPACITY (GPD)
BUENAVENTURA LAKES	5,040,000
FGUA W.P.#1	2,804,000
TROPICAL PALMS RESORT	720,000
HYATT ORLANDO HOTEL	2,160,000
KISSIMMEE EASTERN REGIONAL	25,691,000
LAKE RUNNYMEDE MOBILE HOME PK	252,000
PORT O CALL R V RESORT	288,000
KISSIMMEE-NORTHWEST SYSTEM	11,116,000
TROPICAL PARK WATER SYSTEM	288,000
CANOE CREEK SERVICE PLAZA	468,000
PLEASANT HILL LAKES S/D	576,000
WINDSONG SUBDIVISION	277,200
PINERIDGE ESTATES	486,000
FGUA W.P.#4	288,000
FGUA W.P.#2 OS	2,592,000
CANE ISLAND POWER PARK	259,200
FGUA W.P.#3	1,580,000

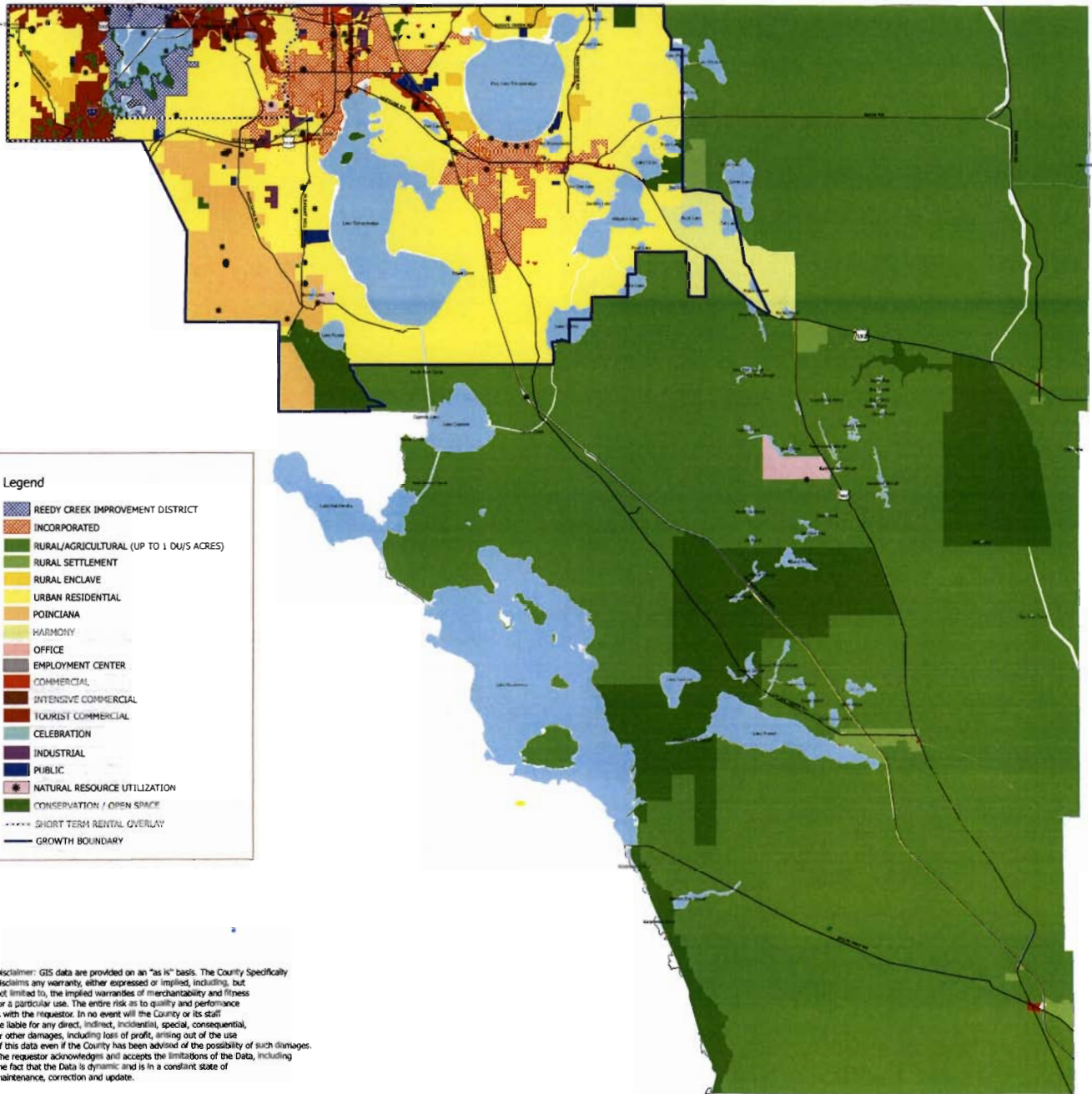
**ATTACHMENT III:
 WASTEWATER TREATMENT FACILITIES**

NAME	MILLION GALLONS PER DAY
KISSIMMEE/CAMELOT S/D, STP	5.000
KISSIMMEE/PARKWAY (DW)	1.500
KISSIMMEE/SANDHILL ROAD STP (DW)	4.862
KISSIMMEE/SOUTH BERMUDA (DW)	7.000
KISSIMMEE/WEST WWTF (DW)	1.500
ORLANDO HYATT HOTEL (DW)	0.300
POINCIANA INDUSTRIAL PARK #1 (DW)	0.500
POINCIANA STP #2 (DW)	3.000
POINCIANA STP #3 (DW)	0.350
ST CLOUD/LAKESHORE STP #1	2.400
CANE ISLAND POWER PLANT (KISS UTL)	0.275
BUENAVENTURA LAKES (DW)	1.800

**ATTACHMENT IV:
LANDFILLS AND RECYCLING FACILITIES**

SITE NAME	DESCRIPTION
BASS ROAD LANDFILL - CLASS I	CLASS I LANDFILL
CITY OF ST. CLOUD RECYCLING CENTER	RECYCLING CENTER
SOUTHPORT RD SLF, PHASE I & II	CLASS I LANDFILL
RECYCLING PROCESSING CENTER	RECYCLING CENTER
JED	CLASS I LANDFILL

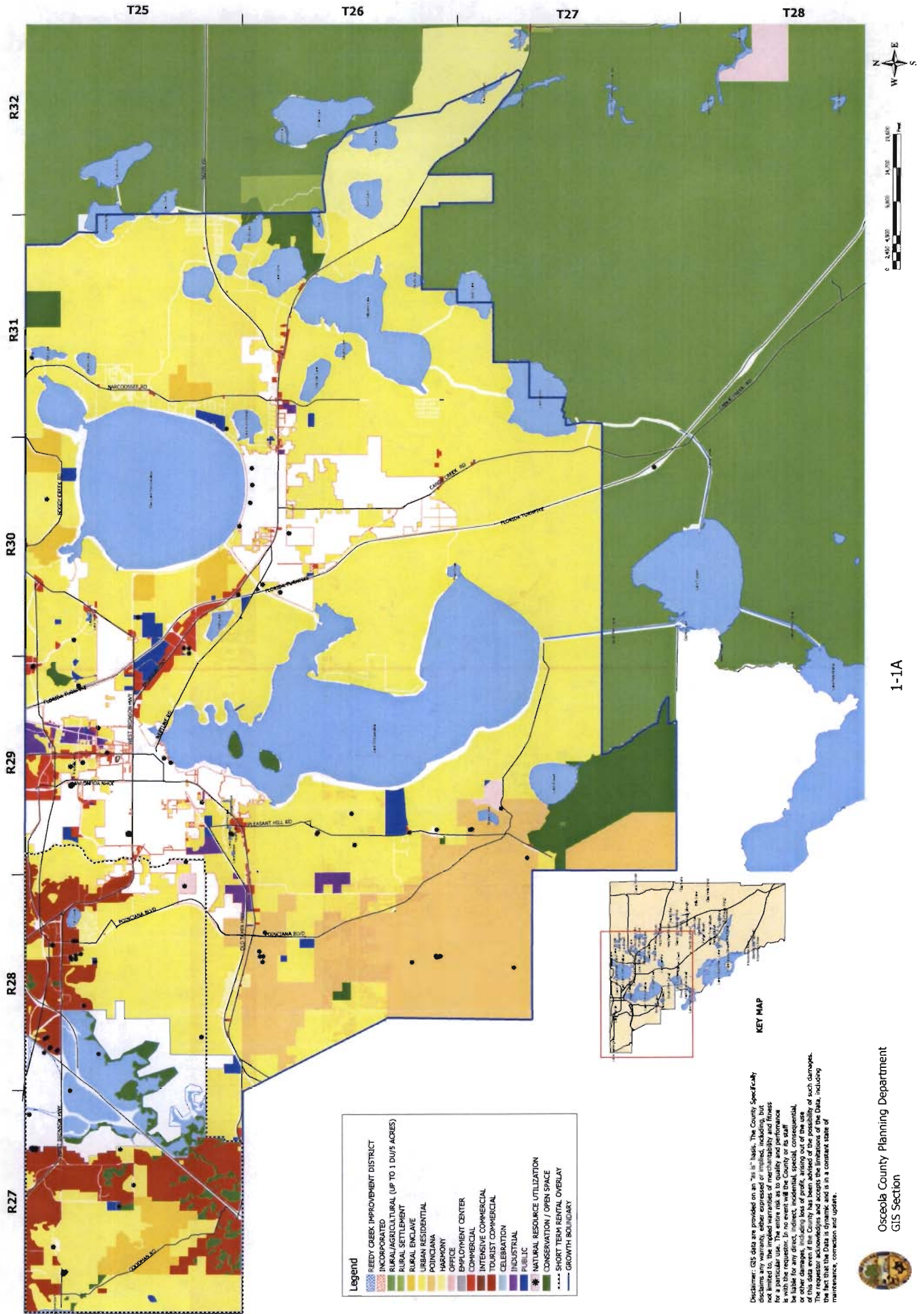
Future Land Use



Osceola County Planning Department
GIS Section

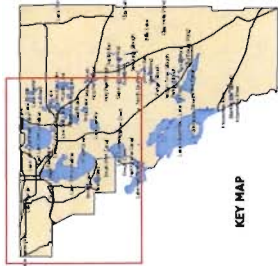


Future Land Use



1-1A

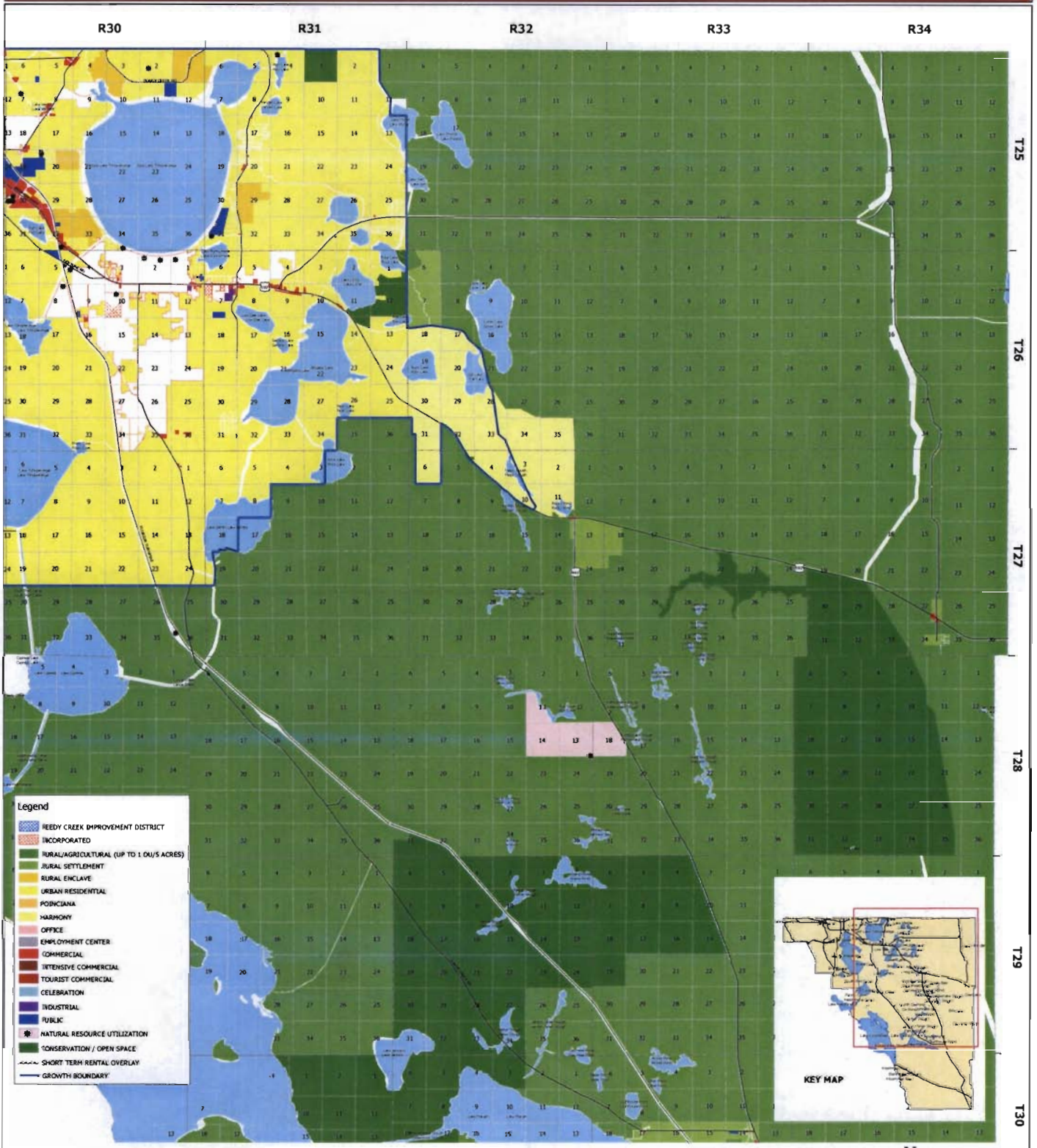
- Legend**
- REEDY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
 - URBAN RESIDENTIAL
 - POINCIANA
 - HARBOR
 - EMPLOYMENT CENTER
 - COMMERCIAL
 - INTENSIVE COMMERCIAL
 - TOURIST COMMERCIAL
 - CELEBRATION
 - INDUSTRIAL
 - PUBLIC
 - NATURAL RESOURCE UTILIZATION
 - CONSERVATION / OPEN SPACE
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY



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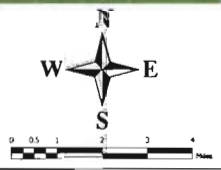


Future Land Use

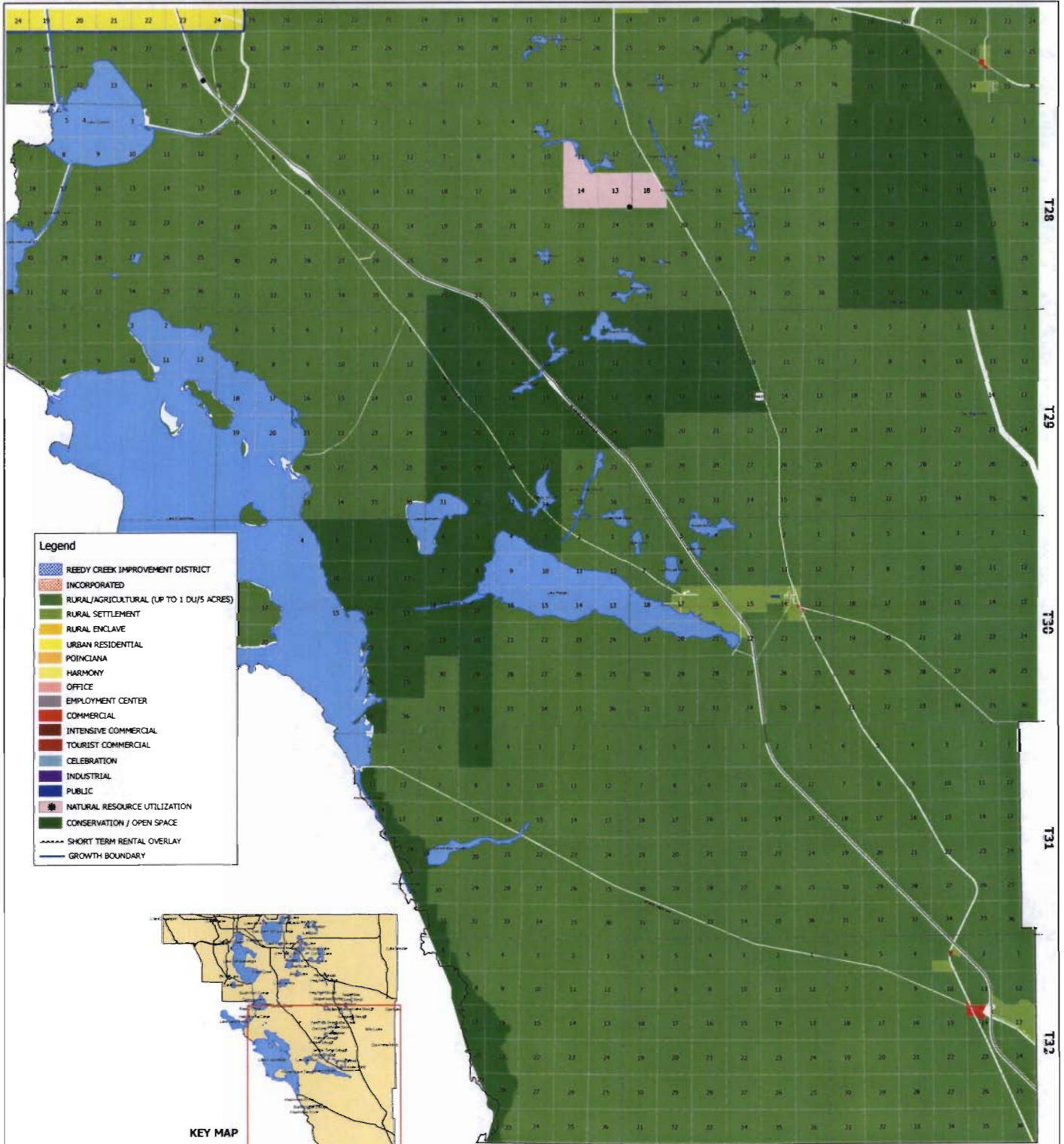


Osceola County Planning Department
GIS Section

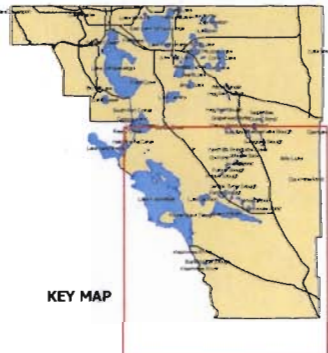
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Future Land Use

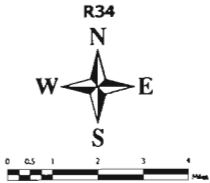


- Legend**
- REEDY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
 - URBAN RESIDENTIAL
 - POINCIANA
 - HARMONY
 - OFFICE
 - EMPLOYMENT CENTER
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 - PUBLIC
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 - CONSERVATION / OPEN SPACE
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY

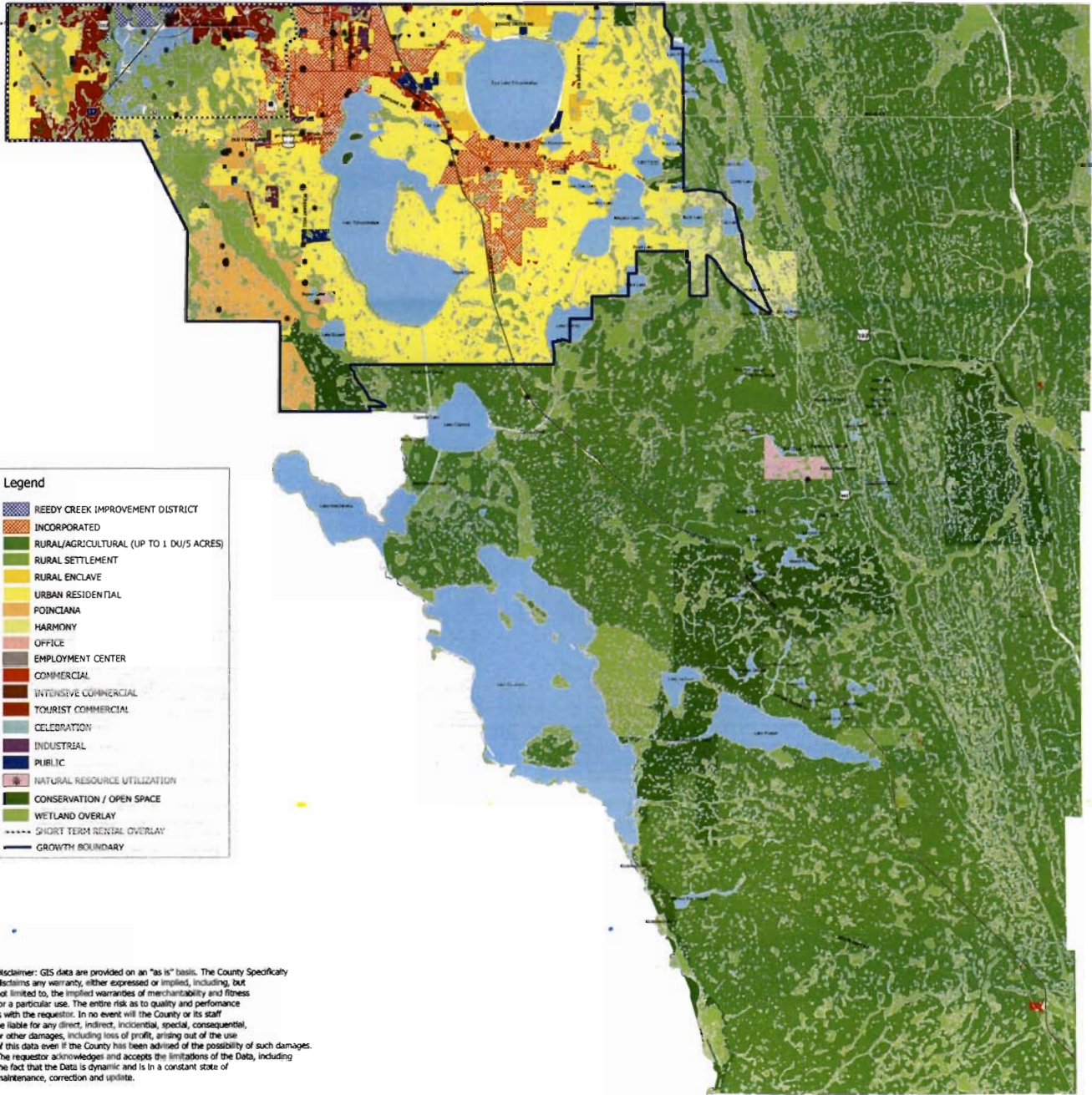


KEY MAP

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Future Land Use Wetland Overlay



- Legend**
- REEDY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
 - URBAN RESIDENTIAL
 - POINCIANA
 - HARMONY
 - OFFICE
 - EMPLOYMENT CENTER
 - COMMERCIAL
 - INTENSIVE COMMERCIAL
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 - PUBLIC
 - NATURAL RESOURCE UTILIZATION
 - CONSERVATION / OPEN SPACE
 - WETLAND OVERLAY
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY

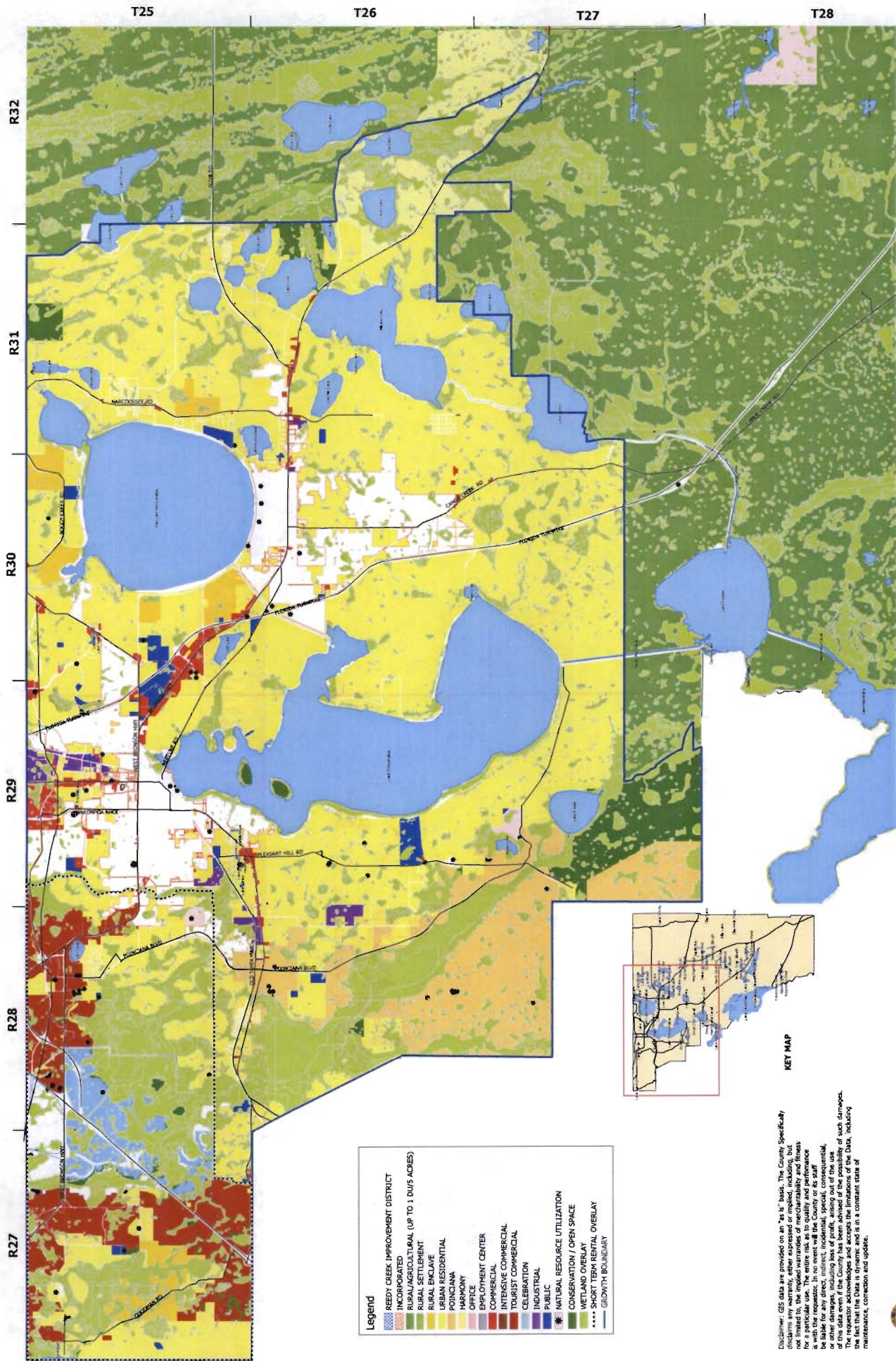
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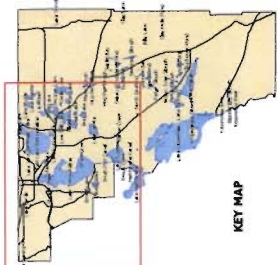
Osceola County Planning Department
GIS Section



Future Land Use (Wetland Overlay)

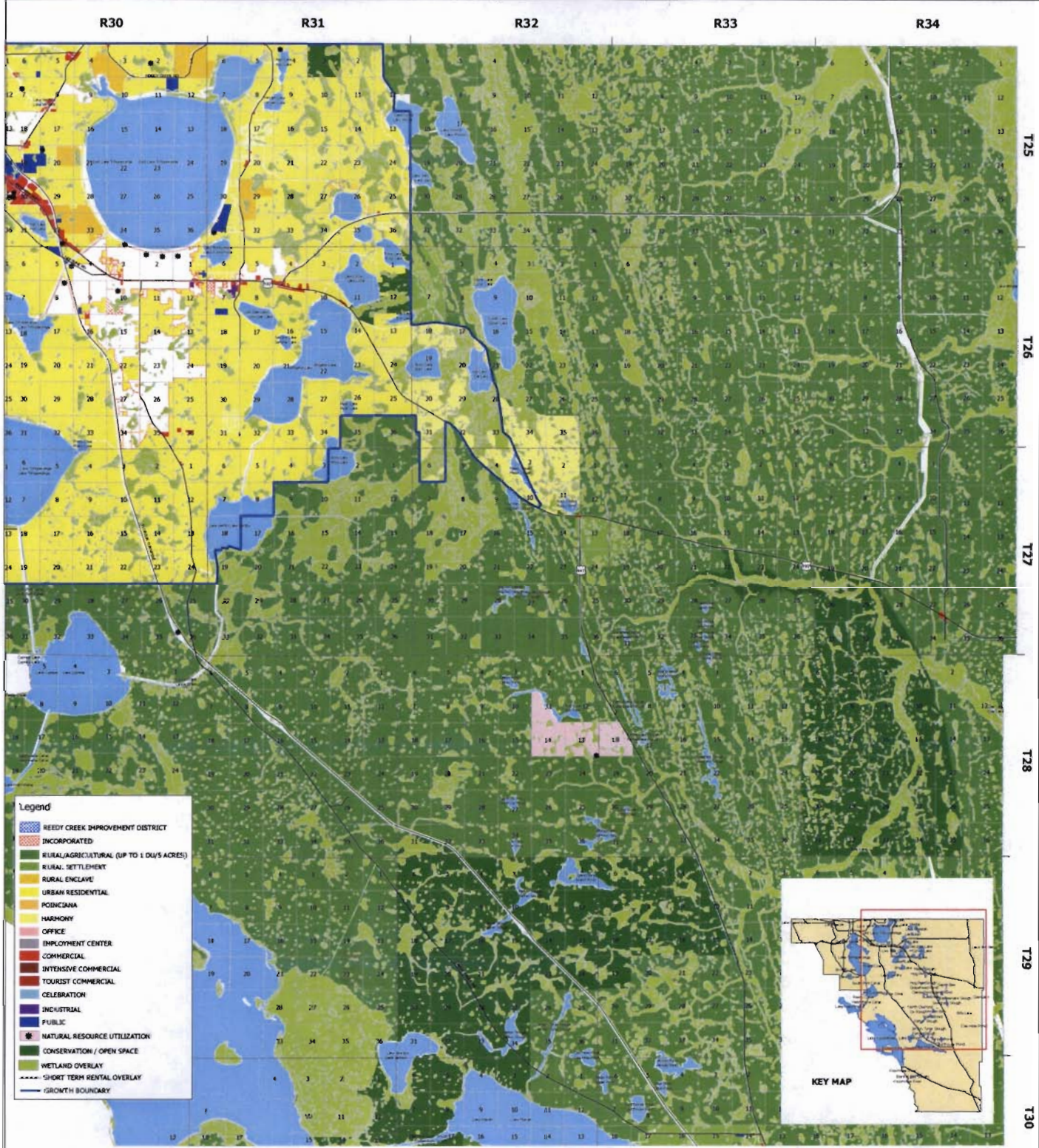


- Legend**
- READY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DUFS ACRES)
 - RURAL SETTLEMENT
 - RURAL LEASE
 - RESIDENTIAL
 - POINCIANA
 - HARMONY
 - OFFICE
 - EMPLOYMENT CENTER
 - COMMERCIAL
 - INTENSIVE COMMERCIAL
 - TOURIST COMMERCIAL
 - CELEBRATION
 - INDUSTRIAL
 - PUBLIC
 - NATURAL RESOURCE UTILIZATION
 - CONSERVATION / OPEN SPACE
 - WETLAND OVERLAY
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY




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Future Land Use Wetland Overlay



- Legend**
- REEDY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/S ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
 - URBAN RESIDENTIAL
 - POINCIANA
 - HARMONY
 - OFFICE
 - EMPLOYMENT CENTER
 - COMMERCIAL
 - INTENSIVE COMMERCIAL
 - TOURIST COMMERCIAL
 - CELEBRATION
 - INDUSTRIAL
 - PUBLIC
 - NATURAL RESOURCE UTILIZATION
 - CONSERVATION / OPEN SPACE
 - WETLAND OVERLAY
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY

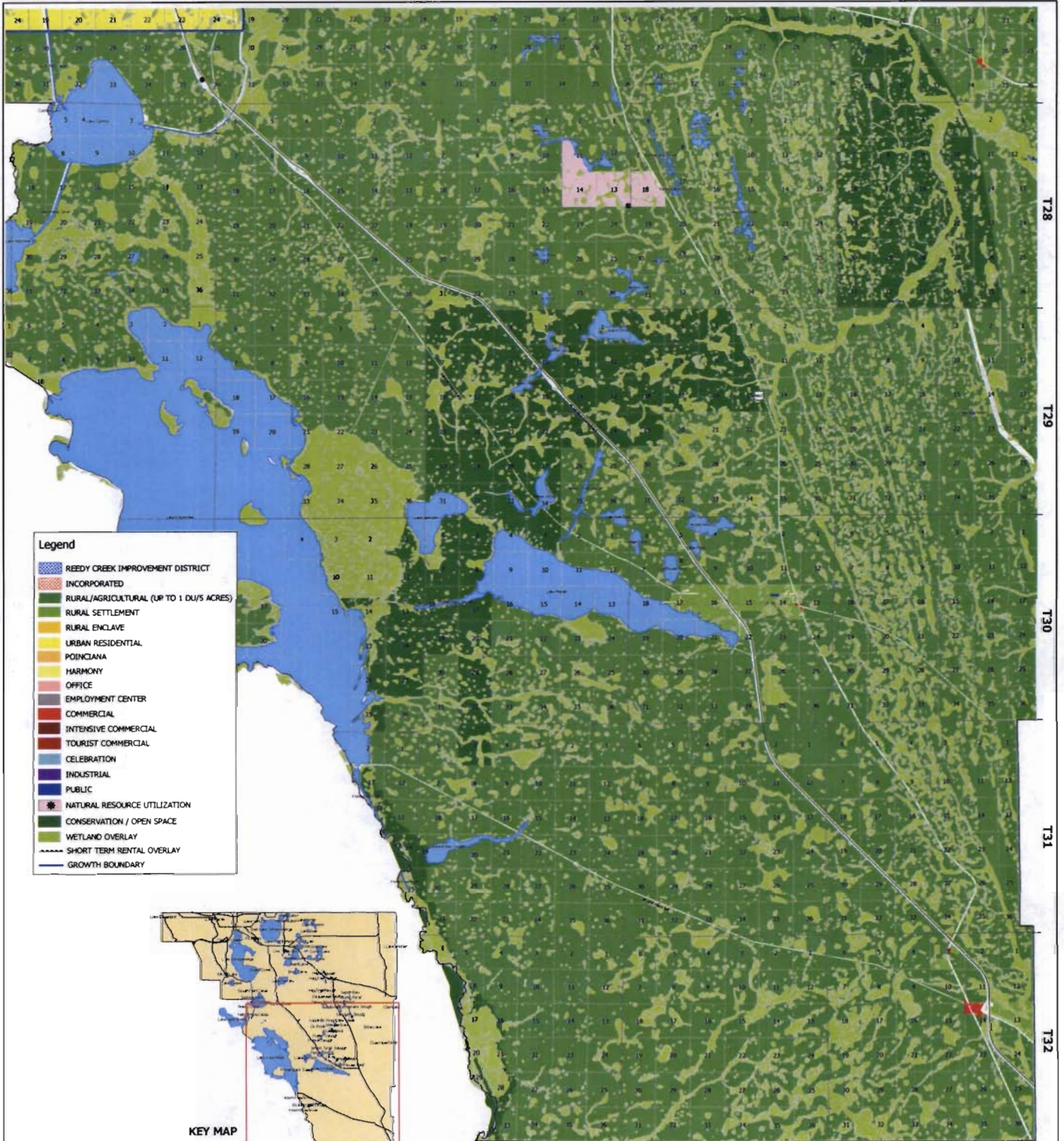


 Osceola County Planning Department
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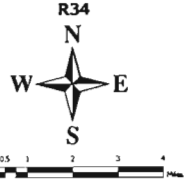
Future Land Use Wetland Overlay



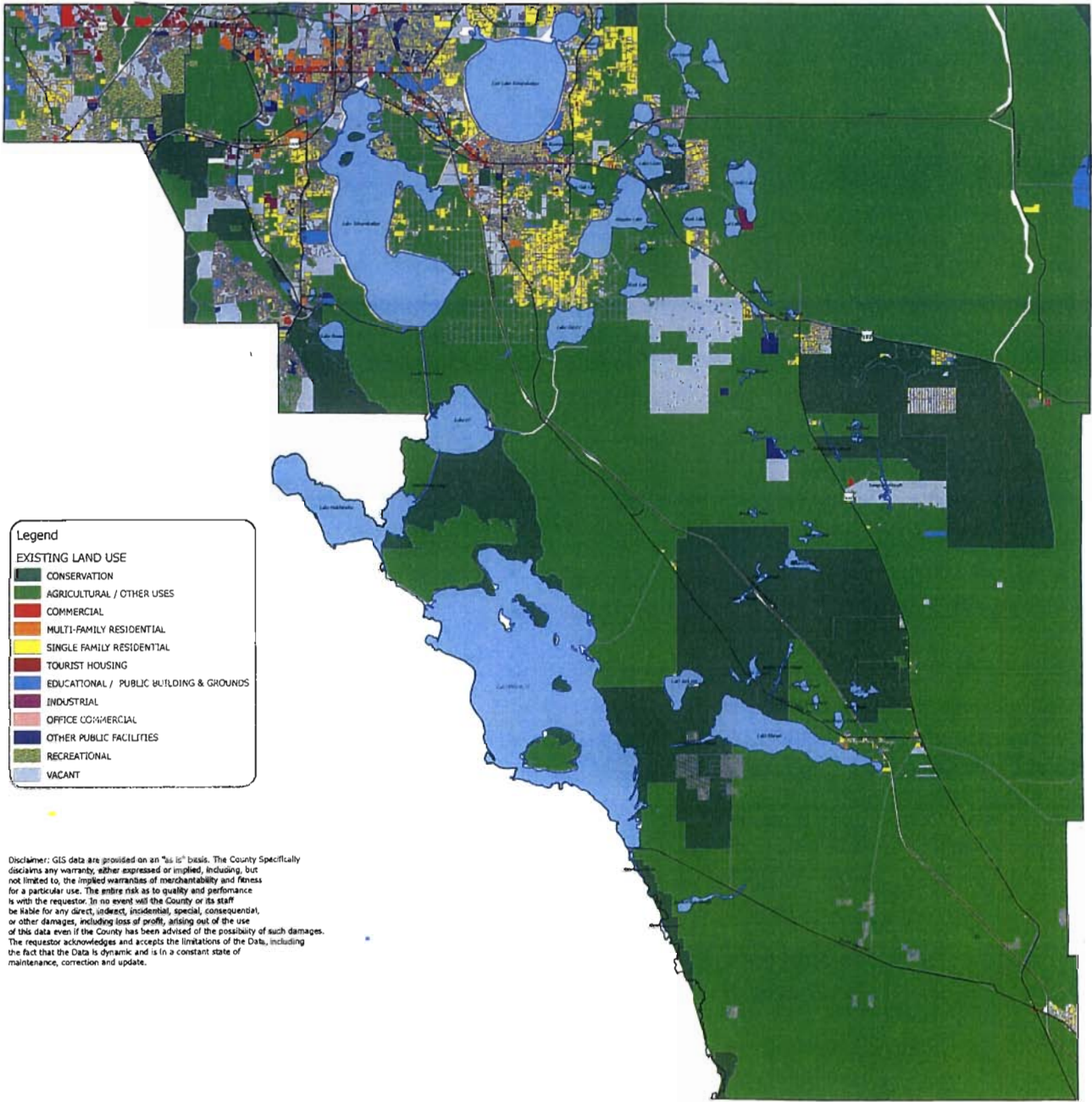
- Legend**
- REEDY CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
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Existing Land Use



- Legend**
- EXISTING LAND USE**
- CONSERVATION
 - AGRICULTURAL / OTHER USES
 - COMMERCIAL
 - MULTI-FAMILY RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL
 - TOURIST HOUSING
 - EDUCATIONAL / PUBLIC BUILDING & GROUNDS
 - INDUSTRIAL
 - OFFICE COMMERCIAL
 - OTHER PUBLIC FACILITIES
 - RECREATIONAL
 - VACANT

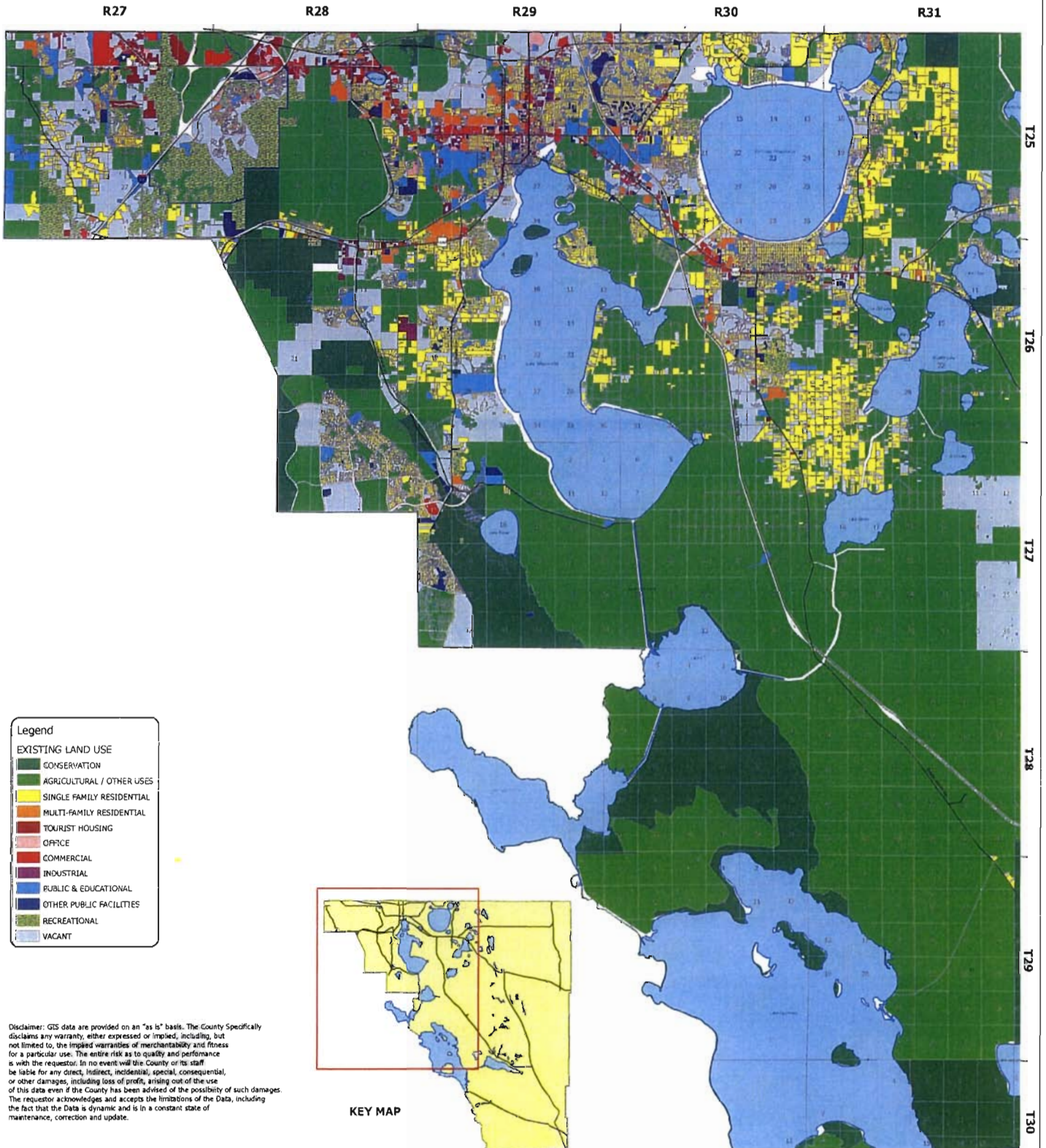
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Osceola County Planning Department
GIS Section



Existing Land Use



- Legend**
- EXISTING LAND USE**
- CONSERVATION
 - AGRICULTURAL / OTHER USES
 - SINGLE FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - TOURIST HOUSING
 - OFFICE
 - COMMERCIAL
 - INDUSTRIAL
 - PUBLIC & EDUCATIONAL
 - OTHER PUBLIC FACILITIES
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 - VACANT

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KEY MAP



Existing Land Use

R30

R31

R32

R33

R34

T25

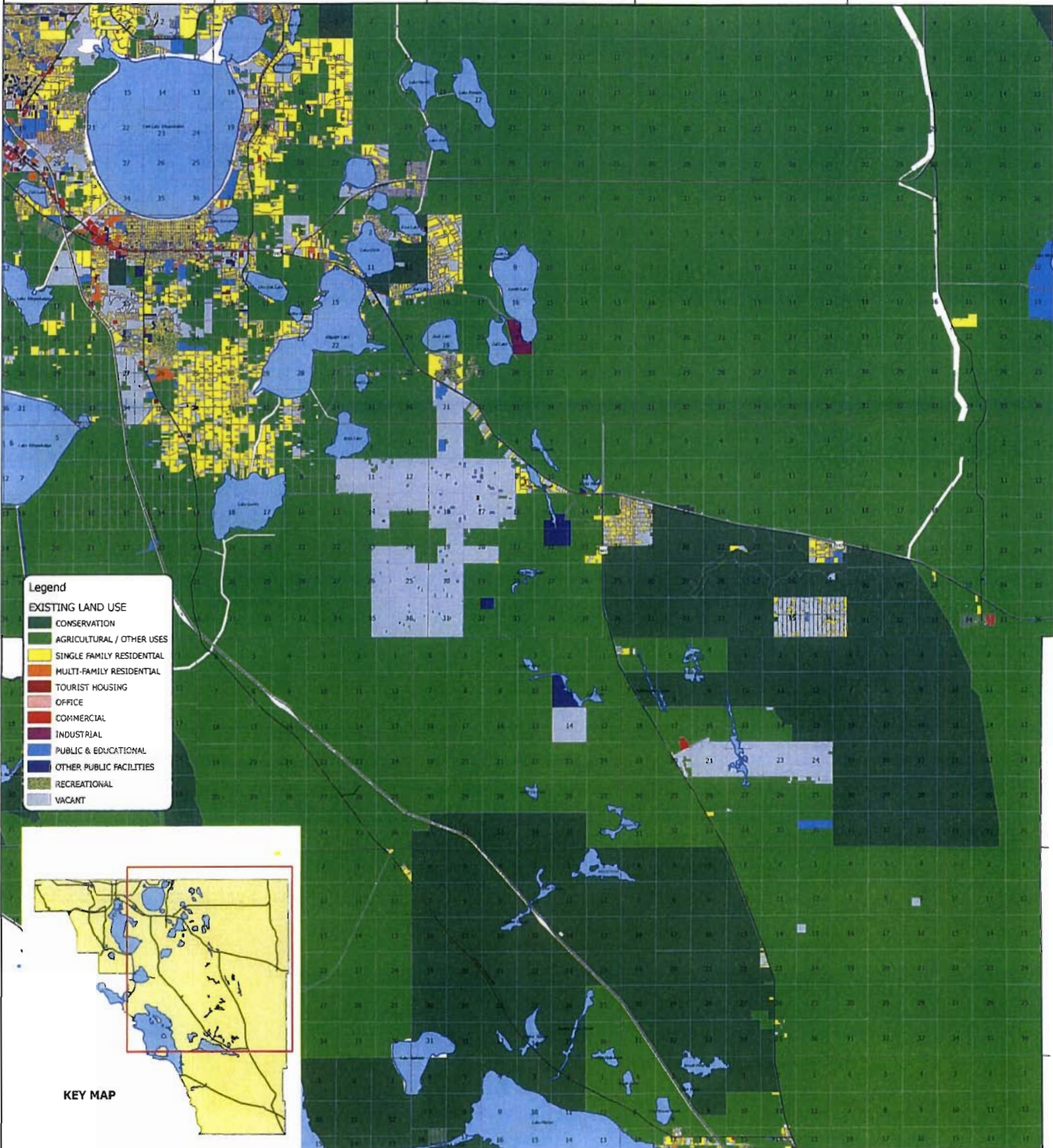
T26

T27

T28

T29

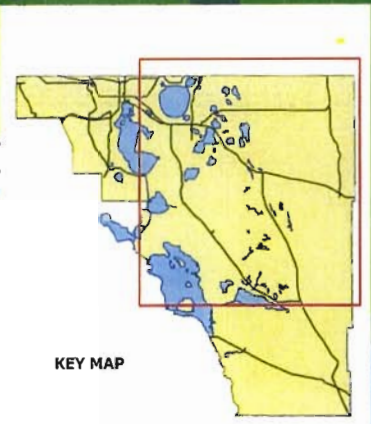
T30



Legend

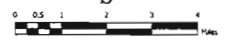
EXISTING LAND USE

- CONSERVATION
- AGRICULTURAL / OTHER USES
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- TOURIST HOUSING
- OFFICE
- COMMERCIAL
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- RECREATIONAL
- VACANT



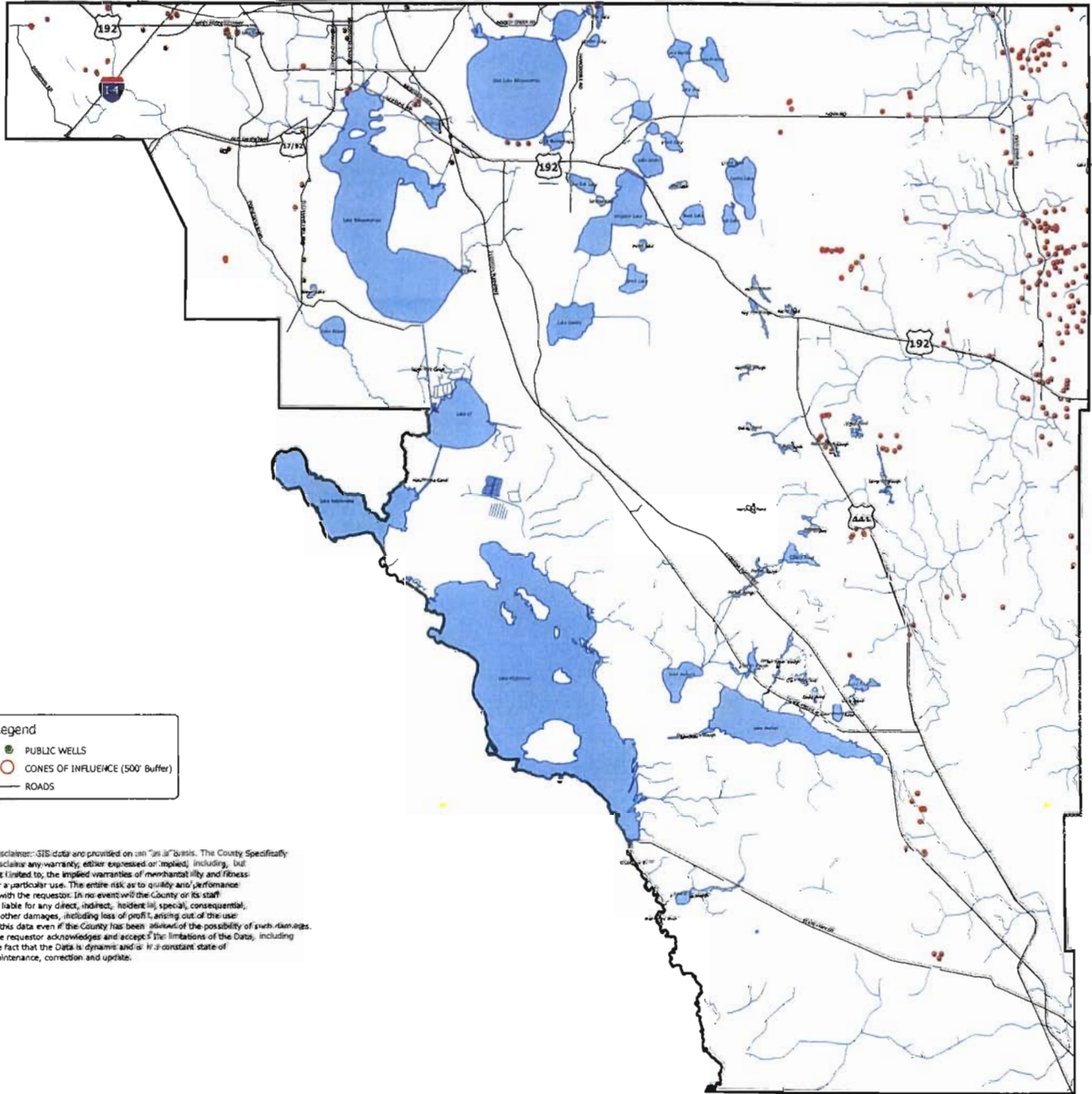
KEY MAP

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Osceola County Planning Department
GIS Section

Wells / Wellhead Protection Areas



Legend

- PUBLIC WELLS
- CONES OF INFLUENCE (500' Buffer)
- ROADS

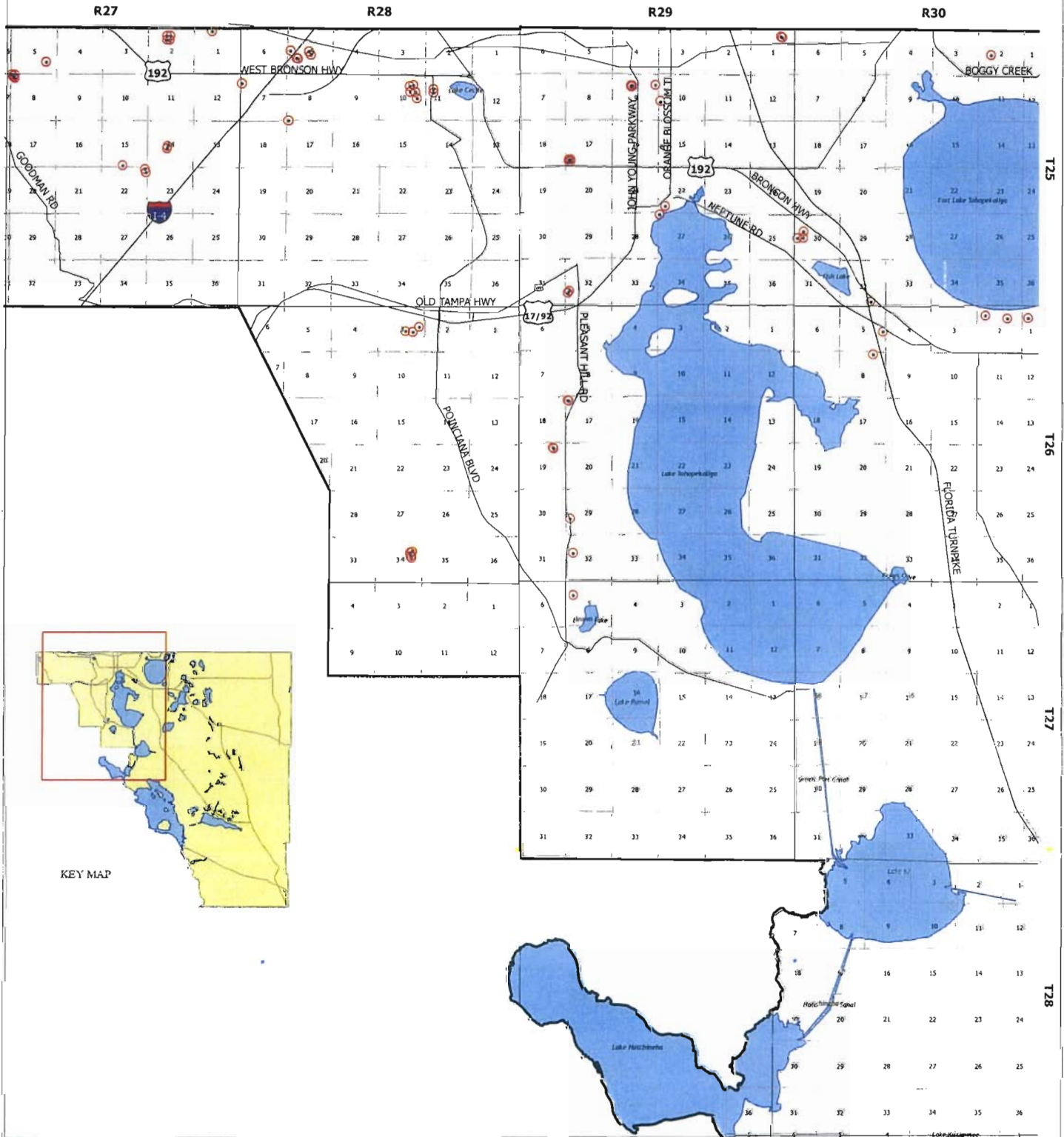
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Osceola County Planning Department
GIS Section



Wells / Wellhead Protection Areas



KEY MAP

Legend

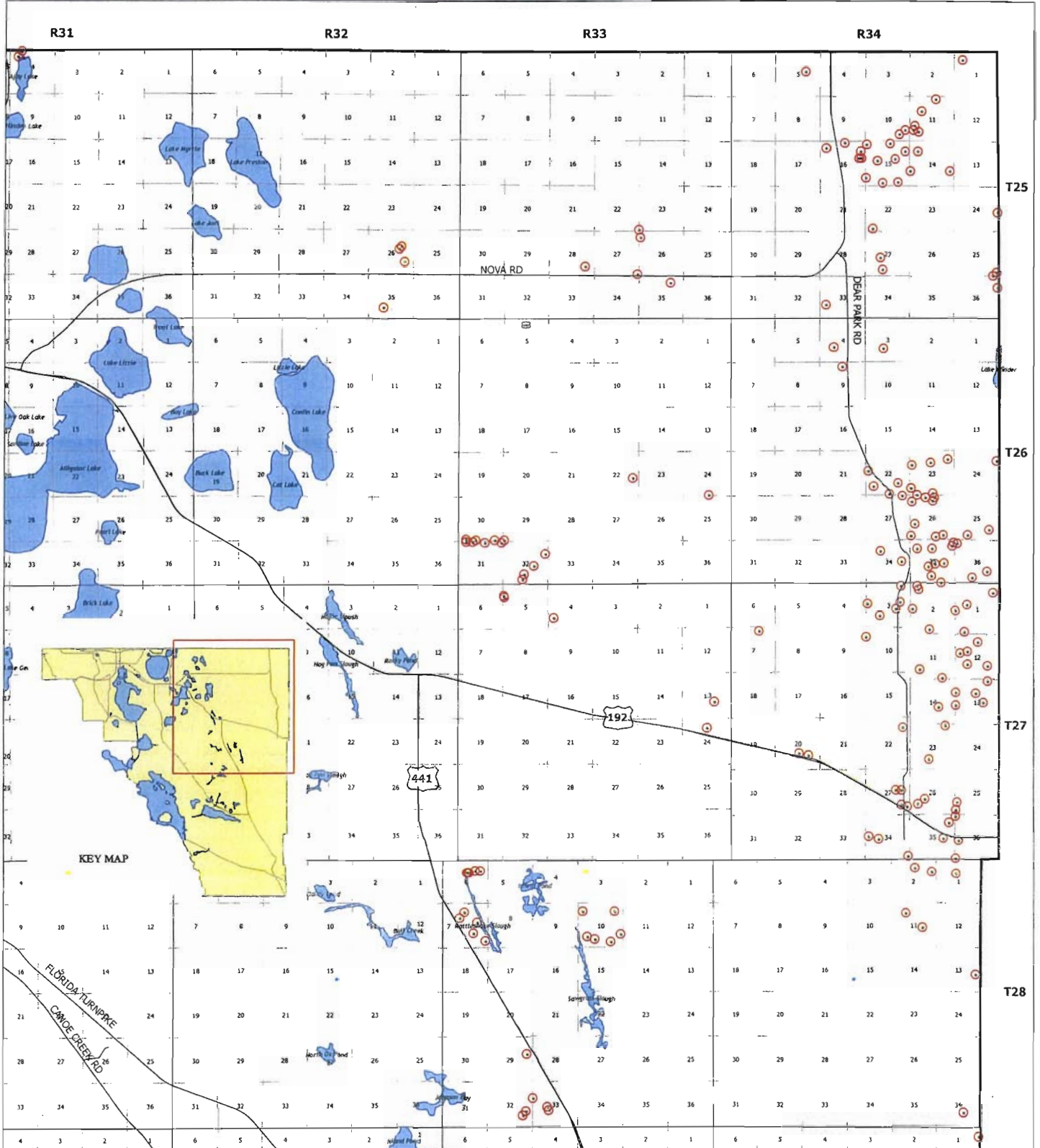
- PUBLIC WELLS
- CONES OF INFLUENCE (500' Buffer)
- ROADS

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Osceola County Planning Department
GIS Section
Well Data Provided by St. Johns River Water Management District
and South Florida Water Management District

Wells / Wellhead Protection Areas



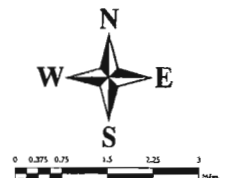
Osceola County Planning Department
GIS Section

Well Data Provided by St. Johns River Water Management District
and South Florida Water Management District

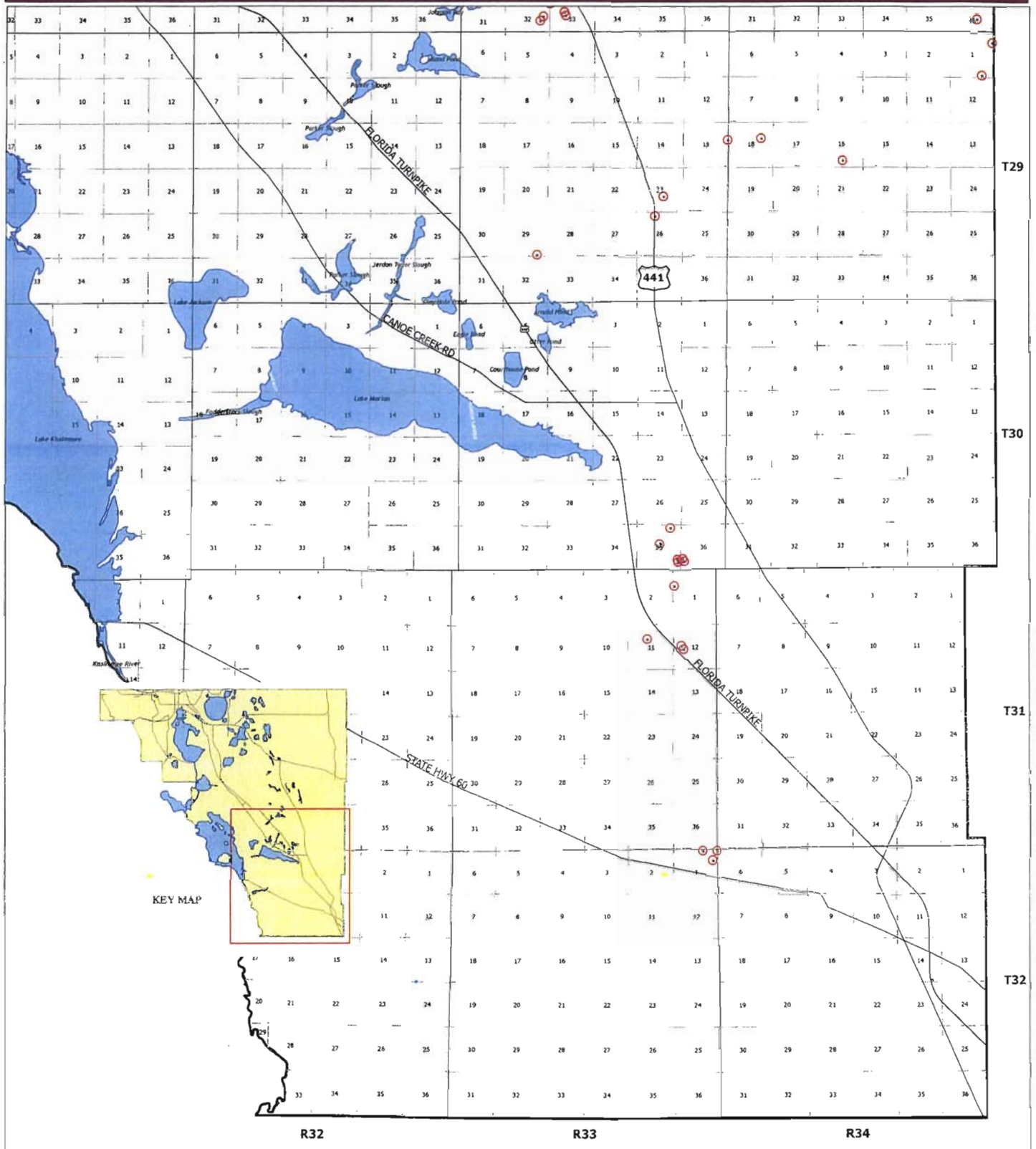
Legend

- PUBLIC WELLS
- CONES OF INFLUENCE (500' Buffer)
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Wells / Wellhead Protection Areas



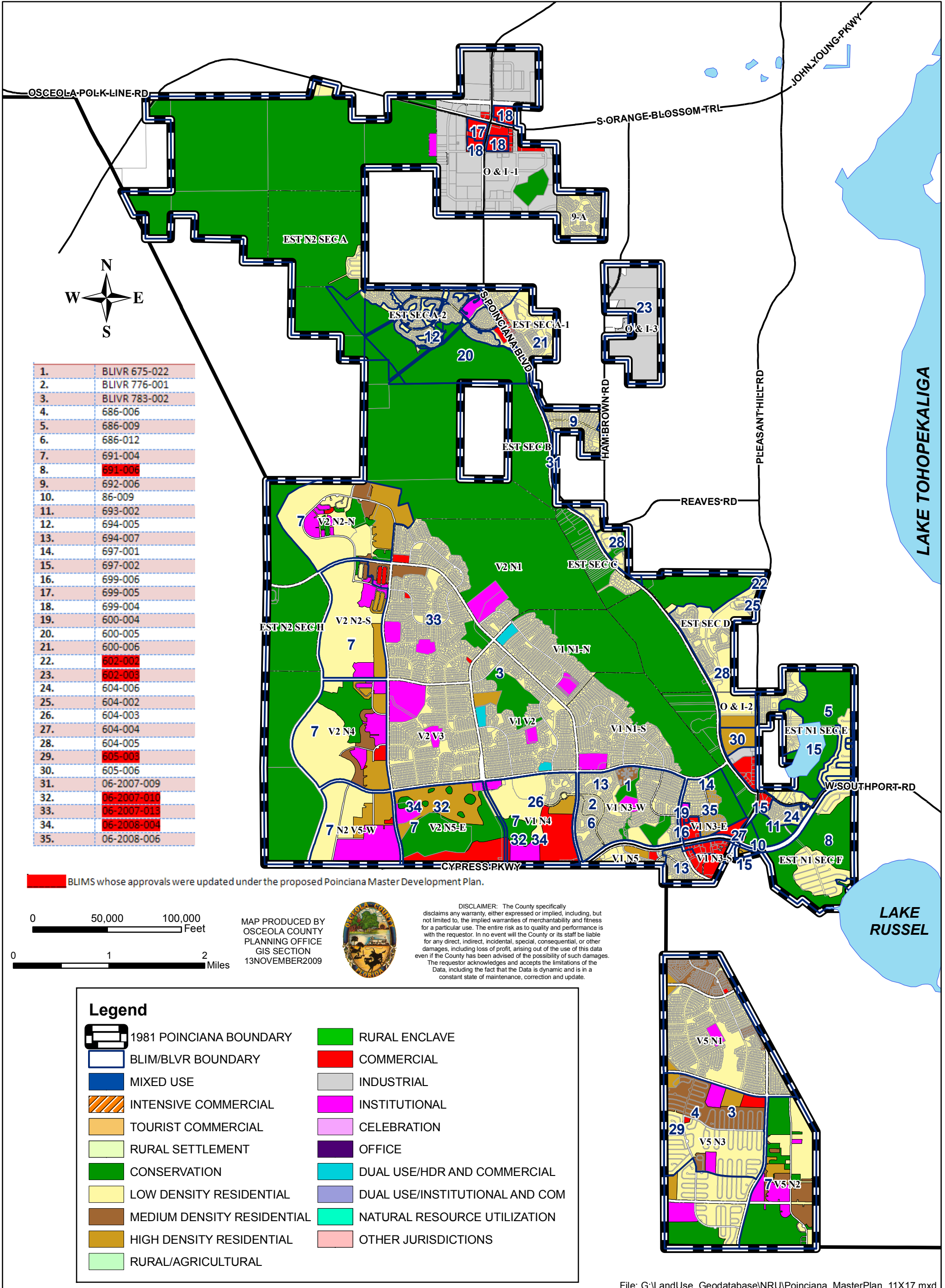
- Legend**
- PUBLIC WELLS
 - CONES OF INFLUENCE (500' Buffer)
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Osceola County Planning Department
GIS Section
Well Data Provided by St. Johns River Water Management District
and South Florida Water Management District

Poinciana Master Development Plan



Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
1	BLIVR 675-022	01/22/1975	N/A	Yes	Village 3, Neighborhood 1 (Osceola County) & Village 1 Neighborhood 3 west (Polk County)	not specified	Vesting of 500 SF DU [445 SF du in N1 V3- Polk County & 55 du in N3W V1- Osceola County	Village 3 (Polk) & Village 1 (Osceola)	n-hood 1 (Polk) & n-hood 3(west) (Osceola)	Sections 1 & 12, T27S, R28E and in Section 7, T27S, R29E	Refer to legal descriptions for Village 3, Neighborhood 1 & Village 1 Neighborhood 3 west	[Dual Use (HDR/Commercial, Institutional, Low Density Residential and some commercial.)]	[Portions Dual Use (HDR/ Commercial, Commercial, and Sinititutional Uses.]	ZMA71-60
2	BLIVR 776-001	09/19/1975	V76-001	Yes	Village 1, Neighborhood 3W Cypress Point 2, & Village 3, Neighborhood 1	47,000	1527 SF DU for Village 1, n-hood 3	Village 1 (Polk County) & Village 3 (Osceola County)	n-hood 1 (Osceola) n-hood 3W (Polk) & n-hood 3(west) -Cypress Point 2 (Polk)	Sections 1 & 12, T27S, R28E and in Section 7, T27S, R29E	Refer to legal descriptions for Village 1, Neighborhood 3W & Village 3, Neighborhood 1	[Dual Use (HDR/Commercial, Institutional, Low Density Residential and some commercial.)]	[Portions Dual Use (HDR/ Commercial, Commercial, and Sinititutional Uses.]	
3	BLIVR 783-002	05/18/1983	V83-002	Yes	Poinciana, all of [Villages 1-8 with 29 n-hoods, Estates A-J with 15 n-hoods, & 7 Office/Industrial Parks with 10 Sections]	47,300	54, 926 SF DU on 1,118 acres 52,145 MF DU on 113 acres 966 acres 1,776 acres Industrial 13,442 acres open space/greenway	Villages 1-8 (Osceola & Polk)	n-hood 1,1 (north), 1 (south), 1(east), 1 (west), 1 (west-south), 1 (west-north), n-hood 2, 2(north), 2(south), 2(east), 2(west), n-hood 3, 3(north), 3(south), 3 (east), 3 (west), 3(west-north), 3(west-south), n-hood 4, n-hood 5, 5(north), 5(south), 5(east), 5(west), n-hood 6, 6(north), 6(south), & n-hood 7.	Osceola County Portion: Sections 2-6, 8, 9, 12-16, 22-28, 33-36, TWP 26 S, Range 28 east Section 31, TWP 26 S, Range 29 east Sections 1-4, 9-12, TWP 27S, Range 28 east Sections 33-35, TWP 25S, Range 28 east Sections 5-8, 17-21, 29-32, TWP 27 S, Range 29 east Polk County Portion:	See entire Poinciana area on 1994 PUD.	BLIVR 783-002 did not specify specific allocation of uses for individual villages & neighborhoods but vested an overall land use distribution of 54, 926 total SF DU on 1,118 acres; 52,145 total MF DU on 113 acres, 966 acres of Commercial, 1,776 acres Industrial, & 13,442 acres open space/greenway Refer to entire Poinciana area on 1994 PUD.	See entire Poinciana area of existing FLUM	CPA99-0037
4	BLIM 686-006	02/27/1986	86-006	Yes	Poinciana Park	2,200	Eliminate 500 SF DU, adding 300 acres of ponds for stormwater	Village 2	2(south), 4, 5(east), 1(east)	Section 3, 4,9 & 10, TWP 27 south, Range 28 east. Sections 27, 28, 33 & 34, TWP 26 south, Range 28 east.	see GIS table (NOTE: V2, N1E could not be located)	[Low, Medium, & High Density Residential, Conservation, Commercial, Institutional, & Dual Use Institutional & Commercial] 4,996 SF DU on 1,118 acres; 2,145 MF DU on 113 acres; 581, 491 s.f. of Commercial use on 22.75 acres; 166 acres of golf course area, and 780 acres of churches, schools, and open space/recreational facilities.	[Low, Medium, & High Density Residential, Conservation, Commercial, Institutional, & Dual Use Institutional & Commercial] 4, 496 SF DU; 2,145 MF DU, 581, 491 s.f. of Commercial use on 22.75 acres; 49.02 acres of schools; 166 acres of golf course area, 25.12 acres of churches, 263 acres of non-residential uses, and 333.91 acres of open space/recreational facilities.	CPA06-0011 PD06-00012
5	BLIM 686-009	06/10/1986	N/A	Yes	Lonestar Properties (Poinciana Estates Section E, Neighborhood 1, Tracts C, D, E, F, & H	143	Reducing the total number of DU of 420 down to 300 (200 MF DU on 17 acres and 100 SF DU on 20 acres). Increasing the amount of open space and recreational space to a total of 102 acres.	Estates, Section E	Neighborhood 1	Sections 7 & 8, TWP 27 south, Range 29 east	see GIS table	[Low Density Residential, Conservation] 420 MF DU on 21 acres, 68 SF DU on 32 acres, & approx. 88 acres of open space	[Low Density Residential, Conservation] 200 MF DU on 17 acres, 100 SF DU on 20 acres, & 102 acres of open space/recreation	CDP98-0088
6	BLIM 686-012	12/01/1986	86-012	Yes	Poinciana – Coopersmith II	14.1	Change the zoning on a 14.10 acre tract & eliminate all commercial development, adding 144 MF DU and increasing the amount of open space by 0.92 acres from 4.23 to 5.15.	Village 1	3(west)	Sections 1 & 12, TWP 27 south, Range 28 east and Section 7, TWP 27 south, Range 29 east.	Replatted as Banyon Cove @ Cypress Woods, PB 13 PGS 197-198 (Also see GIS table)	[Low Density Residential] 153,593 gsf of commercial on 14.10 acres, 4.23 acres (includes 14.10 acre total) of open space & recreation	[Low Density Residential] 144 MF DU, 5.15 acres open space & recreation (includes 14.10 acre tract)	

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
7	BLIM 691-004	02/01/1991	M91-004	Yes	Parker-Poinciana, Inc.	6437.05	The BLIM request increased MF DU by 289 units, Institutional acreage by 101.89 acres, Service acreage by 33.92 acres, open space by 1,146.25 acres, Recreation by 312.18 acres, and water bodies by 81.34 acres. The request decreased SF DU by 3,428 units, "miscellaneous" uses by 9.83 acres, greenways by 371.87 acres, and roads by 413.23 acres	Village 2, 4, 5, 6, 8	Village 2 (Neighborhood 2 north), Village 2 (Neighborhood 2 south), Village 4 (Neighborhood 4), Village 2 (Neighborhood 5 west), Village 4 (Neighborhood 1 west north), Village 4 (neighborhoods 1 west north), Village 4 (Neighborhood 3), Village 5 (Neighborhood 2), Village 6 (Neighborhood 1), Village 6 (Neighborhood 2), Village 6 (Neighborhood 4), Village 6 (Neighborhood 3 west north), Village 8 (Neighborhood 1), Village 8 (Neighborhood 3 east).	Sections 1, 3, 4, 9, 10, 11, 12, 13, 28, 29, 31, 32, 33, 34, TWP 26S, 27S & 28S, Range 28E & 29E	North Site: see GIS table Southeast Site: 25-26-28-6140-000A-0010	<u>North Site:</u> [Conservation, LDR, MDR, HDR, Commercial & Institutional] <u>Southeast Site:</u> [Conservation, LDR, MDR, HDR, Commercial & Institutional] ----- 13, 490 SF DU on 2,704.83 acres; 9,621 MF DU on 567.13 acres; 2,981,319 g.s.f. Commercial on 116.64 acres; 254.71 acres of Institutional uses; 9.08 acres of Service uses; 764.75 acres of Open Space; 474.87 acres of Greenway; 282.12 acres of Recreation; 14.36 acres of Water; 1,238.73 acres of Roads, & 9.83 acres of Miscellaneous uses.	<u>North Site:</u> Conservation, LDR, MDR, HDR, Commercial & Institutional <u>Southeast Site:</u> Conservation, LDR, MDR, HDR, Commercial & Institutional ----- 10,062 SF DU on 1,663.2 acres; 9,910 MF DU on 728.1 acres; 2,981,319 g.s.f. Commercial on 116.6 acres; 356.6 acres of Institutional uses; 43 acres of Service uses; 1,911 acres of Open Space; 103 acres of Greenway; 594.3 acres of Recreation; 95.7 acres of Water; 825.5 acres of Roads,	CPA06-0031 (Southeast Site)
8	BLIM 691-006	07/23/1991	91-006	Yes	Poinciana Estates, Neighborhood 1, Section F	9.99	Reduce 8 SF DU on 4.30 acres & 5.68 acres of open to 1 DU on 9.99 acres	Poinciana Estates, Neighborhood 1, Section F	n-hood 1	Section 17, TWP 27 south, Range 29 eas.	A portion of 25-26-28-6150-000A-0010	[Low Density Residential, Conservation] 8 SF DU (on 4.30 acres) 5.69 acres of open space	[Conservation] [It should have remained LDR and Conservation based on the BLIM approval of 1 SF DU] One SF DU --5.69 acres of open space [Although the designation of "open space" will be changed to "residential" on the 5.69 acre portion, the proposed change will in fact increase open space due to the decrease in residential lots.]	
9	BLIM 692-006	06/02/1992	92-006 (DCA92-29-BL-DRI)	Yes	Poinciana Estates B, Tracts C, D, & E	149.22	Relocate 1.97 acres of Commercial uses with a total sq. ft. of 42,906 from Tract D to Tract E- Tract E will also be increased by 0.23 acres for a total acreage of 2.43 acres & the sq. ft. will be decreased by 7,906 for a total sq ft. of 35,000 for Tract E. to accommodate physical design issues with the parcel (odd-shaped) ; add 4 SF DU to Tract D and transfer 1.97 acres of commercial from this tract to Tract E; relocate the 1.11 acre community facility from Tract C	Poinciana Estates B	Tracts C, D, & E	Section 23, 24, & 26, TWP 27S, Range 28E	see GIS table	[Commercial & Low Density Residential] 234 SF DU on 99.08 acres, 47.06 acres open space, 1.11 acres of church site, & 1.97 acres of commercial uses	[Commercial & Low Density Residential] 238 SF DU; 44.86 acres open space, 1.11 acre community center, & 2.43 acres of commercial uses (NOTE: Refer to BLIM 06-2007-009)	

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
10	BLIM 86-009	05/19/1993		Yes	Poinciana Estates Tract H, Neighborhood 1, Section E	21	Due to the amount of wetlands on the site, the vested 420 MF DU (20 DU per acre on 21 acres) are being requested to change to Commercial.	Poinciana Estates E	Tract H, Neighborhood 1	Section 8, TWP 27 south, Range 29 east	25-26-28-6155-000H-0010	[Conservation & Commercial] 421 MF DU (21 acres)	[Conservation & Commercial] Commercial (2.5 acres, Open Space 18.5)	CDP05-0016 EIP05-0115
11	BLIM 693-002	10/26/1993	M93-002 (DCA93-209-FOF-BL)	Yes	Poinciana Estates E/ Oakbridge Commerce Park	23.5	Modify Tract H from 420 MF DU on 21 acres to 30,000 gsf of retail commercial use on 2.5 acres with 100 parking space, and 18.5 acres of open space	Poinciana Estates E	Oakbridge Commerce Park	Section 8, TWP 27 south, Range 29 east.	see GIS table	[Conservation/Open Space & Commercial] 58 SF DU on 15 acres; 26 SF DU on 16.5 acres; approx. 1 acre of open space within Tract C, 3 acres within Tract D, 13 acres within Tract E, and 71 acres within Tract F; 420 MF DU on 21 acres within Tract H	[Conservation/Open Space & Commercial] 58 SF DU on 15 acres; 26 SF DU on 16.5 acres; approx. 1 acre of open space within Tract C, 3 acres within Tract D, 13 acres within Tract E, and 71 acres within Tract F; 30,000 gsf retail on 2.5 acres with 100 parking spaces & 18.5 acres of open space within Tract H	CDP05-0016 EIP08-0057
12	BLIM 694-005	09/01/1994	M94-005 (DCA94-365-FOF-BL)	Yes	Poinciana Estates A, Neighborhood 2	902.98	Increase SF dwelling units by 41 dwelling units & 82 parking spaces, no acreage change.	Poinciana Estates A-2	Neighborhood 2	Sections 14, 15, & 16 TWP 26 south, Range 28 east	see GIS table	[Conservation, Low Density Residential, Institutional, & Commercial] 784 SF DU, 120 MF DU, 153,871 GSF Retail (6.02 acres, 770 parking spaces), 62.99 acres Institutional, 587.83 acres Open Space	[Conservation, Low Density Residential, Institutional, & Commercial] 904 SF DU, 153,871 GSF Retail (7.24 acres, 770 parking spaces), 16.84 acres Institutional (Existing Elementary School), 48.65 acres Lakes, 576.2 acres of Open Space	
13	BLIM 694-007	10/04/1994	94-007 (DCA94-400-FOF-BL)	Yes	Poinciana Village 1, Neighborhood 3 West & 3 South	810.49	Increase SF DU by 836 and decrease MF DU by 2,548 units for an overall decrease of 1,712 dwelling units. Request also decreases the commercial square footage by 1,646, 064 and increases the open space by 10.24 acres.	Village 1	Neighborhood 3 west, Neighborhood 3 south	Sections 7 & 17, TWP 27 south, Range east	Platted as The Oaks @ Cypress Woods Replat PB 9 PG 15; Tamarind Parke @ Cypress Woods Unit 1 PB 11 PG??; Peppertree @ Cypress Woods Unit 1 PB 9 PG 82-83; The Oaks @ Cypress Woods PB 8 PG 118	[Low Density Residential, Medium Density Residential, Institutional, & Conservation] 952 SF DU; 2,957 MF DU, 2,775, 816 gsf of Commercial on 108.6 acres; 43,908 sf of church uses on 7.16 acres; 114, 494 sf of Institutional uses (Schools) on 15.44 acres; 1 acre service site; 204.4 acres of Roads, & 102.38 acres of open space that includes 29.84 acres of greenway.	[Low Density Residential, Medium Density Residential, Institutional, & Conservation] 1,788 SF DU; 409 MF DU; 1,129,752 gsf of Commercial Development on 87.88 acres; 18,469 sf Church on 7.16 acres; 114,494 sf of Institutional use (Schools) on 15.44 acres; 1 acre Service site; 204.4 acres of Roads; 112.62 acres of Open Space	
14	BLIM 697-001	09/05/1996	97-001 (DCA96-196-FOI-BL)	Yes	Poinciana Village 1, Neighborhood 3 East	19 acres Non-Contiguous [Parcel 1= 10 acres] [Parcel 2= 4.9 acres] [Parcel 3= 4.43 acres]	Relocate 200 MF units from Parcel #1 & redistribute elsewhere in N3E; Add 22 SFR units to Parcel #3 --- overall increase of 5.1 acres of commercial & 0.47 acres of institutional use; overall decrease of 178 du.	Village 1	3(east)	Section 7, TWP 27 south, Range 28 east.	Parcel #1: 07-27-29-4702-0001-0010, 07-27-29-4702-0001-0030, & a portion of 0020 Parcel #2: 25-26-28-6120-000A-0010 Parcel #3: 25-26-28-6120-000B-0010 & 25-26-28-6120-000C-0010	[High Density Residential, Commercial, & Low Density Residential] 143 SF DU (on 68.81 acres) 1,185 MF DU (on 59.29 acres) 143,647SF Commercial (on 5.62 acres) 4.43 Institutional use (church) 0.34 acre Service site 69.29 acres of open space 10.63 acres of greenway 41.25 acres of roads	[Commercial, Institutional, & Low Density Residential] 165 SF DU (on 73.24 acres) 985 MF DU (on 49.29 acres) 143,647SF Commercial (on 10.72 acres) 4.9 acres Institutional use (library) 0.34 acre Service site 69.27 acres of open space 10.63 acres of greenway 41.25 acres of roads	Parcel #1: 96-0036; Parcel #2: 96-0034 CPA96-0034 CPA99-0037 CPA03-0030

Poinciana Master Development Plan Inventory of BLVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
15	BLIM 697-002	11/12/1996	E97-002 (DCA96-290-FOI-BL)	Yes	Poinciana Estates E (Oakbridge Commerce Center)	8.56 acres	Relocate sixteen (16) SFR on 5.75 acres, 2.46 acres open space, and 0.35 acres of greenway (Totaling 8.56 acres) from Poinciana Estates E, Neighborhood 1 to 68,500 sq. ft. of Commercial/Retail Services (totaling 8.56 acres) from the same neighborhood.	Poinciana Estates E	Oakbridge Commerce Park	Section 8, TWP 27 south, Range 29 east	08-27-29-4448-0001-0000 08-27-29-4448-0001-0010 08-27-29-4448-0001-0040 08-27-29-4448-0001-00A0 08-27-29-4448-0001-0050 08-27-29-4448-0001-0030* (also see GIS table)	[Commercial] 16 SF DU on 5.75 acres, 2.46 acres open space, 0.35 acres greenway.	[Commercial] 68,500 SF Commercial/ Retail	CPA 96-0035
16	BLIM 699-006	02/25/1999	DCA99-BL-047	Yes	Poinciana Village 1, Neighborhood 3 East - Promenade Replat PB 13 PG 33, Lot 2	10 acres	Remove 200 MF DU and increase the total retail acreage by 10 acres- total retail square footage will remain the same at 143,647 sq. ft. commercial	Village 1	Neighborhood 3 east	Section 7, TWP 27 S, Range 28 east	07-27-290000-0010-0000 07-27-29-4702-0001-0020	[High Density Residential] 165 SF DU on 73.24 acres; 985 MF DU on 49.29 acres; 143,647 sq. ft. commercial on 10.72 acres; 4.9 acres of Institutional uses (Library); 0.34 acre Service site* 69.27 acres of open space, & 41.25 acres of Roads	[Commercial] 165 SF DU on 73.24 acres; 785 MF DU on 39.29 acres; 143,647 sq. ft. commercial on 10.72 acres; 4.9 acres of Institutional uses (Library); 0.34 acre Service site; 69.27 acres of open space, & 41.25 acres of Roads	CPA98-0008 CPA99-0037
17	BLIM 699-005	03/16/1999	99-005 (DCA99-BL-064)	Yes	Poinciana Office & Industrial Park – Section A – We Care Products	22.16	Delete the vested 658,627 sq.ft. of Industrial from the southern 6.3 acres of the Parcel & to spread the vested 1,658,068 sq.ft. of Commercial from the northern 15.86 acres onto the entire 22.16 acres that make up the Parcel.	Poinciana Office & Industrial Park – Section A	Poinciana Office & Industrial Park – Section A	Section 2, TWP 26 south, Range 28 east.	25-26-28-6180-000F-0010 25-26-28-6180-000H-0010 Replatted as Poinciana Office & Industrial Park 1, PB 3 PG 208	[Industrial/ Commercial] 1,658,068 sf of Commercial on 15.86 acres & 658,627 sf of Industrial on 6.3 acres	[Commercial] 1,658,068 sf of Commercial on 22.16 acres	CPA98-0006 PUD99-0018
18	BLIM 699-004	03/22/1999	99-004 (DCA99-BL-067)	Yes	Poinciana Office & Industrial Park I – Section A, Tracts C, H, and L; and, Section C, Tracts A-D	94.5	Deleted vested 7,250,400 SF of Industrial from Section A, Tracts C-1, C-2, H and L, and Section C, Tract C and replace with 3,550,354 SF Commercial on Section A, Tract C-3 and Section C, Tracts A, B, and D. No change in the 94.5 acres.	Poinciana Office & Industrial Park I – Section A, Tracts C, H, and L; and, Section C, Tracts A-D	Poinciana Office & Industrial Park I – Section A, Tracts C, H, and L; and, Section C, Tracts A-D	Section 7, TWP 27 south, Range 28 east	Tract C: Replatted as Poinciana Home Depot, PB 20 PG 193 Tract H Replatted as Poinciana Office & Industrial Park 1, PB 3 PG 208-210 Tract L Replatted as Poinciana Office & Industrial Park 1, PB 3 PG 208	[Industrial/ Commercial] 7,250,440 sf of Industrial on 64.73 acres, 3,558,364 sf of Commercial on 29.84 acres --- Section A, Tract C-1: 810,112 sf of Industrial on 6.32 acres Section A, Tract C-2 – 1,774,530 sf of Industrial on 13.78 acres Section A, Tract C-3 – 1,273,032 sf of Commercial on 7.98 acres Section A, Tract H – 1,614,159 sf of Industrial on 15.44 acres Section A, Tract L – 2,378,376 sf of Industrial on 22.75 acres Section C, Tract C – 673,263 sf of Industrial on 6.44 acres Section C, Tract A – 312,587 sf of Commercial on 2.99 acres Section C, Tract B – 518,538 sf of Commercial on 4.96 acres Section C, Tract D – 1,454,207 sf of Commercial on 13.91 acres	[Commercial] 3,558,354 sf of Commercial on the entire 94.57 acres	CPA98-0007; PD07-00052

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
19	BLIM 600-004	12/14/1999	00-004 (DCA99-BL-352)	Yes	Poinciana Village 1, Neighborhood 3 East	9.34	Remove 186 SF DU and replace it with Retail on 9.33 acres. (There will be no increase in square footage of retail.)	Village 1	Neighborhood 3 east	Section 7, TWP 27 south, Range 28 east	a portion of Parcel 07-27-29-4703-0001-0010 & a portion of 07-27-29-4702-0001-00A0	[High Density Residential] 165 SF DU (on 73.24 acres), 785 MF DU (on 39.29 acres), 143,647 SF Commercial (on 20.72 acres), 4.9 acres Institutional (Library), 0.34 acres Service, 69.27 acres Open Space, 41.25 acres Roads, 10.63 acres Greenway.	[Commercial] 165 SF DU (on 73.24 acres), 599 MF DU (on 29.96 acres), 143,647 SF Commercial (on 30.05 acres), 4.9 acres Institutional (Library), 0.34 acres Service, 69.27 acres Open Space, 41.25 acres Roads, 10.63 acres Greenway.	Note: PD09-00016 approved 132 MF DU on Lot 1; PD06-00044
20	BLIM 600-005	12/14/1999	00-005 (DCA99-BL-353)	Yes	Poinciana Estates A, Neighborhood 2 (Crescent Lakes)	37.82	Increase of 41 SF DU with no increase to acreage.	Poinciana Estates A	Neighborhood 2 (Crescent Lakes)	Section 15, TWP 26 south, Range 28 east	Dahlia Reserve @ Crescent Lakes, PB 10 PG 161-163; Crepe Myrtle Cove @ Crescent Lakes, PB 15, PG 42; Aster Cove @ Crescent Lakes, PB 9 PG 135-136; Orchid Edge @ Crescent Lakes, PB 9, PG 137; Jasmin Pointe @ Crescent Lakes, PB 10, PG 17-18; Lauren Run @ Crescent Lakes, PB 9, PG 12-13; Heatherstone @ Crescent Lakes, PB 8, PG 61-64; Allamanda Grace @ Crescent Lakes, PB 11, PG 177-178; Calla Lilly Cove @ Crescent Lakes, PB 15, PG 41, & Willow Bend @ Crescent Lakes, PB 13, PG 35-37 Also see GIS table	[Low Density Residential, Institutional, Conservation, & Commercial] 904 SF DU (on 73.24 acres), 153,871 SF Retail (on 7.24 acres (770 parking spaces), 16.84 acres Institutional (existing elementary school), 48.65 acres Lakes, 576.2 acres of Open Space.	[Low Density Residential, Institutional, Conservation, & Commercial] 945 SF DU (on 73.24 acres), 153,871 SF Retail (on 7.24 acres (770 parking spaces), 16.84 acres Institutional (existing elementary school), 48.65 acres Lakes, 576.2 acres of Open Space.	
21	BLIM 600-006	06/16/2000	00-006 (DCA00-BL-204)	Yes	Poinciana Estates A, Neighborhood 1 Trafalgar Village	202	Removed 202 acres from Poinciana PUD. Remove 344 SF on 126.74 acres, 2.72 acres of Institutional, 1.25 acres of Service, and 87.26 acres of open space.	Poinciana Estates A	Neighborhood 1	Section 14, TWP 26 south, Range 28 east.	n/k/a Trafalgar Village: Phase One, PB 16, PG 168-170 Phase Two, PB 17, PG 143-148 Phase Three, PB 19, PG 90-100 Also see GIS table	[Low Density Residential] 344 SF DU on 126.74 acres, 2.72 acres of Institutional uses, 1.25 acres of service, & 87.26 acres of open space on 230.61 acres of land	[Low Density Residential & Commercial] The 202 acres removed did not retain any of the vested uses. The vested plan of development for the remaining 28.61 acres of this portion of Poinciana is 81 SF DU on 28.61 acres.	CPA99-0032
22	BLIM 602-002	05/15/2002	02-002-00001 (DCA02-BL-152)	Yes	Poinciana Estates D	3.35	Reduce the number of MF units from 83 to 61 DU & add 3.35 acres of Institutional uses for the construction of a water supply plant	Poinciana Estates D	N/A	Section 31, TWP 26 south, Range 29 east.	25-26-28-6160-000B-0015	[Low Density Residential] 61 MF DU on 3.35 acres	[Low Density Residential] [It should be Institutional based on the BLIM request for the construction of a water supply plant on 3.35 acres and the existing WTP]	CPA03-0028
23	BLIM 602-003	05/15/2002	02-003-00001 (DCA02-BL-153)	Yes	Poinciana Office & Industrial Park 3	9.998	Replace 1,044,394 GSF Industrial on 9.998 acres to 4 SF DU on 9.998 acres.	Poinciana Office & Industrial Park 3	Poinciana Office & Industrial Park 3	Section 13, TWP 26 south, Range 28 east.	13-26-28-0000-0020-0000 13-26-28-0000-0027-0000 13-26-28-0000-0030-0000 13-26-28-0000-0025-0000	[Industrial] 1,044,394 GSF of Industrial on 9.998 acres	[Industrial/Low Density Residential] 4 SF DU on 9.998 acres	CPA04-0049 & CPA06-0007
24	BLIM 604-006	03/19/2003	04-006-00001 (DCA04-BL-061)	Yes	Poinciana Estates E, Neighborhood 1	51.42	Increase of 50 SF DU; decrease of 10.13 acres of open space	Poinciana Estates E,	Neighborhood 1	Section 7 & 8, TWP 27 south, Range 29 east	Replatted as Southport Bay PB 17 PG 26, Also see GIS table	[Low Density Residential, Commercial, & Conservation] 633 SF DU on 341.22 acres; 255 MF DU on 12.78 acres; 193,328sf of commercial on 14.77 acres; 1.0 acre of service; 424.19 acres of open space; 3.6 acres of recreation	[Low Density Residential, Commercial, & Conservation] 683 SF DU on 351.35 acres; 255 MF DU on 12.78 acres; 193,328sf of commercial on 14.77 acres, 1.0 acre of service; 414.06 acres of open space; 3.6 acres of recreation	

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
25	BLIM 604-002	09/17/2003	04-002-00001 (DCA03-BL-248)	Yes	Poinciana Estates D	3.24	Replace 82,814 sf of retail with 16 SF DU on 3.24 acres	Poinciana Estates D	N/A	Section 31 & 32, TWP 26 south, Range 28 east	(Replatted as Isles of Bellalago PB 17 PG 191-195) Also see GIS Table	[Commercial, Low Density Residential, Institutional & Conservation] 531 SF DU on 248.89 acres; 22 MF DU on 5.01 acres; 82,814 s.f. Retail on 3.24 acres ; 20.39 acres Institutional; 7.81 acres of service, & 578.9 acres of open space on a total of 864.24 acres.	[Low Density Residential] 531 SF DU on 248.89 acres; 22 MF DU on 5.01 acres; 16 SF DU on 3.24 acres 0.39 acres Institutional; 7.81 acres of service, & 578.9 acres of open space on a total of 864.24 acres.	CPA03-0028 PD03-00029
26	BLIM 604-003	11/07/2003	04-003-00001 (DCA03-BL-303)	Yes	Poinciana Village 1, Neighborhood 4	345.02	Decrease 71.32 acres and 2,245,520 SF of Commercial, 174.76 acres and 4840 DU of MF, 31.72 acres of Institutional, 1.73 acres of service, and 65.49 acres of roads with an overall decrease of 4309 DU. An increase of 29.27 acres and 300,000 SF of Office, and 285.89 acres and 531 DU of SF with an overall increase of 29.86 acres of open space.	Village 1	Neighborhood 4	Section 11, 12, & 25 TWP 26 & 27 south, Range 28 east	See GIS table	[Dual-Use HDR & Commercial, Low Density Residential, Institutional, & Commercial] 369 SF DU on 94.99 acres, 4840 MF DU on 174.76 acres, 2,545,520 SF Commercial on 99.59 acres, 31.72 acres Institutional, 1.73 acres Service, 10.13 acres open space, 9.48 acres greenway, 83.91 acres roads.	[Dual-Use HDR & Commercial, Low Density Residential, Institutional, & Commercial] 900 SF DU on 380.88 acres, 300,000 SF Commercial on 28.27 acres, 300,000 SF Office on 29.27 acres, 49.47 acres open space and greenways, 18.42 acres roads.	CPA03-29 & CPA04-0040 PD07-000019, PD09-00006
27	BLIM 604-004	11/07/2003	04-004-00001 (DCA03-BL-301)	Yes	Poinciana Village 1, Neighborhood 3 East	18.77 acres	Decrease 18.77 acres and 375 of MF DU, Increase 16.97 acres and 200,000 SF of Office uses, and increase open space by 1.8 acres.	Village 1	Neighborhood 3 east	Section 7, TWP 27 south, Range 29 east	25-26-28-6120-000C-0010 Also see GIS table	[High Density Residential, Commercial, Low Density Residential, & Conservation] 165 SF DU on 73.24 acres, 599 MF DU on 29.96 acres, 143,647 sf of Commercial on 30.05 acres, 4.9 acres of Institutional uses, 0.34 acres of Service uses, 69.27 acres of open space, 10.63 acres of greenway, & 41.25 acres of Roads	[Commercial] 165 SF DU (on 73.24 acres), 224 MF DU (on 11.19 acres) , 143,647 SF Commercial (on 30.05 acres), 4.9 acres Institutional (Library), 0.34 acres Service, 71.07 acres Open Space , 41.25 acres Roads, 10.63 acres Greenway.	CPA03-0030
28	BLIM 604-005	11/07/2003	04-005-00001 (DCA03-BL-302)	Yes	Poinciana Estates C and D; and, Office & Industrial Park IV	3.42 acres (Estate C), 22.05 acres (Estate D) and 125.5 acres (Office and Industrial Park IV)	Estate C: decrease o 3.42 acres and 34 MF DU an increase of 50 SF DU and 3.42 acres of open space. Estate D: decrease of 17.04 acres of Institutional and 5.01 acres and 22 MF DU and an increase of 11.35 acres and 50 SF DU and 5.01 acres of open space. Office and Industrial Park IV: decrease of 1.01 acres of service, 17.69 acres of roads, 106.80 acres of Industrial Use and an increase of 90.49 and 447 SF DU and 35.01 acres and 250,000 SF of Commercial.	Poinciana Estates C and D; and, Office & Industrial Park IV	N/A	(Sections 6 & 7, TWP 27 south, Range 29 east), (Section 31, TWP 26 south, Range 29 east), and (Sections 25 & 36, TWP 26 south, Range 28 east)	Replatted as The Pointe , PB 19 PG 127; Isles of Bellalago, PB 17 PGS 191-195, & Countryside Manor, PB 6 PG 100 [see GIS table]	Estate C: [Conservation & Low Density Residential] 209 SF DU on 139.38 acres, 34 MF DU on 3.42 acres, 176.5 acres of Open Space. Estate D: [Low Density, Conservation, & Institutional] 531 SF DU on 248.89 acres, 83 MF DU on 8.36 acres, 82,814 SF of Commercial on 3.24 acres, 17.04 acres of Institutional, 7.81 acres of service, and 589.6 acres of Open Space. Office & Industrial Park IV: [Industrial & High Density Residential] 53.27 acres of MF, 15,336,775 SF of Industrial on 125.65 acres, 2.07 acres of CATV site, 1.01 acres of Water Plant site, 17.69 acres of roads.	Estate C: [Conservation & Low Density Residential] 259 SF DU on 139.38 acres, 179.92 acres of Open Space. Estate D: [Low Density & Conservation] 581 SF DU on 260.24 acres, 61 MF DU on 3.35 acres, 7.81 acres of service, and 589.6 acres of Open Space. Office & Industrial Park IV: [Commercial, Industrial, & High Density] Residential 447 SF DU on 90.49 acres, 53.27 acres of MF, 2,300,821 SF of Industrial on 18.85 acres, 250,000 SF of Commercial on 35.01 acres, and 2.07 acres of CATV site.	CPA03-0028

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
29	BLIM 605-003	10/15/2004	05-003-0001 (DCA04-BL-198)	Yes	Poinciana Village 5, Neighborhood 3 (Chestnut Elementary)	15.66	Decrease of 14.45 acres of residential and 1.21 acres of greeway. Decrease 201 residential units and increase 125,000 SF of Institutional use.	Village 5	Neighborhood 3	Section 30, TWP 27 south, Range 30 east.	25-26-28-6143-000A-0015 (Chestnut Elementary)	[High Density Residential] 3,294 SF DU on 573.99 acres, 626 MF DU on 53.69 acres, 85.48 acres of Institutional Use, 62.12 acres of Greenway.	[High Density Residential] [It should also include Institutional based on the BLIM request to increase institutional by 125,000 SF] 3,277 SF DU on 568.55 acres, 446 MF DU on 44.68 acres, 101.14 acres of Institutional , 60.91 acres of Greenway.	CPA06-0031 is on hold by the applicant.
30	BLIM 605-006	05/06/2005	05-006-0001 (DCA05-BL-069)	Yes	Poinciana Office & Industrial Park IV (Liberty High School)	53.27	Decrease of 1,065 MF DU and increase of 300,000 SF of Institutional. No change in acreage.	Poinciana Office & Industrial Park IV	N/A	Section 6, TWP 27 south, Range 29 east.	25-26-28-6188-000E-0020 (Liberty High School)	[Industrial & High Density Residential] 447 SF DU on 90.49 acres, 1,065 MF DU on 53.27 acres, 2,000,821 sf of Industrial uses on 18.85 acres, 250,000 sf of Commercial uses on 35.01 acres, & 2.07 acres of CATV site	[Industrial & High Density Residential] [It should also include Institutional based on the BLIM request to increase institutional by 125,000 SF] 447 SF DU on 90.49 acres, 300,000 sf of Institutional uses on 53.27 acres, 2,300,821 sf of Industrial uses on 18.85 acres, 250,000 sf of Commercial uses on 35.01 acres, & 2.07 acres of CATV site	
31	BLIM 06-2007-009	07/27/2007	07-BL-143 (DCA07-BL-143)	Yes	Poinciana Estates "B", Tracts B & D	20 acres [B=15.52 acres] [D=4.49 acres]	Relocate to Tract B four (4) of the six (6) residential lots that were eliminated from Tract D and Block 3228 (Lots 19 & 20) to create open space subsequent to the issuance of BLIM-692-006 in 1992. The four (4) residential lots relocated to Tract B will be estate-sized lots and will occupy an area now designated as open space.	Poinciana Estates "B".	Tracts B & D	Section 23 & 24, TWP 26S, Range 28 east	see GIS table	Conservation/Open Space & Low Density Residential] 242 DU, 299.59 acres Open Space,	[Low Density Residential] 240 DU, 284.39 acres of open space (NOTE: Refer to BLIM 692-006)	
32	BLIM 06-2007-010	08/15/2007	DCA-BL-149	Yes	Poinciana Elementary School "L" (V1, N4 and V2, N5E)	17.55	Construct a new elementary school on 17.55 acres; decrease 6.03 acres of high density residential in Village 1 Neighborhood 4; decrease 167 high density residential dwelling units in Village 1 Neighborhood 4; decrease 9.69 acres of commercial (3.66 acres in Village 2 Neighborhood 5 east & 6.03 acres in Village 1 Neighborhood 4); decrease 247,676 sf of commercial (154,127 sf in Village 2 Neighborhood 5 east & 93,549 sf in Village 1 Neighborhood 4); decrease 1.83 acres of ROW in Village 2, Neighborhood 5 east & 12.06 acres in Village 1 Neighborhood 4), and increase 104,885 sf Institutional uses (27,178 sf in Village 2 Neighborhood 5 east & 77,707 sf in Village 1 Neighborhood 4).	Village 1 & Village 2	Village 1 (Neighborhood 4), Village 2 (Neighborhood 5 east)	Section 11, TWP 27 south, Range 28 east and Section 25, TWP 26 south, Range 28 east.	25-26-28-6136-000A-OU/1 25-26-28-6136-000A-0030	[Dual-Use High Density Residential & Commercial, High Density Residential, & Commercial] Refers to BLIVR 783-002 that did not specify specific allocation of uses for individual villages & neighborhoods but provided an overall land use distribution of 54, 926 total SF DU on 1,118 acres; 52,145 total MF DU on 113 acres, 966 acres of Commercial, 1,776 acres Industrial, & 13,442 acres open space/greenway	[Dual Use High Density Residential & Commercial] [It should be Institutional based on the BLIM approval to construct a new elementary school] A decrease of 167 HD DU & 6.03 acres in Village 1, Neighborhood 4; a decrease of 247,676sf and 9.69 acres of commercial use; An increase of 104, 885sf & 17.55 acres of institutional uses, & an increase of 4.56 acres of open space	CPA06-0011 PD07-00019

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
33	BLIM 06-2007-013	12/28/2007	DCA07-BL-300	Yes	Village 2, Neighborhood 1	1.236	To allow for the expansion of an existing water treatment plant and construct a new 2.0 MGD storage tank, additional high service pump capacity, improvements to the disinfection system, & other associated piping and electrical/controls improvements and 1.236 acre of land from Open Space to Institutional.	Village 2	Neighborhood 1	Section 25, TWP 26S, & Range 28E	25-26-28-6100-000Q-0015	[Low Density Residential] 1.236 acres of Open Space	[Low Density Residential] [It should be Institutional based on the BLIM approval to expand the existing water treatment plant.]	
34	BLIM 06-2008-004	04/03/2009	DCA09-BL-089	Yes	Village 1, Neighborhood 4 east & Village 2, Neighborhood 5 east	1,061.05	Village 1, N 4E: Remove 400 SF DU, introduce 350 MF DU on 19.75 acres, 12.06 acres Institutional (school), 40.51 acres Institutional (hospital), 59.25 acres water management, 2.63 acres recreation, & 60.37 acres preserved wetlands/open space (increase due to existing wetlands not previously vested as open space), decrease Commercial Retail, & increase roads Village2 N 5E: Remove 120.23 acres recreation, introduce 52.27 acres water management & 210.87 acres preserved wetlands, reduce MF DU, Institutional & roads, & increase Commercial Retail, Open Space/Greenways, & Services Maintenance	Village 1 & 2	Neighborhoods 4 east North & Neighborhood 5 east North	Section 11 & 25, TWP 26S & 27S, Range 28E	Replanted as Fieldstone @ Cypress Woods, PB 18, PGS 18-19, & Solivita Marketplace, PB 18, PG120 [Also see GIS table]	[Dual-Use HDR & Comm. Dual-Use Inst. Comm., Low Density Residential, Conservation, Institutional, & Commercial] Village 1 Neighborhood 4E N: 900 SF DU on 380.88 acres, 300,000 sf of Commercial Retail/Service on 28.27 acres, 300,000 sf of Commercial Office on 29.27 acres, 18.42 acres of Roads, 49.47 acres of Open Space & Greenways, Village 2 Neighborhood 5E N: 3097 MF DU on 77.44 acres, 38.63 acres Institutional, 114.86 acres Roads, 4.18 acres of Open Space & Greenways, 1.44 acres of Services/Maintenance, & 120.23 acres of Recreation	[Dual-Use HDR & Comm., Dual-Use Inst. Comm., Low Density Residential, Conservation, Institutional, Low Density Residential, Conservation, & Commercial based on the BLIM approval] Refer to BLIM 604-003 & BLIM 06-2007-010 Village 1 Neighborhood 4E N: 500 SF DU on 110.44 acres, 350 MF DU on 19.75 acres, 1,000,000 sf of Commercial Retail/Service on 104.13 acres, 300,000 sf of Commercial Office on 29.27 acres, 12.06 acres of Institutional, 250 beds on 40.51 acres of Hospital, 59.25 acres of water management ponds, 32.51 acres of Roads, 35.39 acres of Open Space & Greenways, 2.63 acres of Recreation, & 60.37 acres of Preserved Wetlands Village 2 Neighborhood 5E N:	CPA06-0011, PD07-00019, PD04-00011, RV07-00003
35	BLIM 06-2008-006	05/18/2009	DCA09-BL-145	Yes	Village 1, Neighborhood 3 east	19.34	Add 132 MF DU, decrease commercial s.f. by 36,526s.f., add 1.9 acres of institutional use (Post Office), and create/add 4.7 acres of water management area.	Village 1	Neighborhood 3 east	Section 7, TWP 27S, Range 29E	see GIS table	[High Density Residential] 165 SF DU on 73.24 acres; 599 MF DU on 29.96 acres; 143,647 sq. ft. of Commercial on 30.05 acres; 4.9 acres of Institutional uses (Library); 69.27 acres of Open Space; 41.25 acres of Roads; 10.63 acres of Greenways, & 0.34 acres of Services/Maintenance	[Commercial] 165 SF DU on 73.24 acres; 731 MF DU on 38.16 acres; 107,121 sq. ft. of Commercial on 15.25 acres; 7,800 sq. ft. of Institutional uses (Library) on 4.9 acres; 1.9 acres of Institutional uses (Post Office); 4.7 acres of Water Management; 69.27 acres of Open Space; 41.25 acres of Roads; 10.63 acres of Greenways, & 0.34 acres of Services/Maintenance	PD07-00019

Poinciana Master Development Plan Inventory of BLIVRs and BLIMs

Ref. No.	Binding Letter No.	Date	Other DCA No.	Approved	Area of Poinciana	Acreage	BLIM Request	Village	Neighborhood	Section/ TWP/ Range	Parcel ID No.	Poinciana PUD (1994) designation	Future Land Use Map 2025 designation	CPA No.
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BLIVR= Binding Letter of Interpretation of Vesting Rights Status

BLIM= Binding Letter of Interpretation for Modification [of Vesting Rights Status]

Sources: DCA CD-ROMs dated 4/24/2007 & 06/11/2009; Staff files

<u>COLOR LEGEND:</u>	LOCATED WITHIN OSCEOLA COUNTY	BLIMs whose approval does not reflect the existing Land Use Map or Poinciana PD Master Plan
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Transit Oriented Development Study

Osceola County

March 17, 2009

Prepared by: Osceola County Growth
Management and Public Works
Divisions





Contra Costa Centre Transit Village
Pleasant Hill, CA

Light Rail: BART

Development Program

Acreage: 18

Status: Existing/ Under Construction

Residential: 550 du (30 du/acre)

Office: 290,000 sf (FAR: .43)

Retail: 45,000 sf (FAR: .43)



Crestview Station
Austin, TX

Commuter Rail: Capital MetroRail

Development Program

Acreage: 74

Status: Proposed

Residential: 1,300 du (17 du/acre)

Office: None

Retail: 150,000 sf (FAR: .046)



Eastfield Transit Station
Charlotte, NC

Commuter Rail: Charlotte Area Transit

Development Program

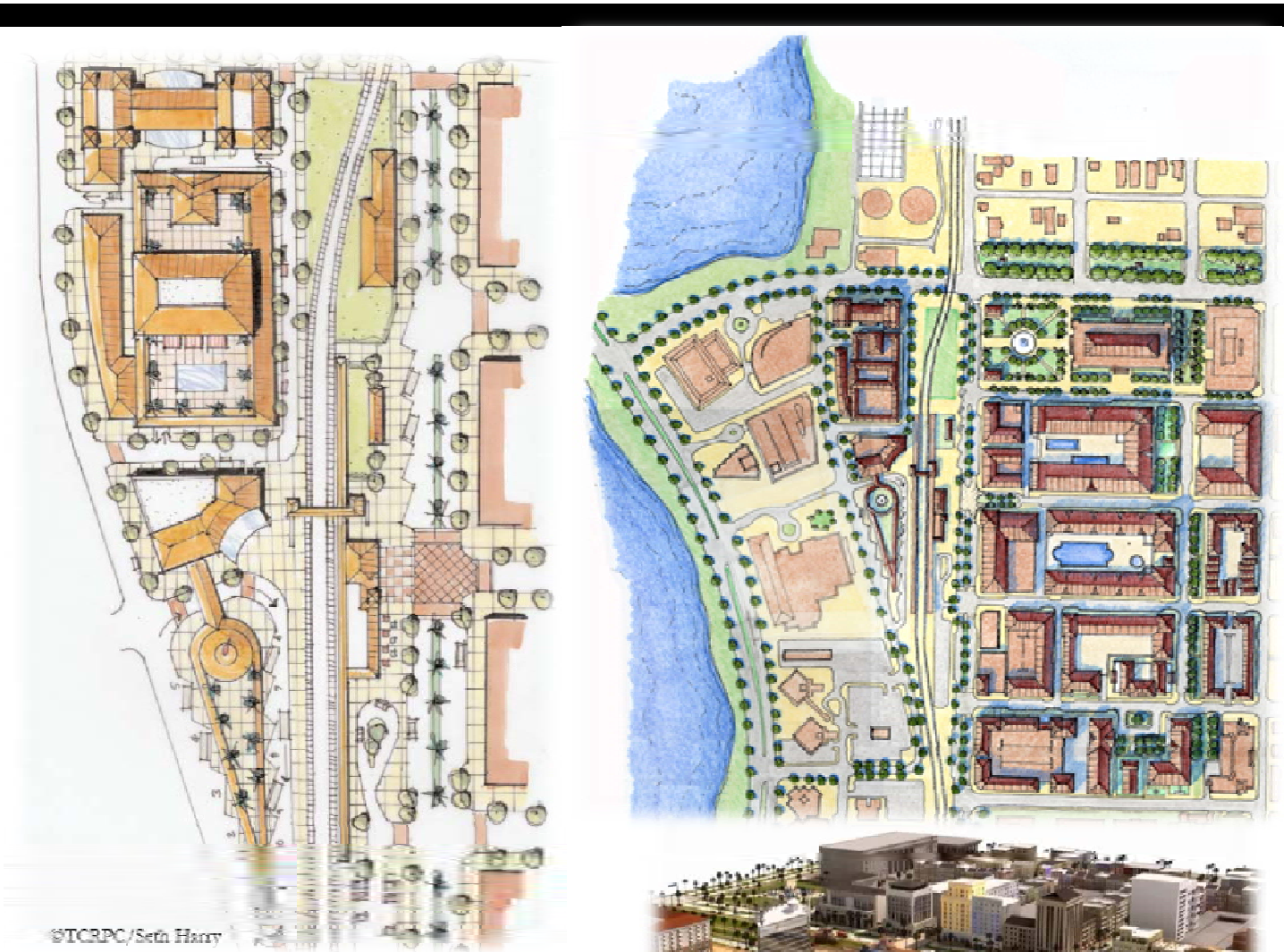
Acreage: 142

Status: Proposed

Residential: 975 du (7 du/acre)

Office: None

Retail: 35,000 sf (FAR: .0056)



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West Palm Transit Village

West Palm Beach, FL

Development Program

Acreage: 36

Status: Existing

Residential: 1,956 du (54 du/acre)

Office: 100,000 sf (FAR: .64)

Retail: 85,000 sf Public/Institutional: 825,000 sf

Commuter Rail: TriRail



Monrovia Station Square
Monrovia, CA

Light Rail: Metro Gold Line Foothill Extension

Development Program

Acreage: 80

Status: Proposed

Residential: 3,800 du (30 du/acre)

Office: 850,000 sf

Retail: 140,000 sf (FAR: .28)



SODO Orlando
Orlando, FL

Transit Adjacent Development: Amtrak

Development Program

Acreage: 22

Status: Existing

Residential: 300 du (39 du/acre)

Office: 75,000 sf (FAR: .46)

Retail: 370,000 sf (FAR: .46)



The Villages at Lake Lilly
Maitland, FL

Mixed-Use Development

Development Program

Acreage: 8

Status: Under Construction

Residential: 455 du (56 du/acre)

Office: None

Retail: 40,000 sf (FAR: .45)



Vision

Transit-Oriented Mixed-Use Development

Includes: multi-family residential, office and retail uses

Intensities:

Residential: 20 DU/Acre Upper Floors
 Office: 80% FAR: .40 Second Floor
 Retail: 20% FAR: .40 Bottom Floor

Issue & Opportunities

- There is an existing Wal-Mart shopping center east of the station, and office/industrial park is planned on greenfield land to the west
- West of the station, there is an existing gas line that runs diagonally northwest away from the general location of the station and the wetlands area between the gas line and Osceola Parkway
- The rail alignment is also the jurisdictional boundary between the City of Kissimmee to the west of Osceola County to the east.



Osceola Station
Kissimmee, FL

Commuter Rail: SunRail

Development Program

Acreage: 40.7

Status: Proposed

Residential: 800 du (21 du/acre)

Office: 375,000 sf (FAR: .40)

Retail: 75,000sf (FAR: .40)

Transit Centers Report

Osceola County, FL

**OSCEOLA COUNTY SMART GROWTH
OSCEOLA COUNTY GROWTH MANAGEMENT**

2009

Authored by: Osceola County

Transit Centers Report

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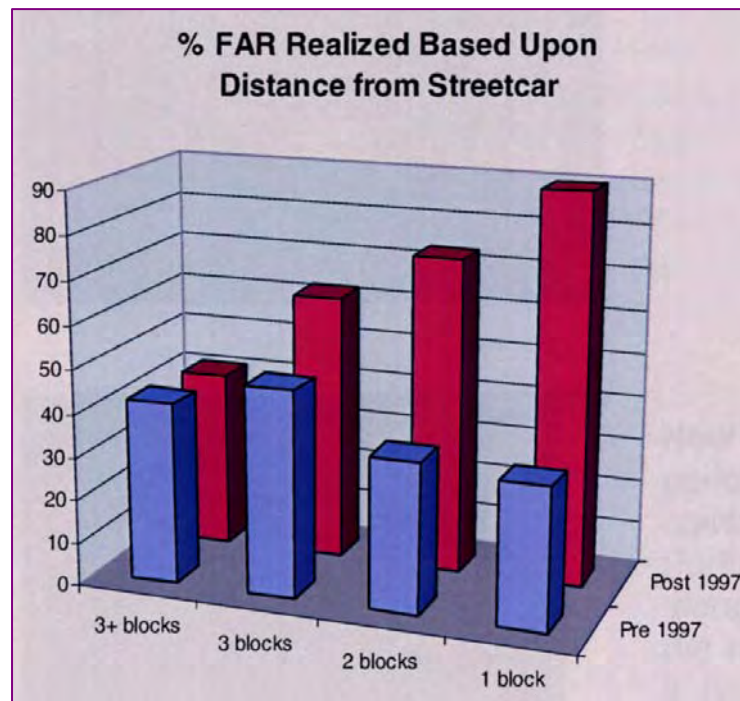
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Executive Summary

As envisioned by Osceola County's Comprehensive Plan, Urban Centers are the County's engine for future economic development. They offer the opportunity for mixing uses – jobs, housing, retail, entertainment, culture and education – at intensity sufficient to create the urban places valued by the New Economy's high-wage workers and the companies that follow them. As noted by the Urban Land Institute:

“Communities that provide a high quality of life with the vitality created by urban centers are more likely to attract the highly prized, talented, and productive workers than are communities of faceless sprawl.”

Transit is an important part of the mix. Urban areas served by transit have realized that transit lines are economic development projects with transportation benefits. The graph below illustrates downtown Portland's experience. Following expansion of their streetcar line into a mixed use neighborhood, substantial redevelopment occurred with an increase in development intensity. As would be expected, the largest economic impact was felt within the shortest walking distance of the streetcar line.



Almost every major transit investment across the Country has had similar effects on the neighborhoods and centers they serve, whether the investment is for streetcars, light rail, BRT, or commuter rail. What these areas have also realized is that for compact urban areas to achieve the desired intensities, their limited real estate must accommodate uses with higher-value than wide streets, highway interchanges and big parking lots, and the streets have to be used more efficiently than to merely accommodate single-occupancy vehicles. Transit is able to accomplish this.

Osceola County is developing a Transit Master Plan to guide development and implementation of transit over the next twenty-five years. The Master Plan is intended to address current and future access and mobility needs within the County's Urban Growth Boundary (UGB). Potential ridership is one of several factors that will be used to judge the effectiveness of a proposed route or line. While ridership is important, it should not be the ultimate determinant in whether a line gets built. One of the problems of relying too heavily on traditional travel models in analyzing individual transit corridors is that they are based on transportation and land use inputs at the aggregate, regional scale. What may not be considered or given sufficient importance are County growth policies and local efforts to connect economic development and transit-supportive land uses.

All types of transit will be examined in the Master Plan. The Land Use Study's interest, however, is limited to light-rail/BRT and the Urban Centers it could serve. Light-rail/BRT lines are likely to be the largest financial investment the County will make in transit. Their value to the County lies in their economic development potential; as destinations they can help create the type of urban centers desired by the New Economy. By linking high density and intensity centers, the corridors can achieve the needed ridership and economic returns a successful transit system requires.

The Land Use Study identifies existing, proposed and potential Urban Centers. Current development policy, market projections, and project approvals were the source data for developing an initial list. This information was then processed through a set of development criteria drawn from the Comprehensive Plan to create a final list of centers. The Urban Centers shown on the Study's maps are not intended to be exclusive in the sense that future centers are limited or to suggest that additional centers could not be created. Their sole purpose is to provide input to the Transit Master Plan effort so local growth policy and planning initiatives are factored into the analysis and recommendations.

Comprehensive Plan Requirements for Urban/Employment Centers

The following criteria are outlined in Policy 1.3.13 of the Osceola County Comprehensive Plan's Future Land Use Element.

Urban Center

Urban Centers are primarily intended for urban-scale commercial, office or employment center activity. More specifically, Urban Centers provide for very large developments that are more intense than that allowed within Community Centers in addition to allowing uses similar to that permitted in Neighborhood and Community Centers.

- Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 2.5.
- A proposed site shall include a minimum of 20 acres and be developed as a coherent unit that does not contribute to strip development along the arterial roadways.
- New Urban Centers shall not be located within a 4-mile radius of any other existing or approved Urban Center.
- Urban Centers will be allowed when market conditions clearly indicate a sufficient economic base exists to sustain a center.
- Adjacent to two 4-lane or arterials or higher level streets.
- Residential development is required as part of an Urban Center.
- A retail strategy shall be prepared that includes an analysis of the primary and secondary trade area, mix of uses, and relationship to neighboring centers.

Employment Center

Employment Centers are intended to provide intense workplaces for Osceola County residents and to provide economic benefits in terms of high-wage jobs and increased tax base. Industries and businesses targeted by the County are the preferred types of land use and include research firms, national headquarters, medical offices, hospitals, and other professional offices. Light industrial development is also a preferred use. Additional uses include ancillary retail intended to serve the needs of employees, workforce housing and secondary educational facilities including colleges and universities. The following standards apply:

- Development intensity shall be limited to 2.5 F.A.R.
- A proposed site shall include a minimum of 20 acres and be developed as a coherent pedestrian oriented unit that does not contribute to strip development along the arterial highways.
- Employment centers will require adjacency to major expressways or arterial roadways to provide the accessibility required for higher intensity uses.

Characteristics of a Typical Transit Oriented Development

Size: Average 50-80 acres

Density: 10-30 DUs per acre

F.A.R.: Minimum of 1.5 – 3.0

Vertical: 3 or more stories

Commercial/Retail: 20%

Office: 80%

Data Used to Identify Urban/ Employment Centers

Urban/ Employment Centers: MAP A

Map A identifies areas within the Urban Growth Boundary of the County that provide high levels of existing, proposed or potential activity. These centers were identified based on their potential of providing a linked transit system. Centers that demonstrate a high level of activity include Poinciana's Town Center, downtown Kissimmee, Osceola Regional Medical centers, the Loop, Osceola Parkway and downtown St. Cloud. A number of activity centers have been identified that represent proposed development within approved planned areas. These activity centers include South Lake Toho (west), South Lake Toho (east), Edgewater DRI, Toho Preserve DRI, and the Northeast District. Additional centers have been identified that may potentially show high levels of activity. These areas include the Osceola Heritage Park and Center Lake DRI. Each of the centers are illustrated using a ¼ mile, ½ mile and one mile radius from the point of activity.

Composite: MAP B

The Composite map combines an overlay of the study materials used in the previous maps. The existing residential density has clearly developed in a pattern consistent with the majority of the planned areas. Future transit studies can use this composite map to identify target areas with high levels of activity.

Planned Communities: MAP C

The Planned Areas map illustrates a conglomeration of planned areas within the County. The map includes the County's Developments or Regional Impact, Developments of County Impact, Mixed Use Districts, Poinciana Master Plan, South Lake Toho Conceptual Master Plan, Northeast District Master Plan, Kissimmee and St. Cloud CRA's, Vine Street/ US 192 Study Area, and US 192 East Corridor Study Area. These planned areas are contained predominantly within the Urban Growth Boundary where higher density development is encouraged. These planned areas will provide development and amenities that will require transit mobility.

Existing Transit: MAP D

The County is currently served by the LYNX bus system. The Existing Transit Map illustrates the existing routes that are served by the LYNX bus system. Currently the County is served by the #4, #10, #18, #26, #55, #56, #57 and #426 LYNX bus lines. Recognizing the existing transit lines will assist the County with identifying future transit systems.

Existing Residential: MAP E

The Existing Residential map illustrates residential density within the County's Urban Growth Boundary. Each red dot represents one residential dwelling unit. Much of the residential density is clustered around existing centers. The existing residential in the County can determine where existing activity is occurring and where transit destinations may be requested.

Mixed Use Districts: MAP F

The Mixed-Use Districts map illustrates the nine (9) Mixed Use Districts within the Urban Expansion Area of the County. The Urban Expansion Area is designed to offer a more urban form of development that is pedestrian-oriented, multi-modal and provides a concentrated mix of uses with a distinct sense of place. The Urban Expansion Area is divided into nine Mixed Use Planning Districts. The Mixed Use Districts are intended to promote a balanced mix of activities: residence, shops, schools, workplace, parks, etc. The Districts have a future land use designation of mixed use and allow residential uses with densities ranging from 5 dwelling units per acre to 25 dwelling units per acre. The Mixed Use Districts provide areas for existing, proposed and potential activity centers. This map identifies existing and planned areas of activity that will require a connected transit system.

Commercial/Retail Centers >150,000 Square Feet: MAP G

The Commercial/Retail Centers map illustrates the location of commercial and retail centers that are 150,000 square feet in size or larger. These existing centers are natural hubs for shopping and employments. These centers provide the activity necessary for a transit hub.

Largest Employers: MAP H

The Largest Employers map illustrates the largest employers in Osceola County. Many employees have migrated to the County to reside simply based on these large employers. Unfortunately, many of these residents commute in their vehicles to their jobs simply because they lack the convenience of transit. These employers generate large activity and will greatly benefit from transit service.

Senior Communities and Centers: MAP I

The Senior Communities and Centers map illustrates the location of senior centers and residential communities that are predominately geared towards senior citizens within the County. Seniors are mobile and seek opportunities for transit convenience. The map identifies senior housing communities or senior service centers that would greatly benefit from a connected transit system.

Short-Term Rental Overlay: MAP J

The Short-Term Rental Overlay map illustrates the boundaries for the location and construction of short-term rental units. Short-term rental units are considered as tourist supported residential development and timeshares. This overlay area covers the tourist area of the County and would greatly benefit from a connected transit system.

Traffic Analysis Zones: MAP K

The Traffic Analysis Zones map illustrates the distribution of population projected for the year 2030. The County uses Traffic Analysis Zones to tabulate socio-economic traffic-related data, and are constructed by census block formation. The map provides population data by traffic analysis zone provided by MetroPlan Orlando that can assist in determining areas of strong activity.

Urban/ Employment Centers & Map Criteria

	Mixed Use District	Com/Retail >150,000 sf	Largest Employers	Senior Communities & Centers	Existing Residential	Planned Areas	Existing LYNX	192 Study Area
Existing Activity Centers								
1. Poinciana	-	Y	Y	-	Y	Y	Y	-
2. Downtown Kissimmee	-	-	Y	-	Y	Y	Y	Y
3. ORMC	-	-	Y	Y	Y	Y	Y	Y
4. The Loop	-	Y	Y	-	Y	Y	Y	-
Proposed Activity Centers								
7. South Lake Toho (West)	Y	-	-	-	-	Y	-	-
8. South Lake Toho (East)	Y	-	-	-	-	Y	-	-
9. Edgewater	Y	-	-	Y	Y	Y	-	-
10. Toho Preserve	Y	-	-	Y	Y	Y	-	-
11. NE District	Y	-	-	-	-	Y	-	-
Potential Activity Centers								
5. Osceola Pkwy SunRail	-	Y	Y	-	Y	Y	Y	-
6. St. Cloud	-	-	Y	Y	Y	Y	Y	-
12. OHP/Valencia	-	-	Y	Y	Y	-	Y	Y
13. Center Lake	Y	-	-	-	Y	Y	-	-
14. Poinciana SunRail	-	-	Y	Y	Y	Y	-	-
15. Osceola Trace	-	Y	Y	-	Y	-	Y	-
16. Celebration/ Health	-	-	Y	-	Y	Y	Y	-

The above table identifies the centers in comparison with the map criteria.

Identified Urban/Employment Centers

Existing Centers

Poinciana
Downtown Kissimmee
ORMC
LOOP

Proposed Centers

South Lake Toho-West
South Lake Toho-East
Edgewater
Toho Preserve
NE District

Potential Centers

Celebration/ Health
Center Lake
OHP/Valencia
Osceola Parkway SunRail
Osceola Trace
Poinciana SunRail
St. Cloud



Existing Centers: centers that currently contain the criteria outlined in the Comprehensive Plan as Urban and Employment Centers.

1. Poinciana

Pleasant Hill Road and Cypress Parkway. The area is currently served by Lynx Bus Routes #26 and #426. The area includes a variety of shopping opportunities in addition to a Walmart Shopping Center. The center is surrounded by residential that would be greatly served by future transit opportunities.

2. Downtown Kissimmee

The Kissimmee Activity Center is located in the heart of downtown Kissimmee. The area is currently served by Lynx Bus Route #4 and provides shopping, dining office and residential uses for the city's central business district. The downtown Kissimmee Activity Center is also served by an AMTRAK passenger rail station and plans for a future intermodal center.

3. ORMC

The Osceola County Regional Medical Center is located in downtown Kissimmee. The Medical Center provides state-of-the-art healthcare for central Florida and includes a 235-bed hospital. The center is currently served by Lynx Bus Route #4 and is within walking distance to downtown shopping, dining and employment within the central business district. This area is in close proximity to the downtown Kissimmee AMTRAK passenger rail station and to the future intermodal center.

4. LOOP

The Loop Activity Center is located at the intersection of Osceola Parkway and John Young Parkway. The Loop is an existing center that provides approximately 61 acres of offices, shopping and dining. The center is currently served by Lynx Bus Route #57.



Proposed Centers: approved development that is planned to take the form of urban and employment centers.

7. South Lake Toho - West

The South Lake Toho-West Activity Center is located within the Urban Expansion Area of Osceola County. The Conceptual Master Plan for the area proposes a mixed use urban center to serve the proposed surrounding development. The center is located at the proposed intersection of the Southport Connector.

8. South Lake Toho - East

The South Lake Toho-East Activity Center is located within the Green Island DRI and within the Urban Expansion Area of the County. The Conceptual Master Plan for the area that includes the South Lake Toho-East Center proposes a mixed use urban center that will serve the surrounding proposed development. The center is located at a proposed interchange for the Florida Turnpike.

9. Edgewater

The Edgewater Activity Center is situated in the heart of the Edgewater DRI, just east of Lake Toho in the Urban Expansion Area of the County. The proposed development includes a mixed use community center to serve the proposed surrounding development. The center is in close proximity to the existing Florida Turnpike interchange.

10. Toho Preserve

The Toho Preserve Activity Center is located within the Toho Preserve DRI in the Urban Expansion Area of the County. The DRI proposes a mixed use community center that will serve the proposed transit center and proposed surrounding development.

11. North East District

The NE District is located within the Urban Expansion Area of Osceola County. The Conceptual Master Plan for the NE District proposes an employment center that will serve the medical professional needs of the Lake Nona Medical City. The area is planned to connect with the Southport Connector as well as the extension of Osceola Parkway. The Conceptual Master Plan incorporates two community centers and a number of neighborhood centers for the North East District area.



Potential Centers: areas within the Urban Growth Boundary that have the potential to be fully developed as urban and employment centers.

5. Osceola Parkway SunRail

The Osceola Parkway TOD is located at the intersection of Osceola Parkway and Orange Avenue. The area is served by Lynx Bus Route #18, providing service to the Walmart Shopping Center and surrounding shopping, dining and residential areas. This activity center is the future home of the Osceola SunRail TOD that will provide office, residential and commercial uses. The activity center is conveniently located between Orange Blossom Trail and the Florida Turnpike.

6. St. Cloud

The St. Cloud Activity Center is located in the heart of the City of St. Cloud. The area is served by Lynx Bus Route #10. The area is heavily populated with an estimated population of 32, 827 (BEER, 2008) and is bisected by U.S. 192. The potential transit center provides amenities that include shopping, dining, professional and medical services, places of work and houses of worship. The area is served by Lakeview Elementary, Michigan Elementary and St. Cloud Middle and High School.

12. OHP/Valencia

The Osceola Heritage Park and Valencia Community College Activity Center provides a high level of activity suitable for transit. Osceola Heritage Park includes five baseball fields, the University of Florida Extension Services Office, the Kissimmee Visitors Center, an exhibition building, the Silver Spurs Arena (home to the Silver Spurs Rodeo), and grounds for events and the Osceola County Fair. The Osceola Heritage Park and Valencia Community College are currently served by Lynx Bus Routes #10 and #18.

13. Center Lake

The Center Lake Activity Center is located within a Mixed Use District of the County's Urban Expansion Area. The Center Lake DRI (1,704 acres) is a proposed mixed-use traditional neighborhood development that plans to incorporate a mixed-use community center. The development proposes approximately 1,108 single family dwelling units and 2,192 multifamily dwelling units. The mixed-use community center proposes 200,000 square feet of retail/services, office and institutional uses. The development proposes one elementary school.

14. Poinciana SunRail

The Central Florida Commuter Rail "SunRail" plans on ending the 60 mile commuter rail line in Poinciana. The SunRail station is planned at the intersection of Old Tampa Highway and Poinciana Boulevard and will include transit-oriented development to accommodate the commuter/residential use.

15. Osceola Trace

Osceola Trace is a Development of Regional Impact that is located at the intersection of Osceola Parkway and SR 535 within the County’s Urban Infill Area. Lynx currently does not serve this center, however Lynx bus routes #55 and #56 serve the US 192 corridor. Osceola Trace is planned for a 3.6 million square foot Expo Center, one million square feet of office use, one million square feet of commercial use, and additional residential, institutional, convention center and hotel uses.

16. Celebration/ Celebration Health

Celebration is a Development of Regional Impact (5,264.8 acres) that is located near the intersection of Interstate 4 and State Road 417. Celebration is within the County’s Urban Infill Area as a self contained master planned community. Florida Hospital Celebration Health has over one thousand employees that serve Osceola County. Celebration, Florida is known for its innovative design led by The Walt Disney Company. Today Celebration has over four thousand residents and nearly one thousand households.

Comparison of Identified Centers versus Comp Plan Requirements

The Comprehensive Plan requires the following criteria for Urban and Employment Centers. The table below identifies whether the center is existing, a proposed development or a potential development. All centers listed below either currently meet the criteria or potentially meet the criteria.

	≥20 acres	FAR <2.5	<4 miles from Existing Urban Center	Adjacent to 2 4-lane or arterial St.
1. Poinciana	E	E	E	E
2. Downtown Kissimmee	E	E	E	E
3. ORMC	E	E	E	E
4. The Loop	E	E	E	E
7. South Lake Toho (West)	PR	PR	PR	PR
8. South Lake Toho (East)	PR	PR	PR	PR
9. Edgewater	PR	PR	PR	PR
10. Toho Preserve	PR	PR	PR	PR
11. NE District	PR	PR	PR	PR
5. Osceola Pkwy SunRail	PT	PT	PT	PT
6. St. Cloud	PT	PT	PT	PT
12. OHP/Valencia	PT	PT	PT	PT
13. Center Lake	PT	PT	PT	PT
14. Poinciana SunRail	PT	PT	PT	PT
15. Osceola Trace	PT	PT	PT	PT
16. Celebration	PT	PT	PT	PT

The numbers correlate with the identification of centers on the Urban/ Employment Centers Map.

- E = Existing Center
- PR = Proposed Center
- PT = Potential Center

Map Exhibits

Map A: Urban/ Employment Centers

Map B: Composite

Map C: Planned Communities

Map D: Existing Transit

Map E: Existing Residential

Map F: Mixed Use Districts

Map G: Commercial/Retail Centers >150,000 Square Feet

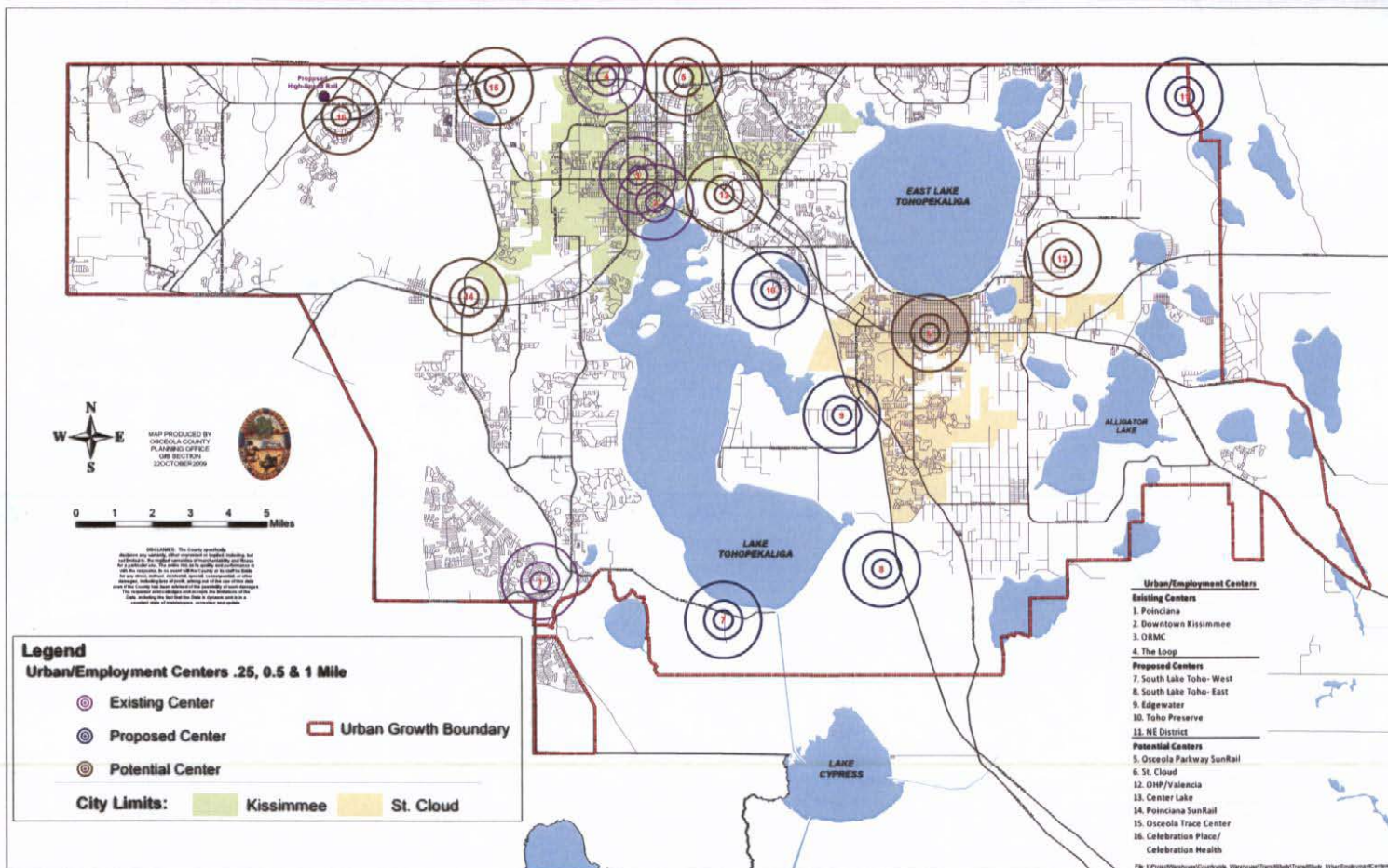
Map H: Largest Employers

Map I: Senior Communities and Centers

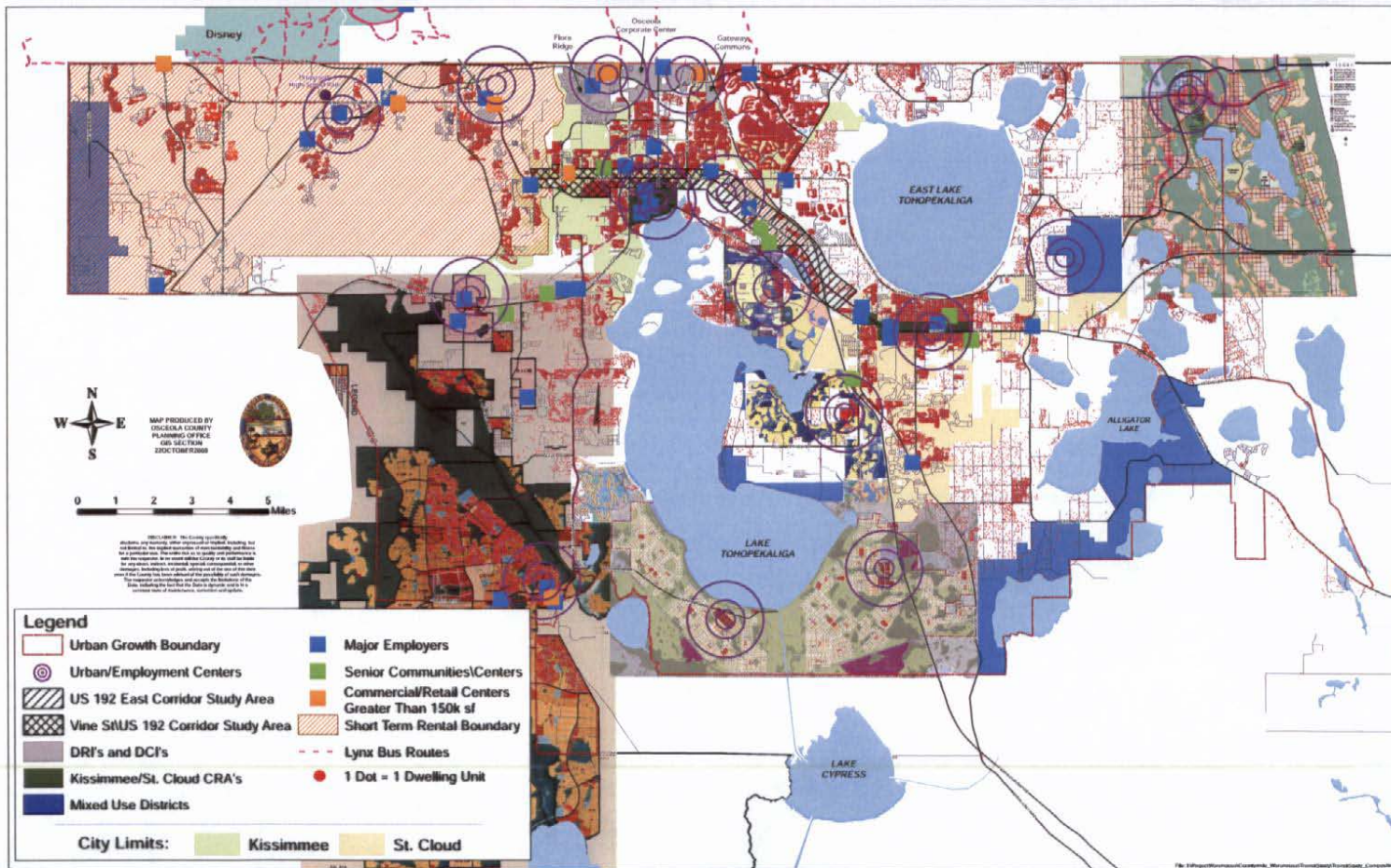
Map J: Short-Term Rental Overlay

Map K: Traffic Analysis Zones

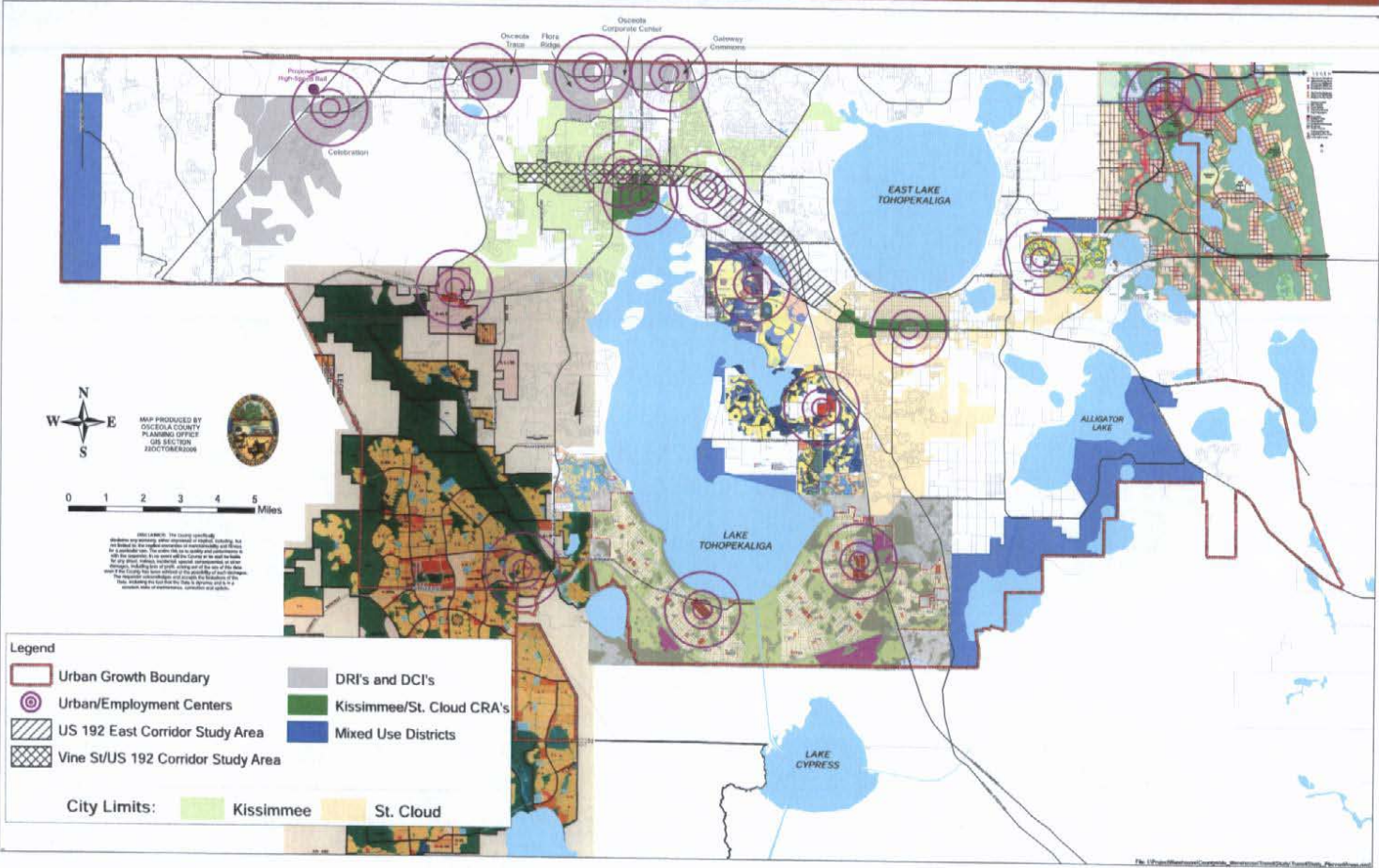
Map A: Urban/Employment Centers



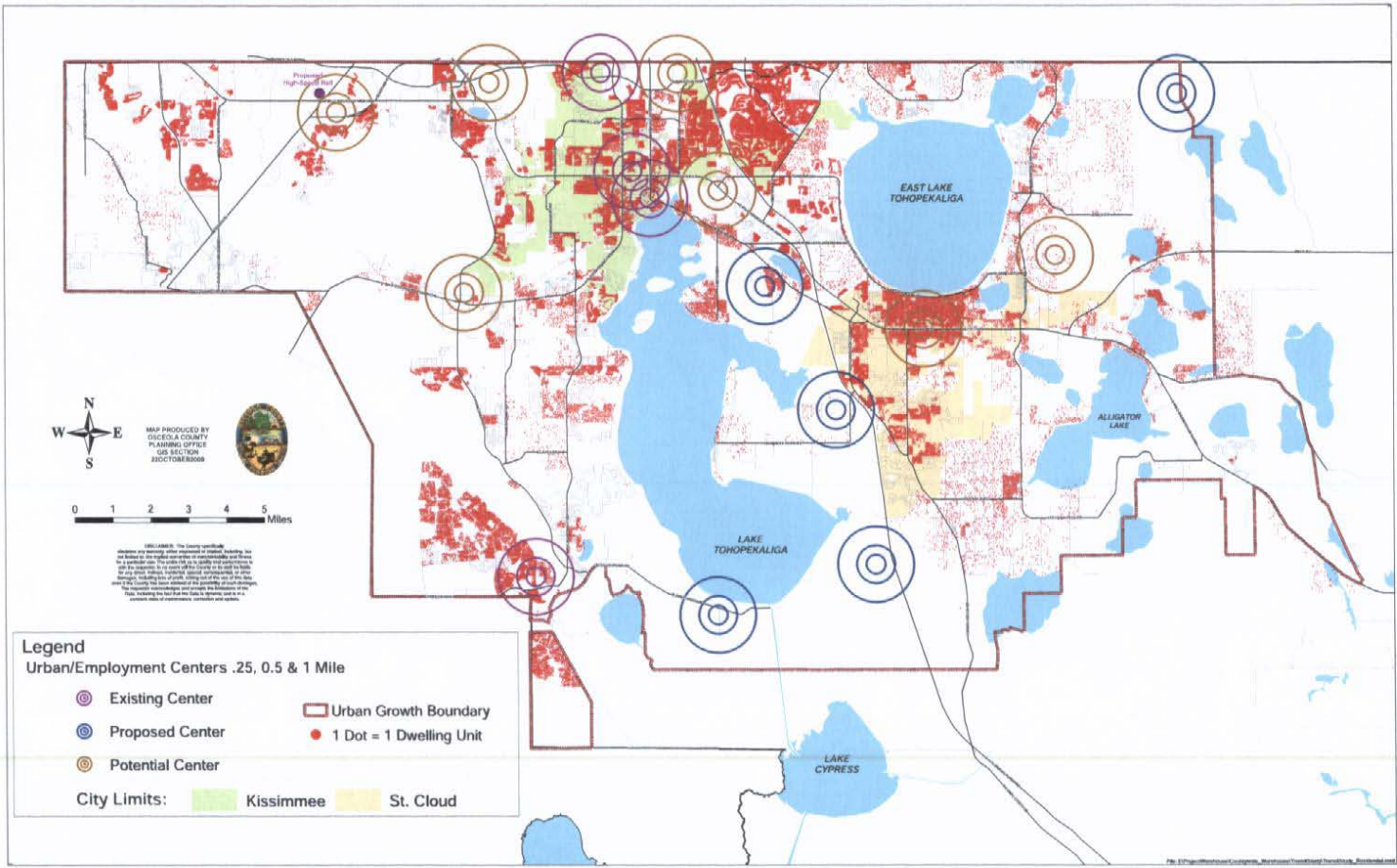
Map B: Composite Map



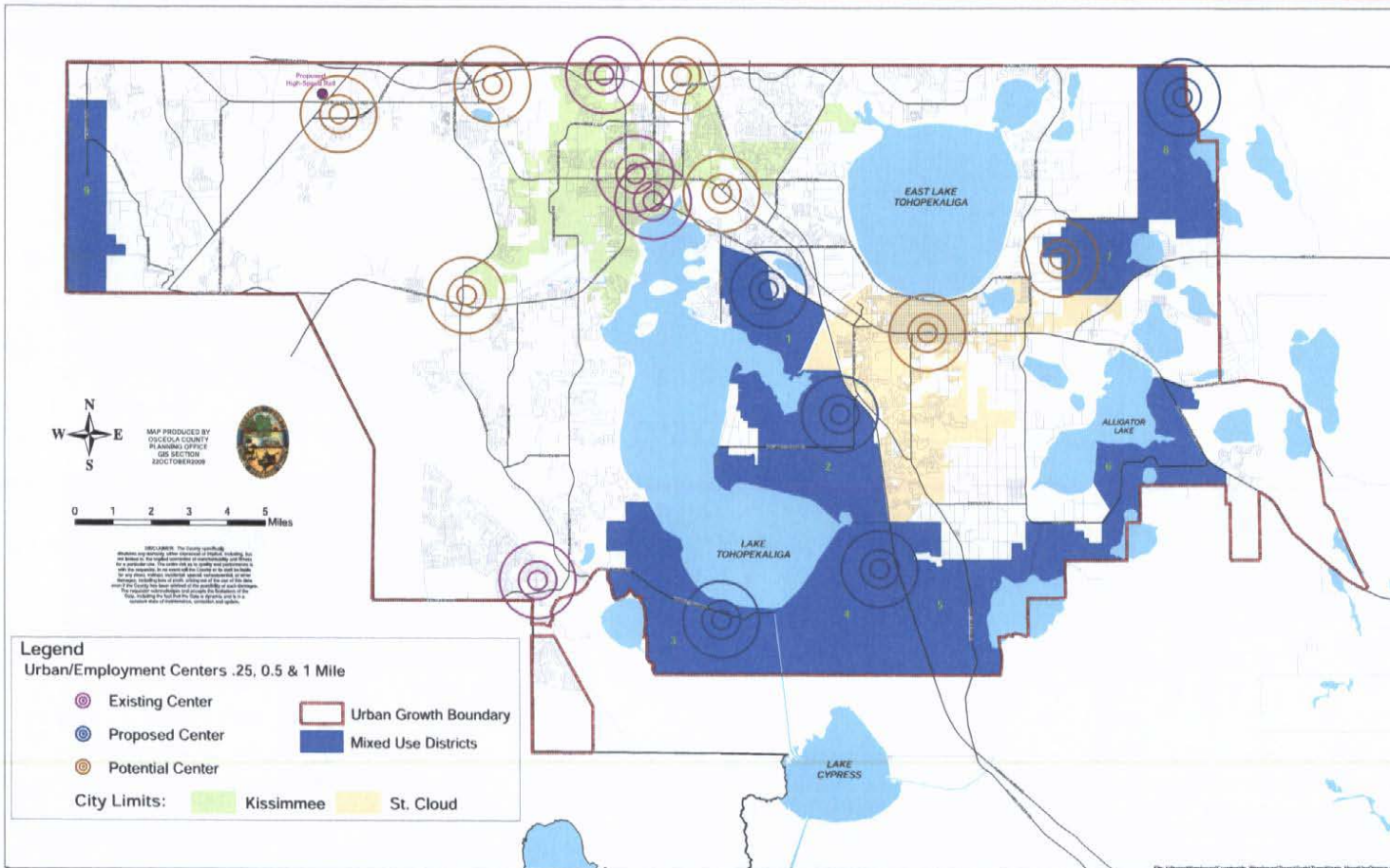
Map C: Planned Areas



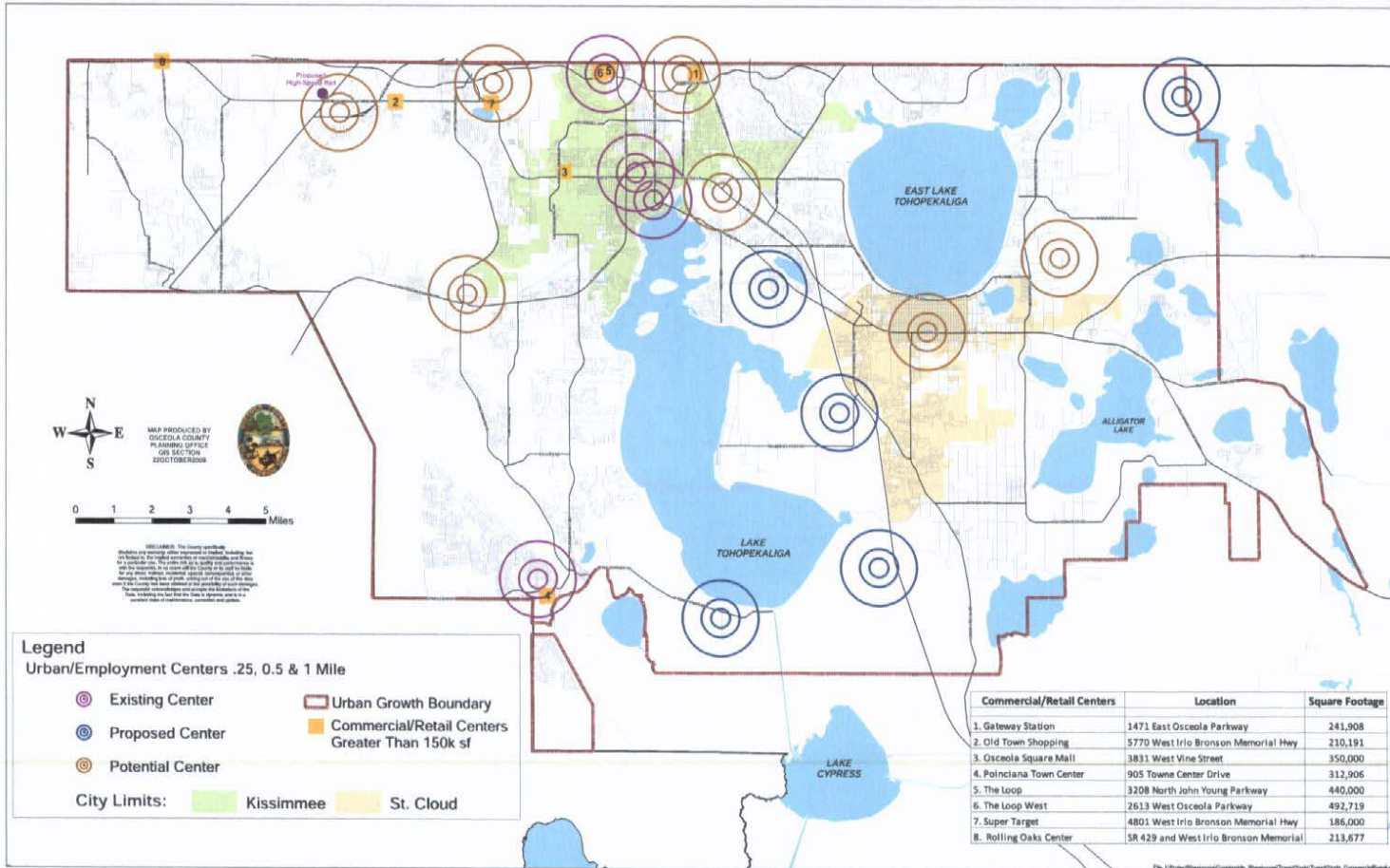
Map E: Existing Residential



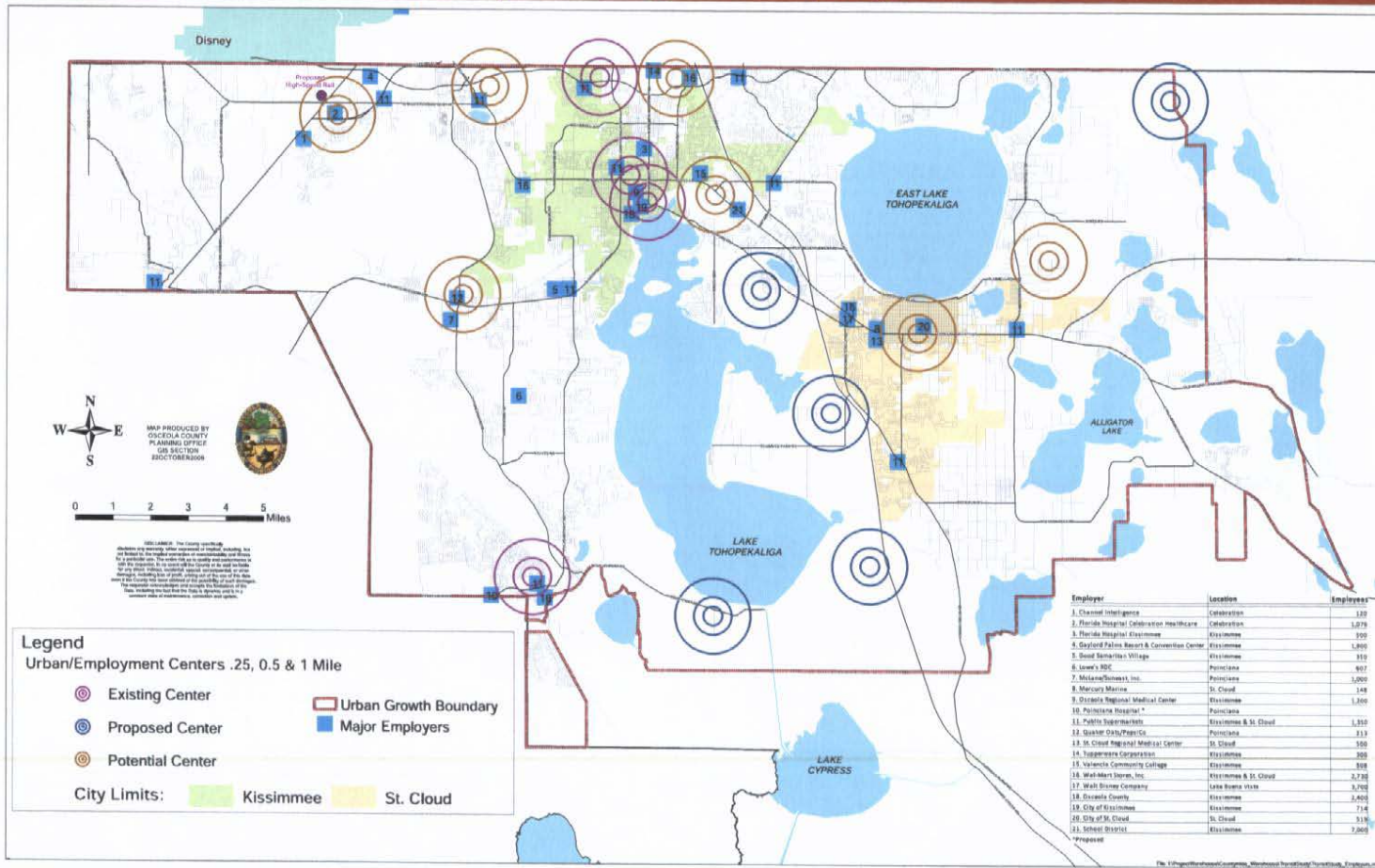
Map F: Mixed Use Districts



Map G: Commercial/Retail Centers >150,000 Square Feet

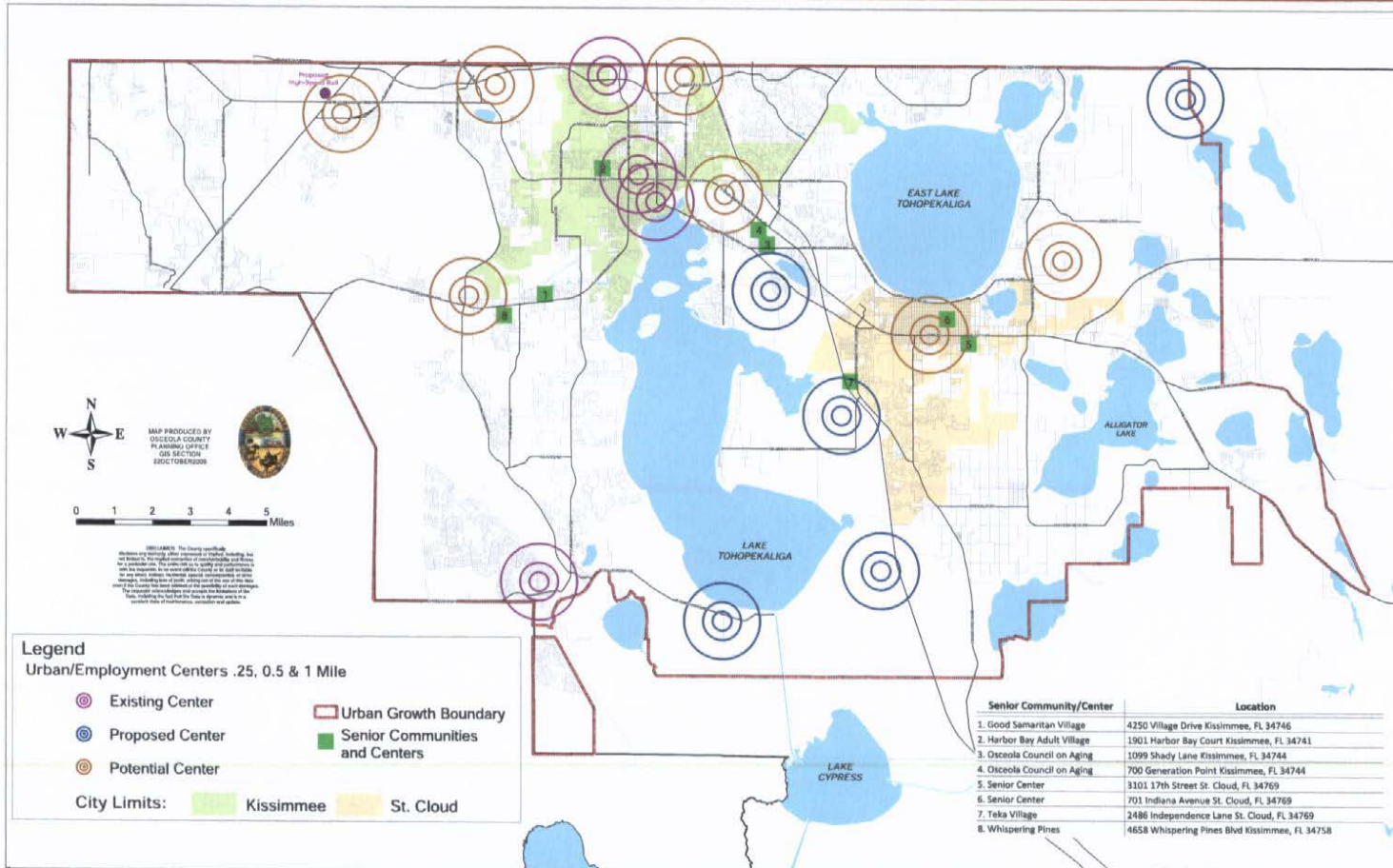


Map H: Largest Employers



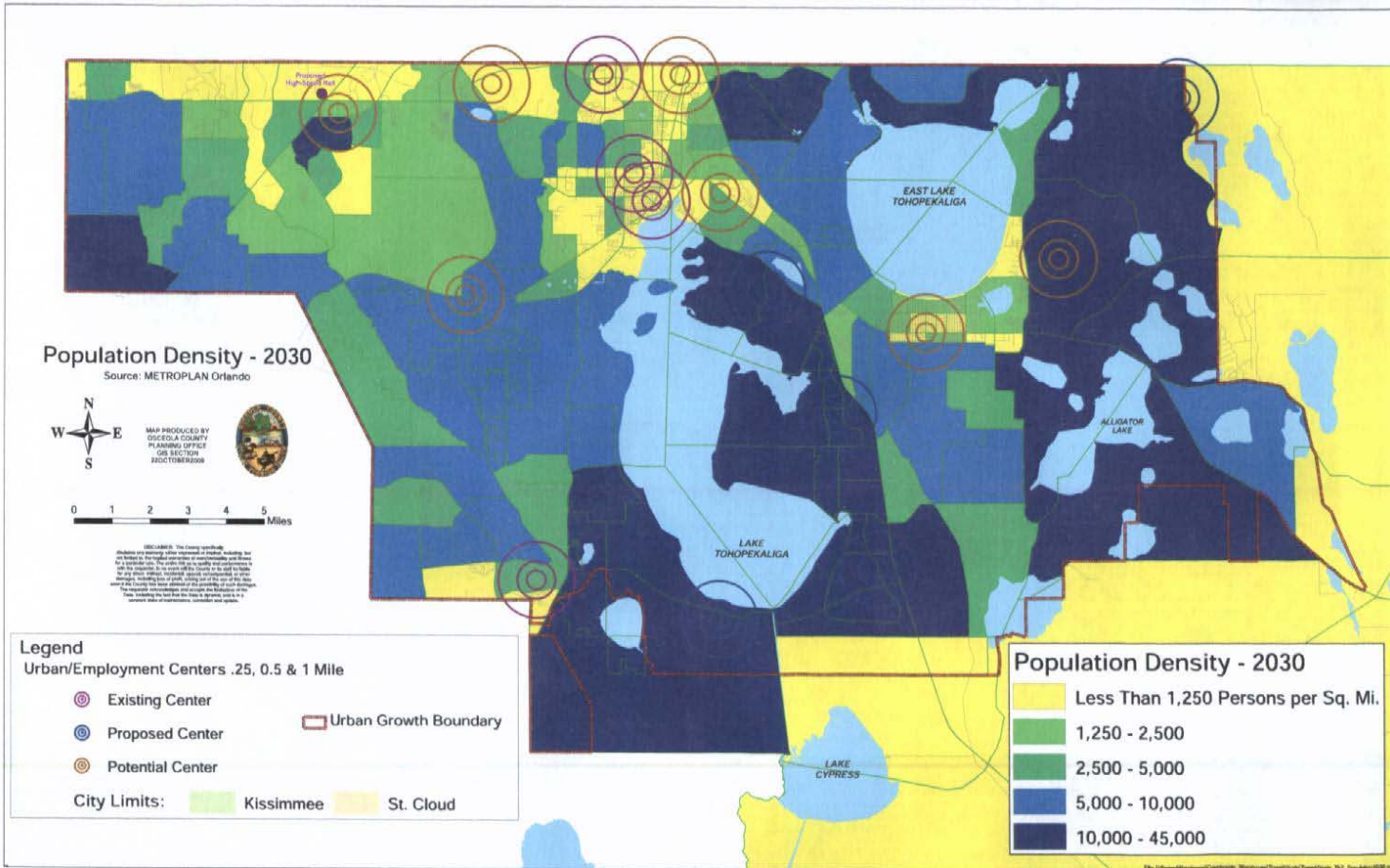
Map H: Largest Employers, Osceola County, Florida

Map I: Senior Communities and Centers



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Map K: Traffic Analysis Zones



Osceola County, Florida



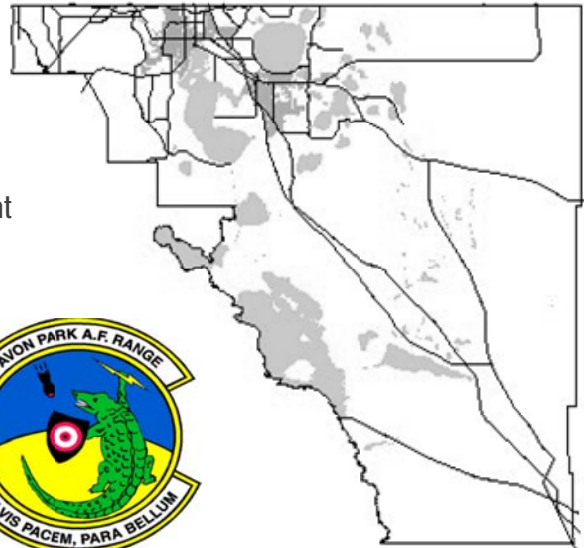
Osceola County JLUS (2012) Avon Park Air Force Range (Implementation Strategies)

August 20, 2012

Prepared by:

Osceola County Community Development Department

1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741



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Appendix B – Statutory Requirements

Appendix C – Comprehensive Plan Policies

Appendix C – Land Development Code

Appendix E – Public Involvement

Appendix F – JLUS 2010 Data and Analysis



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EXECUTIVE SUMMARY

Purpose:

The JLUS program encourages cooperative land use planning between military installations and the adjacent communities so future community growth and development are compatible with the training and operational missions of the installation. It is more inclusive in scope than just a noise and accident potential study. The JLUS is a cooperative land use planning effort between Osceola County, the public, the agricultural & ranching community, and the Avon Park Air Force Range (APAFR). Under this arrangement, there is a greater assurance that effective recommendations are presented to ensure compatibility with military operations.

The JLUS Recommendations included in the Osceola County JLUS 2012 are summarized in the following table. Each recommendation is implemented in different ways, including amendments to the Osceola County Comprehensive Plan (CP); updates to the Osceola County Land Development Code (LDC), which are ongoing throughout 2012 and; provision of policy guidance and/or educational materials and outreach (P/E). Based on the details included in the JLUS 2012, each recommendation may be implemented through existing adopted Military Operation Areas (MOAs), which are areas where the APAFR currently conducts their military operations and training and/or the adoption and implementation of Military Blast Zone noise-impacted areas (MBZ), which are areas where military blast noise may reach up to 130 db. For each recommendation the County has established a time frame for the implementation of the recommendation—the time frame is identified in the Term.

JLUS 2012 RECOMMENDATION	Comp. Plan (CP)	Land Development Code (LDC)	Policy or Education (P/E)	MOA	MBZ	TERM
1. Identify Military Operation Areas and High Noise Zones						Immediate
a) Update Military Operations Areas (MOA), including Restricted Airspace (R2901E) information on Transportation Element Map Series.	✓			✓		Immediate
b) Define MBZ-130 as the area where military blast noise may reach up to 130 db. Adopt MBZ-130 on the Transportation Element Map Series.	✓				✓	Immediate
2. Lighting Standards						Future
Amend the Land Development Code, Osceola County Lighting Standards to include street lighting standards for new subdivisions within the MOA's.		✓		✓		Mid-Term
3. Height Standards						Future
Amend the Land Development Code, to include height restrictions in the MOAs and Restricted Air Space consistent with the airspace floor of each area.						
a) Maximum Height allowed shall be up to 100' below the Floor of the MOA or the restricted airspace, whichever is more restrictive.		✓		✓		Mid-Term
b) Height requested in excess of the maximum permitted shall be subject to FAA Determination of No Hazard to Navigation (Letter of authorization from FAA).		✓		✓		Mid-Term

JLUS 2012 RECOMMENDATION		CP	LDC	P/E	MOA	MBZ	TERM
4. Implement Public Awareness & Disclosure Measures							Ongoing & Future
a)	Update LDC to require new subdivisions, which are proposed within the MBZ-130, to provide a noise disclosure statement on their plat regarding explosive impulse blast noise; or require disclosure to be included within the covenants conditions and restrictions as part of the plat.		✓			✓	Mid-Term
b)	Establish and maintain an email notification list for property owners who desire to be informed of JLUS information and updates.			✓			Ongoing
c)	Create a webpage identifying the MOAs and noise levels expected to be generated by activities at APAFR in order to educate area residents and visitors about APAFR and its mission.			✓	✓	✓	Mid-Term
d)	Post the Osceola County JLUS 2012, Power Points, Data, and maps on the County Website.			✓			Mid-Term
e)	Provide link to APAFR website from the Osceola County website.			✓			Mid-Term
f)	Make available to local Real Estate Associations, HOAs, and other organizations the links to the adopted Osceola County JLUS 2012 and other educational materials.			✓			Mid-Term
5. Support Military Readiness through Environmental Conservation							Ongoing & Future
a)	Support efforts by APAFR to participate and coordinate in State and Federal land conservation programs, and funding opportunities, including the purchase of development rights in areas encroached upon by military activities.			✓			Ongoing
b)	Update the Transfer of Development Rights Ordinance, as part of on-going LDC Amendments, to include MBZ-130 as a "sending area".		✓			✓	Mid-Term
6. Intergovernmental Coordination							Ongoing & Future
a)	Coordinate with APAFR as a non-voting member of the Osceola County Planning Commission (Interim Policy with LDC Update to be effective Spring 2012).		✓	✓			Ongoing
b)	Osceola County should be an active participant throughout the Comprehensive Noise Study currently being conducted for Highlands County. (CFRPC's estimated completion fall 2012).			✓			Ongoing
c)	Osceola County should actively participate in planning, development, and public meetings for future APAFR Rang/Air Installation Compatibility Use Zone studies.			✓			Future
7. Revise Conditional Use Site Standards (CUSS) to be compatible with MOA's							Future
	Amend the Land Development Code, CUSS, to require notice to the APAFR Commander and demonstration of compatibility with MOA and Restricted Airspace operations for new landfills, wind farms, and landing fields within a MOA and/or Restricted Airspace.		✓		✓		Mid-Term

ACKNOWLEDGMENTS

The following staff from the Osceola County Community Development Department contributed to the community meetings, data analysis, and preparation of this study. These team members represent Long Range Planning, Community Resources, Extension Services, and GIS Mapping. Throughout this endeavor we've received much support from Economic Development, the Osceola County Lobbyist, and Commissioner Fred Hawkins, Jr. (District 5).

Dave Tomek, Director of Community Development
Kerry Godwin, AICP, Planning & Zoning Manager
Mary Beth R Salisbury, Community Resources Manager
James H. Fletcher, Extension Services Director
Tina Demostene, AICP
Joshua DeVries, AICP
Ashley Fluke
Ken Brown, GIS Manager
Sue Ann Panton
Stephen Wood



The following individuals and organizations were also instrumental in the creation of this study.

Zachary Garrett, Captain, USAF, Human Factors Expert
Paul Neidhardt, Lieutenant Colonel, USAF, APAFR Commander
Charles Buck MacLaughlin, Retired, USAF
Central Florida Regional Planning Council
Carlton Ward Jr (Photographs of APAFR) (03/07/12 email)

- FloridaWildlifeCorridor.org
- CarltonWard.com



It is also important to acknowledge the many committed citizens, property owners, and ranchers who provided valuable community input over the past three (3) plus years.



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1.0 INTRODUCTION/BACKGROUND

Osceola County participated in the initial Joint Land Use Study (JLUS) process coordinated by the Central Florida Regional Planning Council (CFRPC). This initial process ran from 2008 until the CFRPC printed their final “August 2010 JLUS”. Through the process, Osceola County submitted two letters and had a number of teleconferences that identified concerns related to the August 2010 recommendations. After the CFRPC printed the August 2010 JLUS, Osceola County began evaluating different implementation approaches that would ensure compatibility between the strategic mission of the base, public safety, and the economic vitality associated with the base’s operations, while also respecting private property rights and not being unduly restrictive on those rights. In order to accomplish this goal in a manner that would be more specific to and appropriate for Osceola County, the August 2010 JLUS was evaluated, the data and analysis contained therein was utilized, and then this document was created, the “Osceola County Joint Land Use Study 2012” (JLUS 2012). This Osceola County JLUS 2012 was created through collaborative efforts between the public, the APAFR, and Osceola County staff. This collaborative effort was conducted through a number of stakeholder meetings and public hearings identified and summarized within **Appendix E**.

Program Goals and Actions:

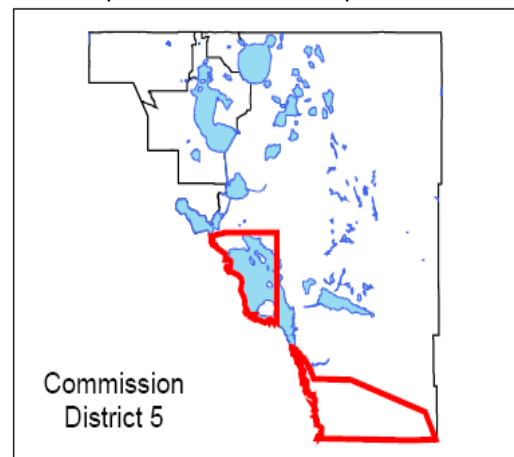
The Osceola County JLUS 2012 has the following goals:

- Collaborate with the Avon Park Air Force Range (APAFR), the public, and the ranching community to conduct the Study,
- Protect the health, safety and welfare of the civilian and military communities,
- Identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses,
- Increase communication and cooperation between APAFR and Osceola County,
- Protect and promote the operational capabilities of APAFR, and
- Protect and preserve private property rights in a manner that promotes compatibility with the military operations, including and pursuant to Section 823.14 of the Florida Statutes (FS) Florida Right to Farm Act.

This report in conjunction with the data and analysis from the August 2010 JLUS contained within **Appendix F** identifies the existing environment in the study area, current conflicts between land uses and range operations, and potential future impacts. The report also presents strategies to minimize current problems, encourage compatible future development and prevent incompatible future development. There are also responsibilities assigned to the APAFR in this report.

Affected Area:

The affected areas of the County are located in the southwest portion of the county. The eastern boundary is generally west of the Florida Turnpike, its northern boundary is between the northern shore of Lake Kissimmee and southern shore of Lake Hatchineha, and the western and southern boundaries extend to the County’s jurisdictional lines. See Military Operations Areas (MOA’s), Restricted Airspace R 2901 E, and Military Blast Zone noise-impacted areas (MBZ) shown in **Appendix A** for the areas affected.



Florida Statutes:

To ensure compatibility with the training and operational missions of the Avon Park Air Force Range, military installation, pursuant to FS163.3175 and FS163.3177, the County identified a number of Statutory requirements which are included within **Appendix B**. Osceola County has provided detailed recommendations and implementation information in Section 2.0.

Comprehensive Plan and Land Development Code:

The County identified a number of existing Comprehensive Plan policies and Land Development Code (LDC) regulations that facilitate compatibility with military installations. There are also a number of proposed modifications to the Osceola County Comprehensive Plan, as well as general recommended revisions to the LDC. The existing and proposed modifications to the Comprehensive Plan and LDC can be found in **Appendix C** and **Appendix D** respectively.

Approach:

The approach to this report is intended to first utilize the August 2010 JLUS as data and analysis, which described and analyzed the issues pertaining to existing and future conditions; second analyze stated data and analysis as it pertains specifically to Osceola County to develop strategies; and finally to make Osceola County specific recommendations within this Osceola County JLUS 2012.

Data Analyzed:

As part of the Osceola County JLUS 2012, Geographic Information System (GIS) data inventory was gathered and analyzed, including the following data sets that were developed as part of the August 2010 JLUS and provided by the CFRPC:

- APAFR Boundaries
- Range Inventory including:
 - Active Range Boundaries
 - Military Operations in Urban Terrain (MOUT) Targets
 - Machine Gun Firing Points
 - Range Towers
 - Firing Points
 - Bivouac (military camp) Locations
 - Observation Points
 - Emergency Phones
 - Helicopter Landing Zones
 - Tank Trails
 - Assault Strips
 - Parachute Drop Zones
 - High Explosive Target Areas
 - Airfield
 - Cantonment Area
 - Multiple Launch Rocket Systems (MLRS) Maneuver Areas
 - Impact Areas
- Military Approach/Departure Height Thresholds
- Military Training Routes
- Restricted Airspace
- Military Operations Areas (MOA's)
- Low Level Training Areas
- Blast Noise Contours aka Military Blast Zones (MBZ's)

Issues Identified:

Based on information gathered from the August 2010 JLUS and discussions with the APAFR Commander, general topics of analysis were identified with respect to compatibility with the APAFR. These are identified below.

- Military Operations Areas (MOA)
- Low Level Flight Areas within the MOA's and Restricted Airspace
- Blast noise
- Outdoor Lighting – Night Vision Training Areas
- Bird / Aircraft Strike Hazards (BASH)
 - Although most strikes occur on the airport environment, over 1,300 bird strikes involving civil aircraft at heights above 5,000 feet above ground level were reported from 1990 to 2003. The highest reported bird strike was 37,000 feet. (Source: USAF Auxiliary Civil Air Patrol, Bird Strike Awareness, Florida Wing Safety Briefing June 2009)
- Conservation Resources
- Transportation Interchanges and/or Corridors
- Public Access
- General Aviation and Military Aircraft Conflicts

The Osceola County JLUS 2012 study includes a number of recommendations specific to Osceola County. These recommendations contain general implementation and compatibility background, as well as specific county tasks for implementation. The tasks for implementation are a suggested to-do list broken down into short-term (to be addressed soon after JLUS adoption), mid-term (to be addressed in the near future after JLUS adoption), and ongoing goals.



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2.0 RECOMMENDATIONS/IMPLEMENTATION

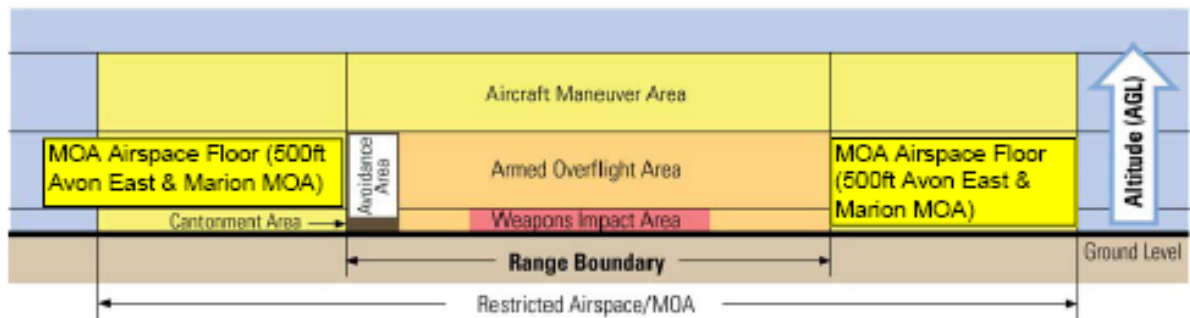
The existing Osceola County Future Land Use, Zoning, and Existing Uses within this area are compatible with the Avon Park Air Force Range Military operations. Osceola County is not proposing to change any uses with the JLUS 2012, and is only recommending implementation of military compatibility. Based on the issues identified by Osceola County, the data and analysis from the August 2010 JLUS, as well as the revised analysis provide in the introduction/background and appendices, new Osceola County-Specific recommendations are presented herein. These recommendations focus on addressing requirements of Florida Statutes, while addressing each issue or combination of issues that have been identified. It is the intent of these revised recommendations to provide appropriate and applicable guidance to the County on land use and related land use policies and procedures relating to compatibility with military installations, specifically the Avon Park Air Force Range (APAFR). The detailed recommendations below include implementation steps and/or examples for the County's use to ensure continued compatibility with the Avon Park Air Force Range (APAFR). These suggestions are not intended to be prescriptive but offer guidance to the County in implementing the Comprehensive Plan and the Land Development Code related to compatibility with military operations.

1. Identify Military Operation Areas and High Noise Zones (Immediate)

- a) Update Military Operations Areas (MOA), including Restricted Airspace (R 2901 E) information on Transportation Element Map TRN10: Air Transportation Facilities & Special Planning Areas – 2025. (short-term/Comp Plan)
- b) Define MBZ-130 as the area where military blast noise may reach up to 130 db. Adopt MBZ-130 on the Transportation Element Map TRN10: Air Transportation Facilities & Special Planning Areas – 2025. (short-term/Comp Plan)

The APAFR operates aircraft at heights in excess of 500' in the Osceola County MOA's and Restricted Airspace. Osceola County has adopted the recommended Military Operation Areas as part of Transportation Element Map TRN10: Air Transportation Facilities & Special Planning Areas – 2025. In the course of the Osceola County JLUS 2012, it was determined that the Lake Placid MOA, which has an airspace floor of 7,000', also covers a small portion of southwest Osceola County north of Lake Kissimmee. The MOA data will be updated on Map TRN 10. The individual MOA's are further described below.

Example Cross Section of a MOA or Restricted Airspace



Cross Section provided in APAFR Proof of Concept

Osceola County residents may also hear blast noise from base operations as illustrated in Military Blast Zone noise-impacted areas (MBZ), which are identified on Maps 1 through 4 in **Appendix A**.

Residents within MBZ – 130 may hear noise ranging from 115-130db. The MBZ's are based on noise contours described in the 2008 Land Use Compatibility Proof of Concept Working Paper which are unweight levels exceeded only 10% of the time. Residents outside that area may hear blast noise up to 115 db and will have low risk of noise complaints.

Establishing MOA's, Restricted Airspace, and the MBZ as geographic planning areas will help Osceola County to integrate the local military's presence and missions with the comprehensive picture of the community's future. The MOA's, Restricted Airspace, and the MBZ recognize the existence and mission of the APAFR and are meant to help protect the health, safety, and welfare of the public; maintain the installation's mission(s); promote an orderly transition and rational organization of land uses; more accurately identify areas affected by military operations; and create a compatible mix of land uses. Below is a list of the MOA's, Restricted Airspace, and MBZ, as well as the compatibility issues that the Osceola County JLUS 2012 has taken into consideration. See **Table 2-1** for a summary description of the potential impacts of the MOA's and MBZ's.

Table 2-1: Military Operations Areas (MOA's), Restricted Airspace (R2901E), & Military Blast Zone (MBZ) Impacts

(MOA's) (R2901E) and (MBZs)	Geographic Vicinity				
	Contains Military Training Routes	Low Level Flight Training Areas (under 4,000 MSL)	Night Vision Training Areas	Contains Areas of Moderate Risk of Blast Noise Complaints 115-130 db. Peak	Contains Areas of Low Risk of Blast Noise Complaints <115 db. Peak
Lake Placid MOA	◆				
Avon North MOA	◆		◆		
(R 2901 E)	◆	◆	◆		
Avon East MOA		◆	◆		
Marian MOA		◆	◆		
MBZ – 130db.				◆	
Blast Noise up to 115 db.					◆

The different MOA and MBZ designations proposed are summarized as follows and are illustrated on maps 1 through 4 of **Appendix A**:

Lake Placid MOA. Is shown in **Appendix A** with horizontal green hatching and has an airspace floor of 7,000 feet above mean sea level. It is one of the Military Operations Areas that contains the following activities: Military Training Routes. Some of the issues this area is faced with regarding Military operations include Airspace Controls, Bird / Aircraft Strike Hazards (BASH), and Lighting described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**. This is an existing MOA, that was not previously identified in the Osceola County Comprehensive Plan, but which covers Osceola County.

The Lake Placid MOA in Osceola County affects a total of 830 acres. All properties have a compatible Future Land Use Map (FLUM) designation of Rural/Agricultural and Zoning designation of Agricultural & Conservation. **Table 2-2** shows the breakdown of the Future Land Use within the Lake Placid MOA and **Table 2-3** provides the breakdown of the Zoning for the same area.

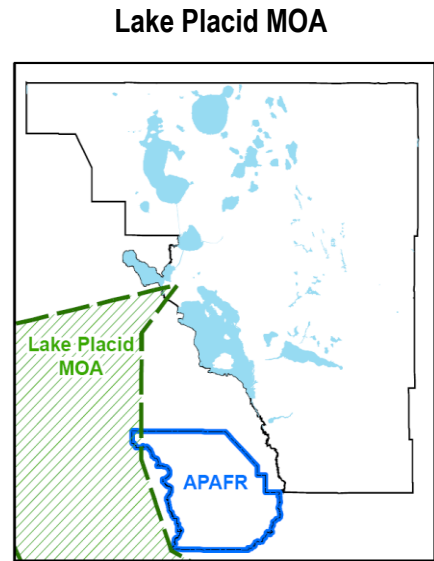


Table 2-2: FLUM Designation for Lake Placid MOA.

Future Land Use	Acreage
Rural/Agricultural	830
Total	830

Table 2-3: Zoning Map Designation for Lake Placid MOA.

Zoning	Acreage
Agricultural & Conservation	830
Total	830

Avon North MOA. Is shown in **Appendix A** with horizontal green hatching and has an airspace floor of 4,000 feet above mean sea level. It is one of the Military Operations Areas that contains the following activities: Military Training Routes and aircraft pilot Night Vision Training. Some of the issues this area is faced with regarding Military operations include Airspace Controls, Bird / Aircraft Strike Hazards (BASH), and Lighting described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**. This is an existing MOA identified in the Osceola County Comprehensive Plan Transportation Element Map Series, Map TRN 10: Air Transportation Facilities & Special Planning Areas – 2025.



Photo provided in APAFR Proof of Concept

Avon North MOA also contains **Restricted Airspace (R 2901 E)**, which is shown in **Appendix A** with vertical red hatching and is an area that restricts air traffic between 1,000 and 4,000 feet to military aircraft only. The airspace floor within R 2901 E is 1,000 feet above mean sea level. This is an existing restricted airspace, that was not previously identified in the Osceola County Comprehensive Plan, but which covers Osceola County.

The Avon North MOA & R 2901 E in Osceola County affects a total of 11,539 acres. All properties have a compatible Future Land Use Map designation of Rural/Agricultural. Of these properties, 99% have a compatible Zoning of Agricultural and Conservation. There also exists approximately 165 acres of land that have existing Planned Development zoning designation. Areas with active PD's and vested rights should maintain such rights, until such a time the applicable PD expires; at which time the uses will be re-evaluated through the process outlined in the Land Development Code. **Table 2-4** shows the breakdown of the Future Land Use within the Avon North MOA and **Table 2-5** provides the breakdown of the Zoning for the same area.

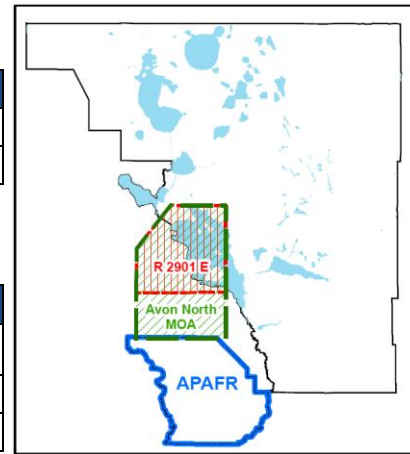
Avon North MOA & R2901E

Table 2-4: FLUM Designation for Avon North MOA & R2901E.

Future Land Use	Acreage
Rural/Agricultural	11,539
Total	11,539

Table 2-5: Zoning Map Designation for Avon North MOA & R2901E.

Zoning	Acreage
Agricultural & Conservation	11,374
Planned Development	165
Total	11,539



Avon East MOA. Is shown in **Appendix A** with horizontal green hatching and has an airspace floor of 500 feet above ground level. It is one of the Military Operations Areas that contains the following activities: Low Level Overflight and aircraft pilot Night Vision Training. Some of the issues this area is faced with regarding Military operations include Airspace Controls, Low Level Flight Areas, Bird / Aircraft Strike Hazards (BASH), and Lighting described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**. This is an existing MOA identified in the Osceola County Comprehensive Plan Transportation Element Map Series, Map TRN 10: Air Transportation Facilities & Special Planning Areas – 2025.

The Avon East MOA in Osceola County affects a total of 7,799 acres. All properties have a compatible Future Land Use designation of Rural/Agricultural and Conservation as well as a Zoning designation of Agricultural & Conservation. **Table 2-6** shows the breakdown of the Future Land Uses within the Avon East MOA and **Table 2-7** provides the breakdown of the Zoning for the same area.

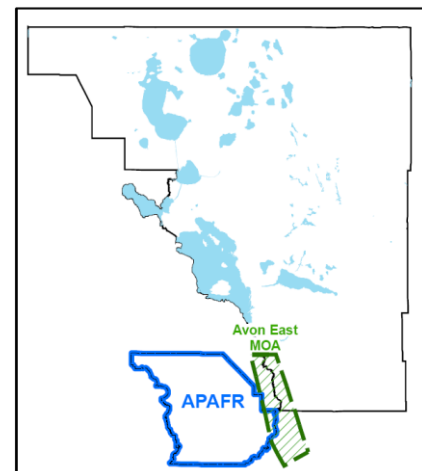
Avon East MOA

Table 2-6: FLUM Designation for Avon East MOA.

Future Land Use	Acreage
Conservation	3,566
Rural/Agricultural	4,233
Total	7,799

Table 2-7: Zoning Map Designation for Avon East MOA.

Zoning	Acreage
Agricultural & Conservation	7,799
Total	7,799



Marion MOA. Is shown in **Appendix A** with horizontal green hatching and has an airspace floor of 500 feet above ground level. It is one of the Military Operations Areas that contains the following activities: Low Level Overflight and aircraft pilot Night Vision Training. Some of the issues this area is faced with regarding Military operations include Airspace Controls, Low Level Flight Areas, Bird / Aircraft Strike Hazards (BASH), and Lighting described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**. This is an existing MOA identified in the Osceola County Comprehensive Plan Transportation Element Map Series, Map TRN 10: Air Transportation Facilities & Special Planning Areas – 2025.

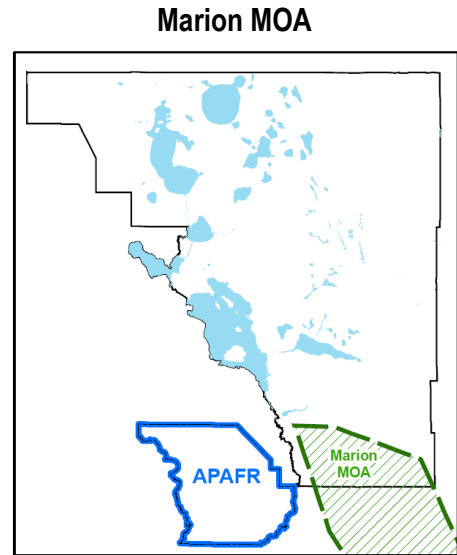
The Marion MOA in Osceola County affects a total of 50,561 acres. All properties have a compatible Future Land Use designation of Rural/Agricultural and Zoning designation of Agricultural & Conservation. **Table 2-8** shows the breakdown of the Future Land Use within the Marion MOA and **Table 2-9** provides the breakdown of the Zoning for the same area.

Table 2-8: FLUM Designation for Marion MOA.

Future Land Use	Acreege
Rural/Agricultural	50,561
Total	50,561

Table 2-9: Zoning Map Designation for Marion MOA.

Zoning	Acreege
Agricultural & Conservation	50,561
Total	50,561



MBZ – 130. Is shown in **Appendix A** with darker tan shading and is a Military Blast Zone noise-impacted area (MBZ) that contains a moderate risk of blast noise complaints and peak noise levels between 115 and 130 decibels described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**.

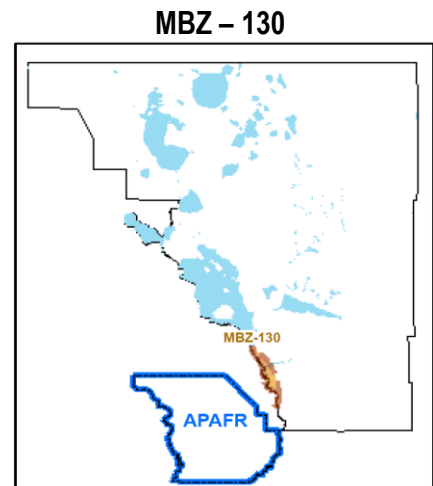
The MBZ – 130 in Osceola County affects a total of 3,881 acres. All properties have a compatible Future Land Use designation of Rural/Agricultural and Conservation as well as a Zoning designation of Agricultural & Conservation. **Table 2-10** shows the breakdown of the Future Land Uses within the MBZ-130 and **Table 2-11** provides the breakdown of the Zoning for the same area.

Table 2-10: FLUM Designation for MBZ – 130.

Future Land Use	Acreege
Conservation	2,336
Rural/Agricultural	1,545
Total	3,881

Table 2-11: Zoning Map Designation for MBZ – 130.

Zoning	Acreege
Agricultural & Conservation	3,881
Total	3,881



Blast Noise up to 115 db. Is shown in **Appendix A** with light tan shading, however is not recommended to be a Military Blast Zone as it only represents a low risk of blast noise complaints with peak noise levels up to 115 decibels. It is described and analyzed in more detail within Section 6.2 and 6.3 **Appendix F**.

The area with a blast noise up to 115 decibels in Osceola County affects a total of 134,188 acres, which contains properties with a more than 99% compatible Future Land Use designation of Rural/Agricultural and Conservation. The remaining less than 1% of the area is a very small pocket of existing Commercial and Rural Settlement within an area affected only by a low risk of blast noise complaints. **Table 2-12** shows the breakdown of the Future Land Uses within the area experiencing blast noise up to 115 decibels and **Table 2-13** provides the breakdown of the Zoning for the same area.

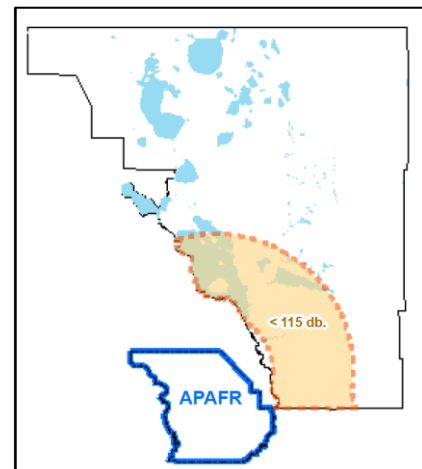
Table 2-12: FLUM Designation for Blast Noise < 115 db.

Future Land Use	Acreage
Conservation	22,934
Rural/Agricultural	111,048
Rural Settlement	203
Commercial	3
Total	134,188

Table 2-13: Zoning Map Designation for Blast Noise < 115 db.

Zoning	Acreage
Agricultural & Conservation	134,055
Commercial Restricted	3
Public Institutional	3
Planned Development	3
Residential Manufactured Housing	124
Total	134,188

Blast Noise up to 115 db.



There are a total of 855 parcels affected by the MOA and MBZ areas containing a total of 175,397 acres. There are many instances where there are parcels or portions thereof affected by more than one MOA or MBZ, areas where some of the acreages overlap, as well as parcels that may have only a small portion of the property that is overlapped by a MOA or MBZ. The acreage calculations in the above tables represent only the area affected by that particular (MOA/MBZ)'s Future Land Use and/or Zoning designations.

2. Lighting Standards (future)

Amend the Land Development Code, Osceola County Lighting Standards to include street lighting standards for new subdivisions within the MOA's, including coordination with the Air Force Human Factors Expert. (mid-term/LDC)

This recommendation is not intended to require street lighting in subdivisions, but only to restrict the type of lighting should street lighting be proposed.

In the interim, Osceola County should continue to enforce the current Land Development Code (LDC) Lighting Ordinance, with the intent of eliminating or reducing glare and reflection that could interfere with range operations. Excerpts from the current LDC are found in **Appendix D**.

Compatibility with military night vision training operations may include LDC standards that reduce ground lighting, glare, and/or reflection to prevent interference with an aviator's vision or with night vision instrumentation or equipment. Pilots sometimes claim that subdivision street lighting resembles airfield approach flight patterns or that they can be mistaken for a false horizon. Outdoor lighting should not contribute to pilot confusion. Lighting standards should promote compatibility with aircraft operations within the MOA's and night vision training areas.

3. Height Standards (future)

Amend the Land Development Code, to include height restrictions in the MOA's and Restricted Air Space consistent with the airspace floor of each area. (mid-term/LDC)

- a) Maximum Height allowed shall be up to 100' below the Airspace Floor of the MOA or the restricted airspace, whichever is more restrictive.
- b) Height requested in excess of the maximum permitted shall be subject to FAA Determination of No Hazard to Navigation (Letter of authorization from FAA).

The Federal Aviation Administration (FAA) currently reviews all new development in Osceola County that request heights in excess of 200'. The FAA coordinates the review of development to ensure that it does not create a hazard to navigation within the Military Operation Areas that service the Avon Park Air Force Range, general aviation airspace, as well as areas surrounding local and international airports. See maps 1 through 4 in **Appendix A** for illustration of the MOAs and their associated Airspace Floor.

4. Implement Public Awareness & Disclosure Measures (ongoing/future)

- a) As part of ongoing LDC Amendments, include language requiring new subdivisions, which are proposed within the MBZ-130, to provide a noise disclosure statement on their plat regarding explosive impulse blast noise; or require disclosure to be included within the covenants conditions and restrictions as part of the plat. (mid-term/LDC)
- b) Establish and maintain an email notification list for property owners who desire to be informed of JLUS information and updates. (ongoing/policy)
- c) Create a webpage identifying the MOAs and noise levels expected to be generated by activities at APAFR in order to educate area residents and visitors about APAFR and its mission. (mid-term/educational)
- d) Post the Osceola County JLUS 2012, Power Points, Data, and maps on the County Website. (mid-term/educational)
- e) Provide link to APAFR website from the Osceola County website. (mid-term/educational)
- f) Make available to local Real Estate Associations,



HOAs, and other organizations the links to the adopted Osceola County JLUS 2012 and other educational materials. (mid-term/educational)

Through a variety of information vehicles, the public can be made aware of APAFR and its operations over Osceola County, including the community impacts both from physical and economic perspectives. Osceola County will continue to support APAFR efforts to post signage in areas proximate to airfields and other military operations. The intent of this recommendation serves to notify residents, visitors, prospective homeowners or renters of the presence of aircraft and related noise, high intensity impulse noise, and/or low flying aircrafts typically found near the APAFR. Trees, vegetation, or terrain are utilized to screen airfields from many areas surrounding the airfields in the jurisdictions immediately adjacent to APAFR. This is not applicable to Osceola County. Military operations are not always in effect 24 hours a day, 7 days a week; therefore, proactive public awareness campaigns ensure the greatest opportunity to ensure informed residents and guests. The County has established a working relationship with affected property owners and the APAFR commander. Continued cooperation and coordination is essential to ongoing public awareness and education efforts.

Expansion of facilities or increases in intensity at which the range is used, require an Environmental Impact Assessment, which shall be coordinated with Osceola County to ensure that the increased impacts, if any, are appropriately reconciled with property owners to ensure compatibility with existing uses established in the County. Osceola County shall continue to coordinate with property owners keeping them apprised of any new base information provided by the APAFR, the State Land Planning Agency, or Regional Planning Council(s).

In addition, the disclosure of aircraft noise, low level aircraft, and explosive impulse blast noise is a preventive strategy and important tool informing and forewarning prospective buyers or tenants of the expected impacts of the range's interaction with neighboring communities. Both voluntary and mandatory disclosure will help to ensure that prospective homebuyers are knowledgeable about the military operations and its potential impact on the community, subsequently reducing frustration and antimilitary sentiment by those not adequately informed prior to entering into their purchase agreement. This recommendation includes developing more effective disclosure procedures and defines the geographic area where disclosure should be required on the plat. The intensity of impact correlates to the level of disclosure—the highest intensity of blast noise should have the greatest opportunity for disclosure. Areas with the least impact should encourage voluntary disclosure through educational outreach opportunities, including those identified above.

5. Support Military Readiness through Environmental Conservation (ongoing/future)

- a) Support efforts by APAFR to participate and coordinate in State and Federal land conservation programs, and funding opportunities, including the purchase of development rights in areas encroached upon by military activities. (ongoing/policy)
- b) Update the Transfer of Development Rights Ordinance, as part of on-going LDC Amendments, to include MBZ-130 as a "sending area". (mid-term / LDC)

The proposed implementation steps contained herein provide the opportunity to continue ongoing efforts to protect critical areas that support both military readiness and environmental conservation. The partnering and/or support opportunities include the USAF, The Nature Conservancy, South Florida Water Management District, Florida Department of Environmental Protection, Florida Forever, Florida

Defense Alliance and federal agencies to purchase conservation lands. As part of this program, potential funding sources may be identified and alternative mechanisms to fee simple purchase explored such as restrictive use easements, aviation easements, land exchanges, and transfer of development rights.

The work coordinated by the Florida Forever program and The Nature Conservancy may be leveraged as part of future plans. For example, The Nature Conservancy recently prepared an assessment of lands around APAFR called Areas of Conservation Significance (ACS). This was a broad based ecological assessment of the natural resources surrounding APAFR. There were 10 areas of Conservation Significance identified near APAFR that could be looked into further should such an undertaking occur. The areas near APAFR are shown in Figure 6-17 within **Appendix F**.

6. Intergovernmental Coordination (ongoing/future)

- a) Ongoing coordination with APAFR as a non-voting member of the Planning Commission (Ordinance 12-06 approved by the Board of County Commissioners on March 12, 2012) (ongoing/policy)
- b) Osceola County should be an active participant throughout the Comprehensive Noise Study currently being conducted for Highlands County. CFRPC's estimated completion date of this study funded through a Defense Infrastructure Grant in coordination with Enterprise Florida is fall 2012. (ongoing/policy)
- c) Osceola County should actively participate in the planning, development, and public meetings as part of any future APAFR Range / Air Installation Compatibility Use Zone (R/AICUZ) studies. (future/policy)



Photo provided by Carlton Ward Jr/CarltonWard.com

7. Revise Conditional Use Site Standards (CUSS) to be compatible with MOA's (future)

Amend the Land Development Code, CUSS, to require notice to the APAFR Commander and demonstration of compatibility with the MOA and Restricted Airspace operations for new landfills, wind farms, or landing fields locating within a MOA and/or Restricted Airspace. (mid-term/LDC)

This recommendation was added as a result of concerns raised by the APAFR Commander in an email received on June 4, 2012. The County's response letter addressed most of the Commander's concerns, but after further review and coordination, it was determined that County's review of landfills, wind farms, and landing fields should ensure notice to the APAFR and address compatibility with military operations on a case-by-case bases with each new application.

Landfills: Landfills and Bird Aircraft Strike Hazards (BASH) are addressed in Section 3 of the JLUS. Conditional Use Site Standards have been included in **Appendix D**. The 2010 JLUS Data identified Bird Aircraft Strike Hazards (BASH) as the predominate concern for landfill use. Currently there are none of these facilities within the MOAs. Additionally, the current LDC requires Landfills to undergo Conditional Use Approval, which includes siting requirements and a public hearing before the Planning Commission. Should a landfill be proposed within a MOA, it should be reviewed closely to ensure bird control methods are explored, and that the most effective methods in preventing BASH are utilized. Therefore it is recommended that the LDC be amended to include a Conditional Use Site Standard for new landfills locating within a MOA and/or Restricted Airspace to ensure notice to and compatibility with APAFR and the associated MOAs and/or restricted airspace.

Wind farms: Wind farms, if any proposed, should be addressed on a case-by case basis through the current zoning and FAA review processes. If any wind farms are proposed in Osceola County they will have to meet the height standards outlined in the JLUS, which puts their maximum height at 100' below the floor of any MOA or restricted airspace, whichever is more restrictive. Additionally, any wind turbine in excess of 200' would require FAA approval to ensure compatibility with any and all aviation operations, including that of the APAFR. Data has not been presented to clarify specific types of impacts other than height that may impact military operations. Depending on the location of a wind farm within the MOA, the use may have no impact on APAFR operations; therefore, it is appropriate to address these on a case-by-case basis through the existing zoning and FAA processes, when or if one is submitted. To ensure coordination with the APAFR, it is however recommended that the LDC be amended to include a Conditional Use Site Standard for new wind farms locating within a MOA and/or Restricted Airspace to ensure notice to and compatibility with APAFR and the associated MOAs and/or restricted airspace.





Class I & II Landing Fields: Class I and Class II landing fields, if any proposed, should be addressed on a case-by case basis through the current zoning and FAA review processes. Land Development Code, Section 14.6 B(21) - Class I aircraft landing fields are defined as private landing field (small planes). These are common in the agricultural communities to facilitate crop dusters and other ranching activities. As such, these are allowed as a permitted use subject to Conditional Use Site Standards (CUSS) and

require FAA Approval. FAA approval will further ensure compatibility with any and all aviation operations, including that of the APAFR. Depending on the size, specific type, and location within the MOA, the use may have no impact on APAFR operations; therefore, it is appropriate to address these on a case-by-case basis through the existing zoning and FAA processes, when or if one is submitted.

Land Development Code, Section 14.6 C(26) - Class II aircraft landing fields are defined as small planes for public or private use. These can be slightly larger than the Class I landing field and therefore are allowed only as a Conditional Use, subject to Conditional Use Site Standards (CUSS), and require FAA Approval. FAA approval will further ensure compatibility with any and all aviation operations, including that of the APAFR. The Conditional Use process, as defined today, requires CUs to go before the Planning Commission for approval. The base commander will have opportunity to provide comment on an airfield via the Planning Commission process and through the FAA approval; therefore, if there are any concerns related to military operations they can be addressed at that time. Again, depending on the size, specific type, and location within the MOA, the use may have no impact on APAFR operations; therefore, it is more appropriate to address these on a case-by-case basis through the existing zoning and FAA processes, when or if one is submitted. Conditional Use Site Standards have been included in **Appendix D**. To ensure coordination with the APAFR, it is however recommended that the LDC be amended to include a Conditional Use Site Standard for new Class I or Class II landing fields locating within a MOA and/or Restricted Airspace to ensure notice to and compatibility with APAFR and the associated MOAs and/or restricted airspace—these will continue to be addressed on a case-by case basis through the current zoning and FAA review processes.

Through our continued coordination efforts with the APAFR, Osceola County determined that adding notice and compatibility analysis requirements for these three uses as part of the Conditional Use Site Standards of the LDC would provide an additional level of assurance that compatibility would be maintained with the APAFR's MOA's and Restricted Airspace, while not being unduly restrictive on the rights of the underlying property owners. This recommendation does not prohibit any of these uses, but only adds an extra level of County review to help ensure continued coordination and compatibility with ongoing military operations within the APAFR MOA's and Restricted Airspace. These uses will continue to be permitted and addressed on a case-by-case basis through the zoning and FAA review processes.

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3.0 ANALYSIS OF AUGUST 2010 JLUS

Through analysis of the August 2010 JLUS data and analysis, discussions with the APAFR Commander, and input from the local residents and ranching community, the 2010 strategies were analyzed and assessed. The following analysis includes the general intent of the original 2010 recommendations and illustrates how Osceola County is achieving the objectives and recommendations for each.

1. **Coordination with the Federal Aviation Administration (FAA):** “Continue Ongoing Coordination with the Federal Aviation Administration (FAA) Regarding Airspace Controls and Usage Including Coordination and Planning Efforts for All Airports and Airstrips Within APAFR MOAs.”
 - a. Currently being addressed by Osceola County through continued coordination with the FAA as required in the Comprehensive Plan Transportation Element Objective 1.10: Planning and Access for Airports and Related Facilities.
 - b. Currently being addressed by Osceola County through the continuing internal policy and practice of requiring that any structure over 200' in height obtain a FAA Determination of No Hazard to Navigation.
 - c. *Osceola County recommendation number 3: Height Standards further facilitates this implementation strategy.*
2. **Identify Low Level Aircraft Zones and High Noise Zones:** “Identify Low Level Aircraft Approach Zones and High Noise Zones on County Maps and Reports and Require Developers To Identify Same Information on All Proposed Project Maps and Reports.”
 - a. *Currently, MOA's, Airports, and Airport Clear Zones are identified on the TRN 10: Air Transportation Facilities & Special Planning Areas - 2025*
 - b. *Osceola County is in the process of adopting all applicable MOA's and Restricted Airspace into the Comprehensive Plan and Land Development Code.*
 - c. *Osceola County recommendation number 1: Identify Military Operation Areas and High Noise Zones further facilitates this implementation strategy.*
3. **Implement Public Awareness Measures:** “Implement Public Awareness Measures Such as Public Signage, Website Links, Educational Handouts, etc.”
 - a. *Polk and Highlands Counties, as well as APAFR should address public awareness in and around areas immediately surrounding the range.*
 - b. *Ongoing coordination with APAFR keeps opportunities available and communication open for public awareness as may be needed.*
 - c. *Osceola County recommendation number 4: Implement Public Awareness & Disclosure Measures further facilitates this implementation strategy.*
4. **Effective Disclosure Measures:** “Implement Effective Disclosure Measures Notifying Buyers and Lessees that Property is Near a Military Installation Subject to High Aircraft Noise, Low Level Aircraft, Explosive Impulse Blast Noises, Prescribed Burns, and/or Other Military-Related Issues Identified.” Based on data in the 2010 JLUS, Osceola County is only minimally impacted by range operations;

Therefore disclosure is only minimally necessary and limited to areas with blast noise between 115 and 130 dbas.

- a. *Osceola County recommendation number 4: Implement Public Awareness & Disclosure Measures facilitates this implementation strategy.*

5. Lighting Standards: “Implement the Osceola County Land Development Code Lighting Standards intended to Avoid Glare and Reflection within the MOA Boundaries.”

- a. *Currently the Osceola County Land Development Code addresses site lighting glare and prevents the direct view of light source.*
- b. *Osceola County recommendation number 2: Lighting Standards further facilitates this implementation strategy.*

Lighting from developments may affect military night vision training, flight corridors, and maneuver areas. To increase compatibility with military operations, the APAFR encourages the following measures to not only reduce light encroachment on APAFR flight corridors and maneuver areas, but also to avoid light trespass on neighboring property, reduce dangerous glare to motorists, and save energy. These may include:

- Turn-off unneeded lights, e.g. unused parking lots, ball fields
- Use appropriate levels of illumination
- Prevent illumination of unintended areas by using full-cutoff fixtures (luminaries which prevent illumination above the horizontal plane)

Additional guidelines encouraged by APAFR include:

- Avoid light patterns common to military aviation
- Avoid lights that create sky glow (except when used for safety, security, and utility)
- Provide the minimal illumination necessary
- Allow parking lot light poles that are fully shielded and which may include height restrictions
- Encourage Military / Dark Sky Lighting as provided in **Appendix F**.

6. Manage Public Access: In order to Manage Public Access to APAFR or Critical APAFR Areas to Avoid Encroachment on Military Missions, coordinate with the APAFR Commander at such a time that opportunities for connections to the Florida National Scenic Trail become available.

- a. Immediate public access is only available in Polk and Highland Counties, but general coordination is currently being addressed by Osceola County through the continuing coordination with the APAFR Commander.
- b. *Osceola County recommendation number 4:*



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Implement Public Awareness & Disclosure Measures and recommendation number 6: Intergovernmental Coordination further facilitates this implementation strategy.

APAFR's 82,000 acres of land open for public access for hiking, hunting, fishing, camping, and other related activities are a tremendous asset for the nearby communities. The Air Force's ability to balance this aspect of the Range with ongoing mission activities is crucial to the vitality of the Range in future years. Military exercises can restrict public access to areas of the Range or can close the entire Range to the public. If the public breaches the restrictions, whether intentional or not, it can cause the military exercise to be scrubbed or entirely canceled. There are opportunities to improve managing public access to APAFR that include signage, public information, public notification, and similar actions. This strategy focuses on APAFR coordinating the current policies to advertise access information with local jurisdictions, and to determine how this information can be disseminated in a more efficient and comprehensive manner. Part of this coordination should include APAFR's assessment of closure areas and procedures to ensure all necessary national security measures are covered with respect to the public's access to the Range. Based on the distance of the range from Osceola County, the location of the Florida Trail (**Map 1 Appendix A**), there are limited opportunities for immediate public access from Osceola County to range-owned land. Although no official public connection exists for immediate public access to the range, the County will continue to support an open line of communication to facilitate the free-flow of information to and from the range as necessary to ensure the safety of the public during military operations.

7. Protect Critical Areas for Military Readiness and Environmental Conservation: "Continue

Supporting the Protection of Critical Areas that Support Military Readiness and/or Environmental Conservation through existing programs such as the USAF, The Nature Conservancy, Florida Forever, Florida Defense Alliance, and other such programs."

- a. *Osceola County recommendation number 5: Support Military Readiness through Environmental Conservation facilitates this implementation strategy.*



Photo provided by Carlton Ward Jr/CarltonWard.com

8. Ongoing Environmental Stewardship Programs: "Collaborate With Ongoing APAFR Environmental Stewardship Programs."

- a. Currently being addressed by Osceola County through continuing participation with the APAFR, ranching community, South Florida Water Management District, Florida Community Trust, Florida Fish and Wildlife Conservation Commission and programs mentioned below to help facilitate Environmental Stewardship.
- b. *Osceola County recommendation number 5: Support Military Readiness through Environmental Conservation further facilitates this implementation strategy.*

Osceola County should support the APAFR through participation and cooperation with programs such as the Everglades Headwaters Conservation Partnership, Northern Everglades and Estuaries Protection Program as well as the Readiness and Environmental Protection Initiative (REPI) that allow limited economically viable agricultural uses within conservation easements as well as maintaining military compatibility.

The United States Fish and Wildlife Service (USFWS) in coordination with the Everglades Headwaters Conservation Partnership have developed the Land Protection and Environmental Assessment for the Proposed Establishment of the Everglades Headwaters National Wildlife Refuge and Conservation Area (LPP/EA). The Everglades Headwaters Conservation Partnership consists of the State of Florida, other federal agencies, tribal governments, local agencies, conservation organizations, and the general public. The USFWS believes the proposed 150,000-acre Everglades Headwaters National Wildlife Refuge and Conservation Area could use a combination of refuge lands and conservation easements to connect existing conservation lands. The goal is to create wildlife corridors, protect rare species, restore wetlands, and provide outdoor recreation, while supporting working ranchers. (Source: <http://www.fws.gov/southeast/evergladesheadwaters/>)



In addition, the Northern Everglades and Estuaries Protection Program was established to underscore the state's commitment to Greater Everglades ecosystems restoration. In 2007 the Lake Okeechobee Protection Act was expanded to include the Northern Everglades. Some of the projects that are approved as part of this program are those that will increase water storage on local ranches in the Northern Everglades while improving water quality for the greater Everglades ecosystem. "Over 10 years, the South Florida Water Management District will invest \$7 million in the projects to provide more than 4,800 acre-feet of water retention volume on the ranches." (Source: <http://my.sfwmd.gov>)

According to the Department of Defense Environment, Safety and Occupational Health Network and Information Exchange, "the Readiness and Environmental Protection Initiative (REPI) supports cost-sharing partnerships authorized by Congress (10 U.S.C. § 2684a), between the military services, private conservation groups, and state and local governments to protect military test and training capabilities and conserve land. These win-win partnerships acquire easements or other interests in land from willing sellers to preserve compatible land uses and sustain wildlife habitat near installations and ranges where the military operates, tests, and trains. REPI is the Department of Defense's (DoD) core effort aimed at using the authority provided by Congress to protect military readiness by preventing incompatible development and preserving habitat through buffer projects, supportive education, engagement, and regional planning." (Source: <http://www.denix.osd.mil/sri/repil/>)

These programs have helped in the creation of the area's existing Conservation Resources in and around the APAFR. As described in Section 6.2.8 of **Appendix F**, the 96,000 acres used for cattle grazing on the range, the 35,000 acres of forest management areas within the range boundaries, as well as the approximate 4,032 acre Kissimmee River Water Management Area creates an effective existing natural buffer between range military activity and the existing private agricultural uses. As a

result, Osceola County has determined that providing additional recommendations for a mandatory physical perimeter buffer around the range boundary is not necessary, and that the compatibility issues could be addressed within the Military Operations Areas (MOA's) and Military Blast Zones (MBZ's) respectively. However, Osceola County does support voluntary conservation efforts to support anti-encroachment, including REPI, or other similar programs.

9. Coordination with Highlands County Noise Study: "Coordinate with the Central Florida Regional Planning Council's (CFRPC) Comprehensive Noise Study being conducted for Highlands County."

- a. *Osceola County recommendation number 6: Intergovernmental Coordination facilitates this implementation strategy.*

10. Supplement JLUS with Noise Study Findings as Applicable: "Supplement Final Osceola County APAFR JLUS 2012 Document with Findings of Noise Study as applicable (see 9 above)."

- a. *Osceola County recommendation number 6: Intergovernmental Coordination facilitates this implementation strategy.*

11. Bird Aircraft Strike Hazards (BASH): "Coordinate with the APAFR, Commander as outlined in the Future Land Use Policy 1.7.3 of the Comprehensive Plan to Explore Methods of Controlling Bird and Bird Attractors near APAFR through proper land use controls."

- a. *Osceola County recommendation number 6: Intergovernmental Coordination facilitates this implementation strategy.*

Natural lands and conservation land, while being bird attractors, have been identified as symbiotic and compatible uses with the APAFR. Presently, no manmade Bird Aircraft Strike Hazards (BASH) conditions exist in the Osceola County MOA or MBZ areas. In order to prevent BASH, landfills within the MOA's should continue to require a conditional use review. Should a landfill be proposed within a MOA, it should be reviewed closely to ensure bird control methods are explored, and that the most effective methods in preventing BASH are utilized. The APAFR Commander, as outlined in the LDC, will also have the opportunity to address any BASH or other potential new bird-attracting land uses brought forward for consideration. There are also opportunities to encourage societies/groups and/or individual bird watchers to help participate in the monitoring for this program as an environmental stewardship effort.

12. Land Use at Transportation Intersections: "Monitor Land Use at Transportation Intersections or Interchanges and Transportation Changes of New or Expanding Corridors and/or Hubs."

- a. Currently being addressed by Osceola County through the continued enforcement of the Osceola County Comprehensive Plan.
- b. *Osceola County recommendation number 6: Intergovernmental Coordination further facilitates this implementation strategy.*

No major intersections or interchanges are located within any of the proposed MOA or MBZ areas, nor are there plans to add corridors or hubs to that area. The areas proximate to the APAFR are located

outside of the County's Urban Growth Boundary (UGB); therefore, adding new transportation facilities in the vicinity of the APAFR area would not be likely since the Osceola Comprehensive Plan, prioritizes transportation facilities to serve infill development within the UGB. However, there are some existing local intersections within the area with blast noise up to 115 db. In addition, the Yeehaw Transportation Distribution Center along with a Turnpike interchange, are located approximately one-half mile north east of the Marian MOA boundary (See **Appendix A**). Osceola County is currently working on a transportation funding study, which identifies a number of transportation improvements all within the Urban Growth Boundary. As part of the transportation study, there will be recommended revisions to Osceola County Comprehensive Plan Transportation Element. This Comprehensive Plan Amendment revising the text of the Transportation Element is anticipated to be complete in fall 2012.

As outlined in the Land Development Code and the Comprehensive Plan, the APAFR Commander will have the opportunity to review and provide comment on the long range plans of the Osceola County Comprehensive Plan as well as new Planning Commission applications. The Transportation Map Series, as well as new Developments of Regional Impact (DRI) and Developments of County Impact (DCI), which the APAFR Commander will have the opportunity to comment on, will identify any future planned roadway networks.

13. Cross-Jurisdictional Collaboration and Coordination: “Formalize Policy to Implement Cross-Jurisdictional Collaboration and Coordination In Development Review and Planning Process Including Implementing the JLUS Recommendations.”

- a. Currently being addressed by Osceola County through the continuing coordination with the APAFR Commander as an ex-officio member of the Planning Commission.
- b. Currently being addressed by Osceola County through the continuing coordination and open working relationship between the County, Property Owners, and the APAFR.
- c. *Osceola County recommendation number 6: Intergovernmental Coordination further facilitates this implementation strategy.*

The 2010 recommendations required a formalized policy to include military participation in the development review and planning process, including a formal communication process with APAFR for Osceola County to ensure appropriate parties are engaged in reviewing information pertaining to proposed developments and redevelopment. This requires working with developers and community leaders from their initial contact with planning staff regarding their prospective plans through to presentations to policy makers such as the Planning Commission and the Board of County Commissioners. A key component of this strategy is ensuring there are ongoing opportunities for Osceola County and APAFR to communicate amongst themselves.

To facilitate the cross communication of Osceola County with APAFR, it is recommended the JLUS Technical Committee remain active and communicate development activities and planning efforts across jurisdictions to the JLUS Policy Committee, which should also remain active. The Technical Committee should include active participation from each jurisdiction and appropriate representatives from APAFR including those responsible for coordinating activities associated with tenants of APAFR.

Updates of Capital Improvement Projects should be a recurring activity to create a comprehensive understanding of where new projects are being proposed with respect to any potential impact on APAFR missions.

Policy makers should stress not only the importance of APAFR to the local region but also to the state itself because of the importance of APAFR to the overall missions of Florida-based military (MacDill AFB, Florida Guard, etc.). Monitoring state legislation pertaining to compatibility planning and the issues addressed in the Osceola County JLUS 2012 should be the responsibility of this collaborative group.

14. Participate in Future R/AICUZ Study: “Actively Participate and Promote Osceola County and the Public’s Participation in future APAFR Range / Air Installation Compatibility Use Zone (R/ AICUZ) Studies.”

- a. *Osceola County recommendation number 6: Intergovernmental Coordination facilitates this implementation strategy.*

In addition to the Osceola County JLUS 2012, another useful tool that can help to ensure military compatibility is the Air Installation Compatibility Use Zone (AICUZ) program. As of the date of the Osceola County JLUS 2012, no AICUZ has been conducted. This program is a DoD discretionary program designed to promote compatible land use around military airfields. The military services maintain an AICUZ program in an effort to protect the operational integrity of their flying mission. DoD Instruction 4165.57 establishes the AICUZ program which is similar to the Federal Aviation Administration’s Federal Aviation Regulation Part 150 program for civil airports. Other installations have utilized a very similar approach for ground activities and included the Range aspect of the installation to create a Range/Air Installation Compatibility Use Zone (R/AICUZ) Study. It’s important to recognize the R/AICUZ program as a land use planning program not a land acquisition or land management program. The purpose is twofold: 1) to promote the public health and safety through the local adoption of compatible land use controls and 2) to protect the operational capability of the air installation. Although, this program does not allow for the purchase of land where the military installation causes excessive impacts, there are other programs such as the DoD Conservation Partnering Initiative that does allow the military services to acquire less than fee simple interest in private property surrounding a range.

The basic R/AICUZ report provides background information on the R/AICUZ program including the purpose, need, process and procedures involved. It also explains the installation’s mission, flying activities and the economic impact that the installation has on the community. The core of the report describes actions the installation has taken to minimize the noise effects of their aircraft operations. It also provides recommendations for achieving land use compatibility with respect to aircraft accident potential, noise, height restrictions and any additional local considerations. It includes graphics showing noise contours and Accident Potential Zones (APZs) overlaid on a vicinity map. It addresses the relationship between noise exposure and accident potential to existing land use, zoning, and projected future land use, and analyzes potential incompatibilities. The report would include appendices providing more detailed discussions about the R/AICUZ concept, program, methodology and policies plus more technical explanations of the APZs, the noise environment, and height and obstruction criteria. The R/AICUZ also contains references to guidelines for reducing noise levels in buildings. In addition to the

R/AICUZ report, the installation normally prepares a Citizen's Brochure summarizing key points of the study and showing the noise contours and APZs along with generalized land use recommendations.

As part of the R/AICUZ program, it is desired for the local community to actively participate in the planning, development, and public meetings as part of the drafting of potential future APAFR R/AICUZ programs. This strategy focuses on the need for local jurisdictions to promote the importance of the R/AICUZ, the reason an R/AICUZ is needed, and to publicize the various public meetings taking place as part of the R/AICUZ.

To date, neither an AICUZ nor R/AICUZ has been prepared for APAFR. With the community embracing APAFR and the importance of APAFR to national security and training of our armed services, the development of the APAFR R/AICUZ would provide a key ingredient to long range compatible land use in the Central Florida Region. Osceola County will support future range efforts to conduct an R/AICUZ.

15. Update Comprehensive Plan and Land Development Code: "Update Comprehensive Plan and Land Development Code to Include Language Meeting State Requirements Designed to Strengthen Uses Compatible to APAFR's Missions on Proposed Developments, Land Use Amendments, and/or Other Related Change Requests."

- a. *Osceola County recommendation numbers 1 through 6 in Section 2.0 facilitate this implementation strategy.*

The current Osceola Comprehensive Plan includes policies related to Military Compatibility and meets the requirements of Florida Statutes Chapter 163.3175 and 163.3177. Modifications to the Osceola County Comprehensive Plan are recommended in **Appendix C**. While minor tweaks to the Land Development Code (LDC) are included herein, the existing Osceola County LDC meets the intent of providing compatibility with military operations. The recommended changes to the LDC are included in **Appendix D**

16. Establish MOA and Areas of Military Influence: "Establish and define Military Operations Areas (MOA's), Restricted Airspace R 2901 E, as well as the Military Blast Zone noise-impacted area (MBZ) within Osceola County. These include the Lake Placid MOA, Avon North MOA, Avon East MOA, Marion MOA, R 2901 E, and MBZ - 130, as described above in detail. This study also describes the area that experiences blast noise up to 115 decibels. They are based on identified compatibility issues summarized above and outlined in the August 2010 JLUS Data and Analysis contained in **Appendix F**."

- a. *MOA's are currently identified in the Osceola County Comprehensive Plan.*
- b. *Osceola County recommendation number 1: Identify Military Operation Areas and High Noise Zones facilitate this implementation strategy.*

The Osceola County JLUS 2012 Compatibility Chart, which is found in **Appendix D – Land Development Code** and titled Osceola County JLUS 2012 Permitted Land Uses has been created to identify existing permitted uses in Osceola County and the recommended compatibility standards. In an effort to ensure that the imposition of MOA's and MBZ's in Osceola County does not effectuate a taking of private property or impact the viable use of the property, this report evaluated uses

that are currently permitted or that may be permitted and further made recommendation for land uses appropriate to reduce the opportunity for inadvertently impacting property rights.

County Location/Aerial, Future Land Use, Zoning, and Overview maps are provided in **Appendix A** to illustrate the Military operations, the existing conditions within Osceola County, and how the compatibility issues mentioned in Section 1.0 as well as within the August 2010 JLUS in **Appendix F** are currently being addressed. This data was used to help determine areas where, even though the intent of military compatibility is currently being met with the existing LDC and Comprehensive Plan, there may be room for clarification through amendments to the Comprehensive Plan and ongoing LDC amendments.

17. Maintain Compatible Land Use Regulations: “Maintain Compatible Land Use Regulations within the MOA and MBZ areas defined through the current Osceola County Comprehensive Plan and ongoing Land Development Code modifications.”

- a. *Osceola County recommendation numbers 2-4 in Section 2.0 facilitate this implementation strategy.*

Compatible land uses will be accomplished through the existing Osceola County Comprehensive Plan and ongoing Land Development Code revisions. The APAFR Commander, as outlined in FLUE Policy 1.7.3, will have the opportunity to review and provide comment on the long range plans of the Osceola County Comprehensive Plan and future development. Existing uses or those previously approved in the PD process, as long as the PD remains active, should remain vested.

While minor tweaks to the Land Development Code (LDC) are included herein, the existing Osceola County LDC meets the intent of providing compatibility with military operations. The recommended changes to the LDC are included in **Appendix D**. (mid-term)

18. Noise Attenuation: “Implement Noise Attenuation Design and Construction Standards for New Construction in the MBZ – 130.”

- a. Currently being addressed by Osceola County through strict compliance of the Florida Building Code for all permitted new construction.
- b. *Osceola County recommendation number 6: Intergovernmental Coordination further facilitates this implementation strategy.*

19. Object Heights: “Limit Object Heights in the MOA’s to ensure Anti-Terrorism/Force Protection (AT/FP) Measures Are Met and Mitigate Vertical Obstructions in Established MOA’s.”

- a. *Current standards in the LDC and Comprehensive Plan facilitate compatible uses and heights.*
- b. *Osceola County recommendation number 3: Height Standards facilitates this implementation strategy.*

20. Acknowledge the JLUS Recommendations and Implementation: “Acknowledge completion of the August 2010 JLUS Recommendations and Implementation as supporting Data and Analysis; also approve the Osceola County JLUS 2012 Recommendations as referenced in the Future Land Use Element of the Osceola County Comprehensive Plan.”

- a. Currently being addressed by Osceola County through inclusion of the Osceola County JLUS 2012 in the Comprehensive Plan Future Land Use Element Data and Analysis as part of CPA12-0001.

21. Collaborate with APAFR: “Collaborate with APAFR in implementing the Osceola County JLUS 2012.”

- a. *Ongoing open line of communication, plus the APAFR Commander is an ex-officio member of the Planning Commission.*
- b. *Osceola County recommendation number 6: Intergovernmental Coordination facilitates this implementation strategy.*

Since the application to the Office of Economic Adjustment (OEA) for funding of the APAFR August 2010 JLUS, development of the APAFR August 2010 JLUS Policy Committee and Technical Advisory Committee, numerous public meetings and stakeholder meetings, and the creation of the August 2010 JLUS, constructive lines of communication have been established and a nice synergy has formed amongst the local communities and the APAFR on the importance and need to have a viable installation in APAFR while promoting compatible land use in our surrounding communities. This strategy focuses on the importance of continuing to implement the recommendations of the Osceola County JLUS 2012 through the established committees and alliances formed over the past few years.

APPENDICES

Appendix A.....	Map Series
Appendix B.....	Statutory Requirements
Appendix C.....	Comprehensive Plan Policies
Appendix D.....	Land Development Code & Land Use Compatibility Chart
Appendix E.....	Public Involvement
Appendix F.....	JLUS Data & Analysis

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Appendix A

Osceola County JLUS 2012 Study Maps

Map 1: County Location/Aerial Map

Map 2: Future Land Use Map

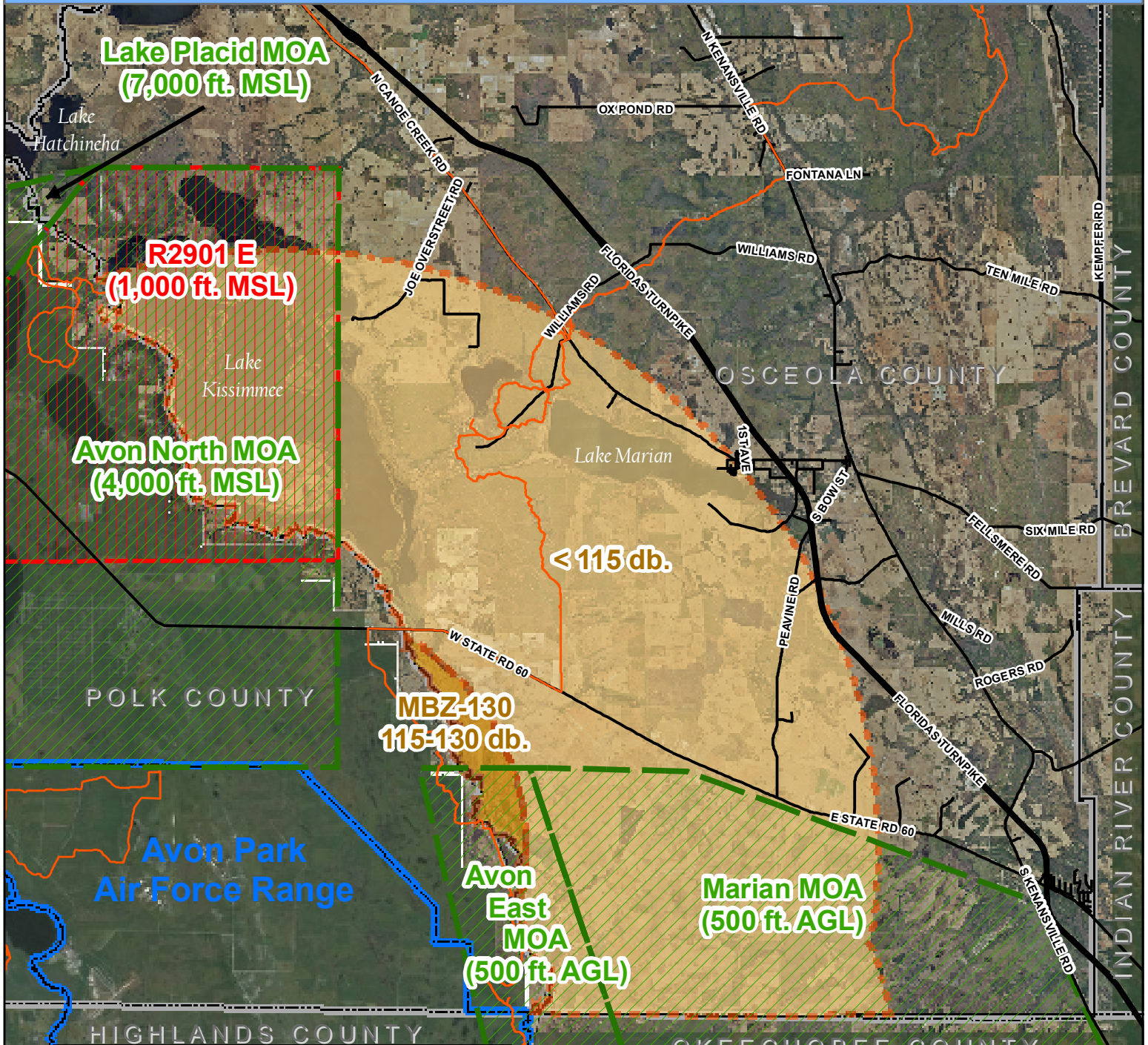
Map 3: Zoning Map

Map 4: Overview Map







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Map 1: Osceola County JLUS (2012)

County Location Map

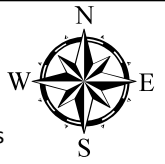
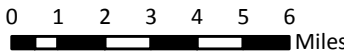


Legend

-  Avon Park Air Force Range
-  MOAs
-  Restricted Airspace
-  MBZ-130
-  < 115 db.
-  Florida National Scenic Trail



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16 May 2012

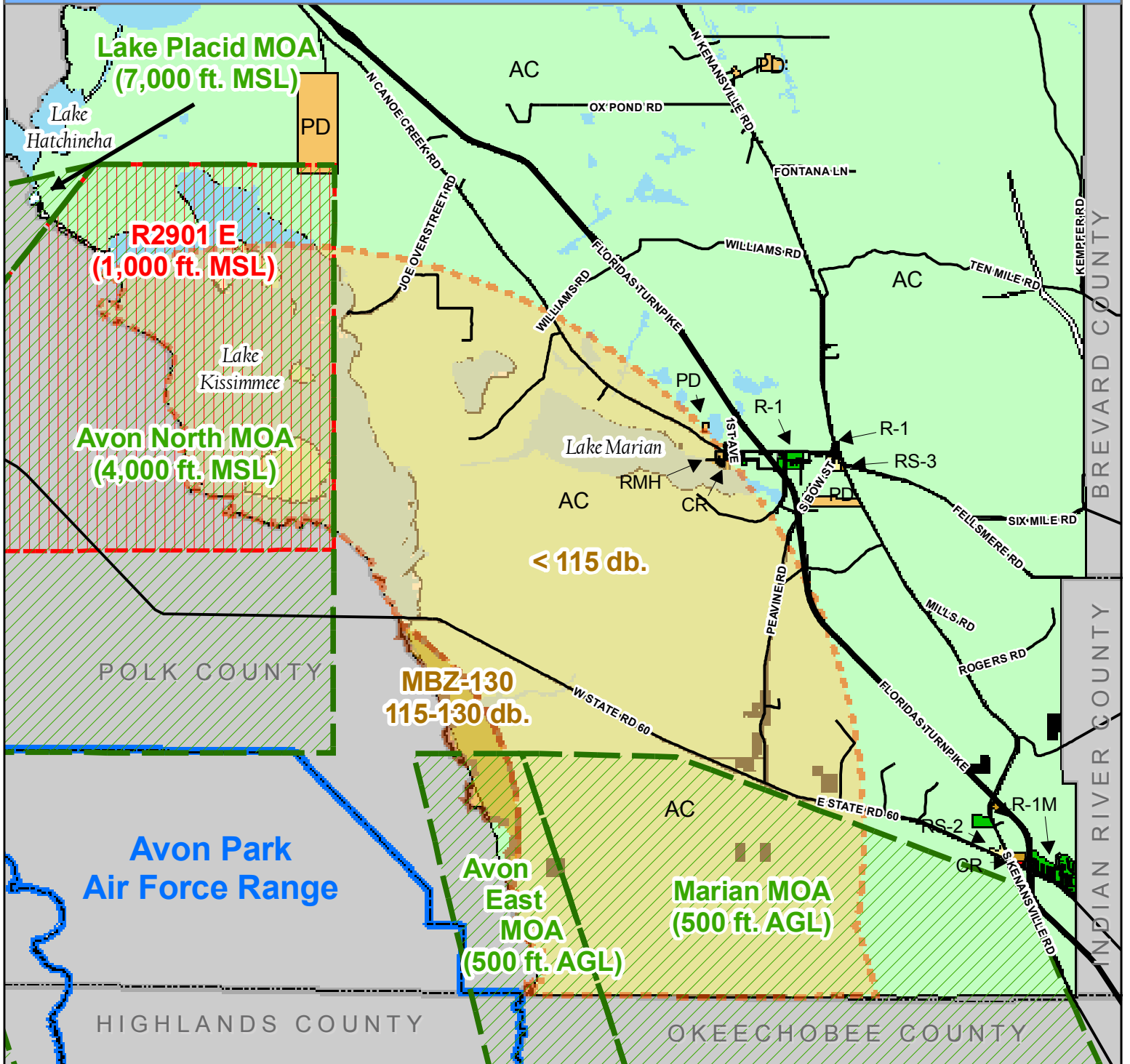


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Map 3: Osceola County JLUS (2012)

Zoning Map



Legend

Avon Park Air Force Range	IA, IB, IG, IR
MOAs	IN
Restricted Airspace	INCORP, RCID
MBZ-130	PD, PMUD, PUD, STRPD
< 115 db.	R-1, R-1M, R-2, R-2MHS
Zoning	RM-1, RM-2, RM-3
AC	MHP, RMH, RMH-1, RMH-1A, TTP
CG, CN, CR, CT, RPB	RS-1, RS-1A, RS-1C, RS-2, RS-3
E-1, E-1A, E-2, E-2A, E-5	

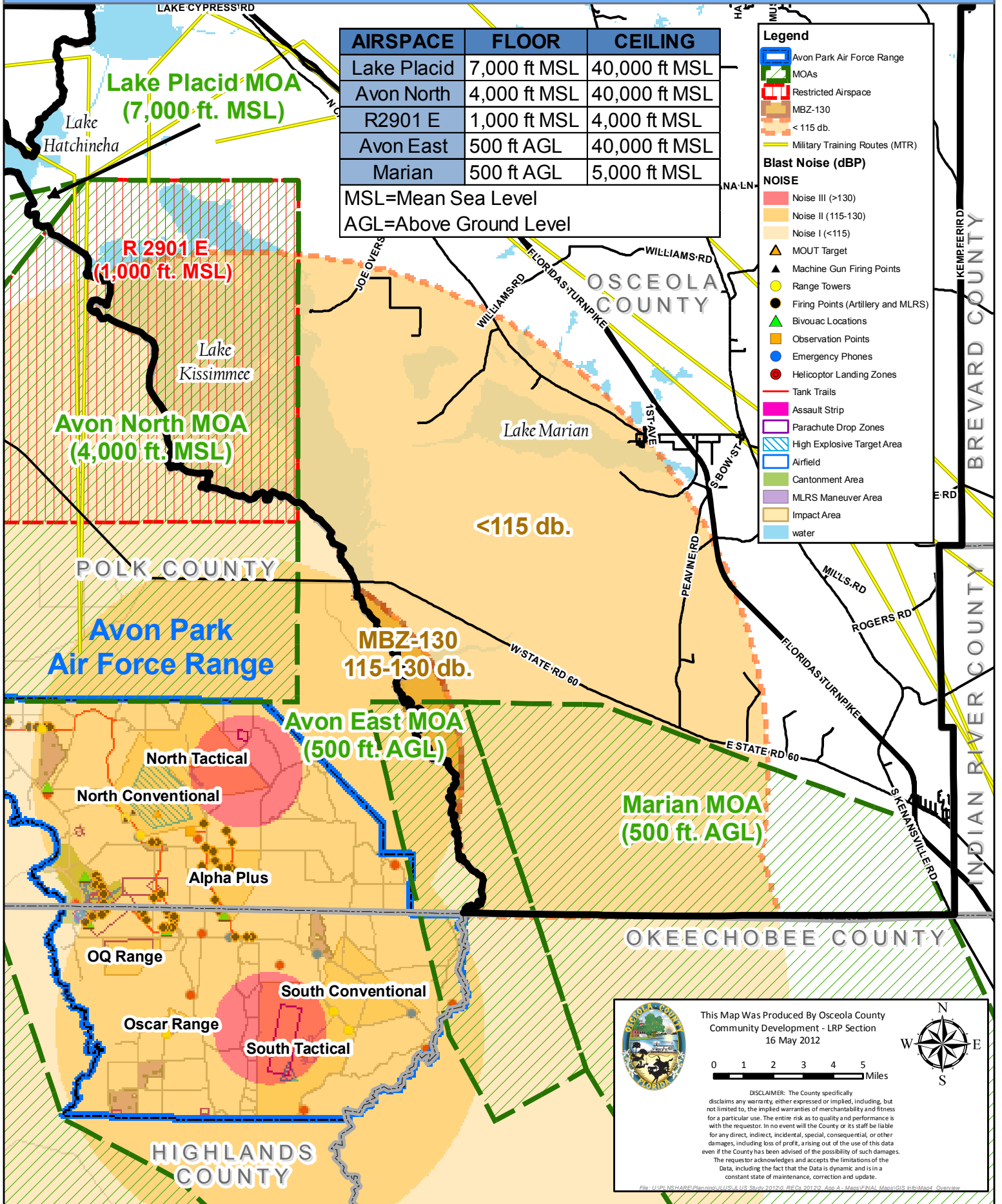
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Map 4: Osceola County JLUS (2012)

Overview Map



Appendix B

Statutory Requirements

During the review of the August 2010 JLUS and in preparation of the Osceola County JLUS 2012, staff identified several Florida State Statutes that currently support military operations and compatibility. Staff also identified and has been tracking the 2012 Legislation as it relates to military operations and compatibility, as well as requirements for local governments to follow for compliance.

The Florida Statutes that facilitate compatibility as well as those awaiting approval from the Governor are identified below.

Florida Statute Chapter 163.3174 Local planning agency—

(Note: The statutory citations below reflect the amendments made via HB 7207 during the 2011 Legislature.)

(1) The governing body of each local government, individually or in combination as provided in s. 163.3171, shall designate and by ordinance establish a "local planning agency," unless the agency is otherwise established by law. Notwithstanding any special act to the contrary, all local planning agencies or equivalent agencies that first review rezoning and comprehensive plan amendments in each municipality and county shall include a representative of the school district appointed by the school board as a nonvoting member of the local planning agency or equivalent agency to attend those meetings at which the agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. However, this subsection does not prevent the governing body of the local government from granting voting status to the school board member. The governing body may designate itself as the local planning agency pursuant to this subsection with the addition of a nonvoting school board representative. All local planning agencies shall provide opportunities for involvement by applicable community college boards, which may be accomplished by formal representation, membership on technical advisory committees, or other appropriate means. The local planning agency shall prepare the comprehensive plan or plan amendment after hearings to be held after public notice and shall make recommendations to the governing body regarding the adoption or amendment of the plan. The agency may be a local planning commission, the planning department of the local government, or other instrumentality, including a countywide planning entity established by special act or a council of local government officials created pursuant to s. 163.02, provided the composition of the council is fairly representative of all the governing bodies in the county or planning area; however:

- (a) If a joint planning entity is in existence on the effective date of this act which authorizes the governing bodies to adopt and enforce a land use plan effective throughout the joint planning area, that entity shall be the agency for those local governments until such time as the authority of the joint planning entity is modified by law.

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(b) In the case of chartered counties, the planning responsibility between the county and the several municipalities therein shall be as stipulated in the charter.

Florida Statute Chapter 163.3175 Legislative findings on compatibility of development with military installations; exchange of information between local governments and military installations.—

(Note: The statutory citations below reflect the amendments made via HB 7129 and HB 7207 during the 2011 Legislature amending Subsections (5), (6), and (9) only.)

(Note: The statutory citations below also reflect the amendments made via HB 7081 during the 2012 Legislature amending Subsections (5) and (6), only. Signed by the Governor and became effective on April 6, 2012)

(Note: The statutory citations below reflect the amendments made via HB 7075 during the 2012 Legislative Session amending Subsections (3), (5), and (6) only. Signed by the Governor on April 6, 2012, and became effective on July 1, 2012.)

(1) The Legislature finds that incompatible development of land close to military installations can adversely affect the ability of such an installation to carry out its mission. The Legislature further finds that such development also threatens the public safety because of the possibility of accidents occurring within the areas surrounding a military installation. In addition, the economic vitality of a community is affected when military operations and missions must relocate because of incompatible urban encroachment. Therefore, the Legislature finds it desirable for the local governments in the state to cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state.

(2) Certain major military installations, due to their mission and activities, have a greater potential for experiencing compatibility and coordination issues than others. Consequently, this section and the provisions in s. 163.3177(6)(a), relating to compatibility of land development with military installations, apply to specific affected local governments in proximity to and in association with specific military installations, as follows:

(a) Avon Park Air Force Range, associated with Highlands, Okeechobee, Osceola, and Polk Counties and Avon Park, Sebring, and Frostproof.

(b) Camp Blanding, associated with Clay, Bradford, and Putnam Counties.

(c) Eglin Air Force Base and Hurlburt Field, associated with Gulf, Okaloosa, Santa Rosa, and Walton Counties and Cinco Bayou, Crestview, Destin, DeFuniak Springs, Fort Walton Beach, Freeport, Laurel Hill, Mary Esther, Niceville, Shalimar, and Valparaiso.

(d) Homestead Air Reserve Base, associated with Miami-Dade County and Homestead.

(e) Jacksonville Training Range Complex, associated with Lake, Marion, Putnam, and Volusia Counties.

(f) MacDill Air Force Base, associated with Tampa.

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- (g) Naval Air Station Jacksonville, Marine Corps Support Facility-Blount Island, and outlying landing field Whitehouse, associated with Jacksonville.
 - (h) Naval Air Station Key West, associated with Monroe County and Key West.
 - (i) Naval Support Activity Panama City, associated with Bay County, Panama City, and Panama City Beach.
 - (j) Naval Air Station Pensacola, associated with Escambia County.
 - (k) Naval Air Station Whiting Field and its outlying landing fields, associated with Santa Rosa and Escambia Counties.
 - (l) Naval Station Mayport, associated with Atlantic Beach and Jacksonville.
 - (m) Patrick Air Force Base and Cape Canaveral Air Force Station, associated with Brevard County and Satellite Beach.
 - (n) Tyndall Air Force Base, associated with Bay County and Mexico Beach and Parker.
- (3) The Florida Defense Support Task Force may recommend to the Legislature changes to the military installations and local governments specified in subsection (2) based on a military base's potential for impacts from encroachment, and incompatible land uses and development.
- (4) Each affected local government must transmit to the commanding officer of the relevant associated installation or installations information relating to proposed changes to comprehensive plans, plan amendments, and proposed changes to land development regulations which, if approved, would affect the intensity, density, or use of the land adjacent to or in close proximity to the military installation. At the request of the commanding officer, affected local governments must also transmit to the commanding officer copies of applications for development orders requesting a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements within areas defined in the local government's comprehensive plan as being in a zone of influence of the military installation. Each affected local government shall provide the military installation an opportunity to review and comment on the proposed changes.
- (5) The commanding officer or his or her designee may provide advisory comments to the affected local government on the impact such proposed changes may have on the mission of the military installation. Such advisory comments shall be based on appropriate data and analysis provided with the comments and may include:
- (a) If the installation has an airfield, whether such proposed changes will be incompatible with the safety and noise standards contained in the Air Installation Compatible Use Zone(AICUZ) adopted by the military installation for that airfield;
 - (b) Whether such changes are incompatible with the Installation Environmental Noise Management Program (IENMP) of the United States Army;
 - (c) Whether such changes are incompatible with the findings of a **Joint Land Use Study (JLUS)** for the area if one has been completed; and
 - (d) Whether the military installation's mission will be adversely affected by the proposed actions of the county or affected local government.

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The commanding officer's comments, underlying studies, and reports shall be considered by the local government in the same manner as the comments received from other reviewing agencies pursuant to s. 163.3184.

(6) The affected local government shall take into consideration any comments and accompanying data and analyses provided by the commanding officer or his or her designee pursuant to subsection (4) as they relate to the strategic mission of the base, public safety, and the economic vitality associated with the base's operations, while also respecting private property rights and not being unduly restrictive on those rights. The affected local government shall forward a copy of any comments regarding comprehensive plan amendments to the state land planning agency.

(7) To facilitate the exchange of information provided for in this section, a representative of military installation acting on behalf of all military installations within that jurisdiction shall be included as an ex officio, nonvoting member of the county's or affected local government's land planning or zoning board.

(8) The commanding officer is encouraged to provide information about any community planning assistance grants that may be available to a county or affected local government through programs such as those of the federal Office of Economic Adjustment as an incentive for communities to participate in a joint planning process that would facilitate the compatibility of community planning and the activities and mission of the military installation.

(9) If a local government, as required under s.163.3177(6)(a), does not adopt criteria and address compatibility of lands adjacent to or closely proximate to existing military installations in its future land use plan element by **June 30, 2012**, the local government, the military installation, the state land planning agency, and other parties as identified by the regional planning council, including, but not limited to, private landowner representatives, shall enter into mediation conducted pursuant to s. 186.509. If the local government comprehensive plan does not contain criteria addressing compatibility by December 31, 2013, the agency may notify the Administration Commission. The Administration Commission may impose sanctions pursuant to s. 163.3184(8). Any local government that amended its comprehensive plan to address military installation compatibility requirements after 2004 and was found to be in compliance is deemed to be in compliance with this subsection until the local government conducts its evaluation and appraisal review pursuant to s.163.3191 and determines that amendments are necessary to meet updated general law requirements.

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Florida Statute Chapter 163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(Note: The statutory citations below also reflect the amendments made via HB 7081 during the 2012 Legislature amending paragraph (f) of subsection (1) and paragraphs (a), (f), and (h) of subsection (6), only. Signed by the Governor and became effective on April 6, 2012)

163.3177(6)(a)

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.
2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:
 - a. The amount of land required to accommodate anticipated growth.
 - b. The projected permanent and seasonal population of the area.
 - c. The character of undeveloped land.
 - d. The availability of water supplies, public facilities, and services.
 - e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
 - f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
 - g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
 - h. The discouragement of urban sprawl.
 - i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
 - j. The need to modify land uses and development patterns within antiquated subdivisions.
3. The future land use plan element shall include criteria to be used to:
 - a. Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5).

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- b. Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
 - c. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities.
 - d. Encourage the location of schools proximate to urban residential areas to the extent possible.
 - e. Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.
 - f. Ensure the protection of natural and historic resources.
 - g. Provide for the compatibility of adjacent land uses.
 - h. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.
4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.
 5. The future land use plan of a county may designate areas for possible future municipal incorporation.
 6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.
 7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.
 8. Future land use map amendments shall be based upon the following analyses:
 - a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.
 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

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- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
 - (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - (VI) Fails to maximize use of existing public facilities and services.
 - (VII) Fails to maximize use of future public facilities and services.
 - (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
 - (IX) Fails to provide a clear separation between rural and urban uses.
 - (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - (XI) Fails to encourage a functional mix of uses.
 - (XII) Results in poor accessibility among linked or related land uses.
 - (XIII) Results in the loss of significant amounts of functional open space.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
 - (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

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- (IV) Promotes conservation of water and energy.
 - (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
 - (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
 - (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.
10. The future land use element shall include a future land use map or map series.
- a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series:
 - (I) Residential.
 - (II) Commercial.
 - (III) Industrial.
 - (IV) Agricultural.
 - (V) Recreational.
 - (VI) Conservation.
 - (VII) Educational.
 - (VIII) Public.
 - b. The following areas shall also be shown on the future land use map or map series, if applicable:
 - (I) Historic district boundaries and designated historically significant properties.
 - (II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.
 - (III) Multimodal transportation district boundaries.
 - (IV) Mixed-use categories.
 - c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable:
 - (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.
 - (II) Beaches and shores, including estuarine systems.
 - (III) Rivers, bays, lakes, floodplains, and harbors.
 - (IV) Wetlands.
 - (V) Minerals and soils.
 - (VI) Coastal high hazard areas.
11. Local governments required to update or amend their comprehensive plan to include criteria and address compatibility of lands adjacent or closely proximate to existing military installations, or lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02, in their future land use plan element shall transmit the update or amendment to the state land planning agency by **June 30, 2012**.

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Florida Statute Chapter 186.505 *Regional planning councils; powers and duties.—Any regional planning council created hereunder shall have the following powers:*

(Note: The statutory citations below also reflect the amendments made via HB 7081 during the 2012 Legislature adding Subsections (26), only. Signed by the Governor and became effective on April 6, 2012)

- (1) To adopt rules of procedure for the regulation of its affairs and the conduct of its business and to appoint from among its members a chair to serve annually; however, such chair may be subject to reelection.
- (2) To adopt an official name and seal.
- (3) To maintain an office at such place or places within the comprehensive planning district as it may designate.
- (4) To employ and to compensate such personnel, consultants, and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in this act.
- (5) To make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this act.
- (6) To hold public hearings and sponsor public forums in any part of the regional area whenever the council deems it necessary or useful in the execution of its other functions.
- (7) To sue and be sued in its own name.
- (8) To accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources. Each regional planning council shall render an accounting of the receipt and disbursement of all funds received by it, pursuant to the federal Older Americans Act, to the Legislature no later than March 1 of each year.
- (9) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality when approved by the council and to act as an agency to receive and expend federal funds for planning.
- (10) To act in an advisory capacity to the constituent local governments in regional, metropolitan, county, and municipal planning matters.
- (11) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning for emergency management under s. 252.34(4).
- (12) To fix and collect membership dues, rents, or fees when appropriate.
- (13) To acquire, own, hold in custody, operate, maintain, lease, or sell real or personal property.
- (14) To dispose of any property acquired through the execution of an interlocal agreement under s. 163.01.
- (15) To accept gifts, grants, assistance, funds, or bequests.

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- (16) To conduct studies of the resources of the region.
- (17) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.
- (18) To select and appoint such advisory bodies as the council may find appropriate for the conduct of its activities.
- (19) To enter into contracts to provide, at cost, such services related to its responsibilities as may be requested by local governments within the region and which the council finds feasible to perform.
- (20) To provide technical assistance to local governments on growth management matters.
- (21) To perform a coordinating function among other regional entities relating to preparation and assurance of regular review of the strategic regional policy plan, with the entities to be coordinated determined by the topics addressed in the strategic regional policy plan.
- (22) To establish and conduct a cross-acceptance negotiation process with local governments intended to resolve inconsistencies between applicable local and regional plans, with participation by local governments being voluntary.
- (23) To coordinate land development and transportation policies in a manner that fosters regionwide transportation systems.
- (24) To review plans of independent transportation authorities and metropolitan planning organizations to identify inconsistencies between those agencies' plans and applicable local government plans.
- (25) To use personnel, consultants, or technical or professional assistants of the council to help local governments within the geographic area covered by the council conduct economic development activities.
- (26) To provide consulting services to a private developer or landowner for a project, if not serving in a review capacity in the future, except that statutorily mandated services may be provided by the regional planning council regardless of its review role.

History.—s. 2, ch. 59-369; ss. 17, 35, ch. 69-106; s. 1, ch. 73-283; ss. 3, 5, ch. 80-315; s. 8, ch. 81-167; s. 4, ch. 82-46; s. 8, ch. 83-55; s. 4, ch. 83-334; s. 12, ch. 84-257; s. 1, ch. 92-182; ss. 30, 38, ch. 93-206; s. 959, ch. 95-147; s. 15, ch. 95-196; s. 71, ch. 99-2; s. 93, ch. 99-251.

Note.

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Former s. 160.02.

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Osceola County Comprehensive Plan Policies Related to Military Installations

Adopted By the Osceola County Board of County Commissioners on August 16, 2010

During the review of the August 2010 JLUS and in preparation of the Osceola County JLUS 2012, staff identified several Goals, Objectives, and Policies of the County's Comprehensive Plan that currently support military operations and compatibility. In its review, the county also identified Policies of the Comprehensive Plan that may be considered for modification to increase this compatibility with military operations.

The following Future Land Use designations identified below are those that are within the MOA's and MBZ's. These are followed by the Policies of the Comprehensive Plan that facilitate compatibility as well as those being considered for modification.

The following Objectives and Policies are current as of Supplement number 6 dated February 1, 2012, and may be amended from time to time.

Future Land Use Element (FLUE)

Policy 1.3.3: *Rural/Agricultural Future Land Use Map (FLUM) designation defined.*

Rural / Agricultural

The Rural / Agricultural designation provides for continuation of agricultural production and supporting land uses outside of the adopted Urban Growth Boundary. Maximum density allowed shall be 1 dwelling unit per 5 acres. Limited residential subdivision development is allowed based upon meeting the following criteria:

1. The number of units allowed for a development proposed as "ranchettes" shall be based upon net density defined as the total number of dwelling units divided by developable land, i.e., land area minus natural water bodies and wetlands.
2. The number of units allowed for a development proposed as a Conservation Subdivision shall be based upon gross density defined as the total number of dwelling units divided by the development's total area.
 - a. At a minimum 50% of the land area shall be set aside as conservation, agricultural, or recreational open space.
 - b. Conservation Subdivisions shall optimize the land maintained as open space in order to retain agricultural functions, minimize fragmentation of area resources and/or preserve existing ecological connections. Open space within a Conservation Subdivision will be permanently preserved via easement and managed by the agricultural owner, homeowners association, property owners association, land trust, conservation organization, public agency, or other ownership and maintenance entity as defined on the plat. The easement or dedication shall remove all residential development rights from the open space, but shall not limit agricultural, conservation, or recreational uses.

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Policy 1.3.4: *Rural Settlement FLUM designation defined.*

Rural Settlement

The Rural Settlement designation is intended to preserve historic communities and provide opportunities for a rural residential lifestyle with a maximum density of two dwelling units per acre.

Policy 1.3.19: *Commercial FLUM designation defined.*

Commercial

The Commercial Future Land Use Map designation is intended for appropriate areas within the Urban Infill Area with a range of retail and office development.

Policy 1.3.45: *Conservation FLUM designation defined.*

Conservation

The Conservation Future Land Use Map designation is intended for private lands that have been reserved by property owner agreement and public lands for the preservation and protection of the County's valuable natural resources. These lands may also be suitable for passive recreation, but are not managed for active recreation and do not provide facilities and services typically associated with active recreational areas. Privately owned lands such as wetlands mitigation banks, Regional Offsite Mitigation Areas and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy or similar types of non-profit entities, may be designated as Conservation so long as formal consent is provided.

Policy 1.7.3: *Avon Park Air Force Range Coordination.*

Osceola County shall coordinate with the Avon Park Air Force Range (APAFR) regarding land use decisions and changes to the Comprehensive Plan that which if approved, would affect the intensity, density or use of land proximate to the Range. Coordination with the APAFR shall include, but not be limited to, the following:

- [The established Military Operation Areas \(MOAs\), Restricted Airspace R 2901 E, and Military Blast Zone \(MBZ-130\), which includes land areas that may experience blast noise between 115 and 130 db, are illustrated on Map TRN 10: Air Transportation Facilities & Special Planning Areas.](#)
- The Osceola County Planning Commission (local planning agency) shall include a representative appointed by the APAFR as an ex-officio, non-voting member;
- Osceola County shall ~~require~~ [facilitate](#) pre-development meetings between County staff and the applicant prior to submittal of an application for any proposed Comprehensive Plan Map Amendments, Zoning Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Conditional Uses within the Military Operating Areas (MOAs) [and/or MBZ-130](#), as depicted on Map TRN 10: Air Transportation Facilities & Special Planning Areas. Osceola County shall notify the APAFR base commander or designee of the pre-development meeting;
- Osceola County shall provide any applications for Comprehensive Plan Map Amendments, land development code changes or applications for a variance or waiver

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from height or lighting restrictions or noise attenuation reduction requirements or applications for Zoning Map Amendments or development applications that would affect the intensity, density or use of land within the MOAs [and/or MBZ-130](#) to the APAFR base commander or designee;

- Osceola County shall notify the base commander or designee of the County's application review process schedule and of all meetings that are part of the application process;
- Osceola County shall consider any comments provided by the APAFR base commander or designee as well as any criteria listed in Section 163.3175(5), Florida Statutes, when evaluating applications within the MOAs [and/or MBZ-130](#);
- Osceola County shall forward any comments received from the APAFR base commander or designee regarding proposed Comprehensive Plan Amendments to the [State Land Planning Agency](#) ~~Florida Department of Community Affairs~~.

Policy 1.7.4: *Avon Park Air Force Range Compatibility Criteria.*

[In accordance with 163.3177, FS, the County will cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state. ~~Prior to the statutory deadline,~~ ~~¶~~The County's ~~shall adopt~~ criteria to address compatibility of lands ~~adjacent to or~~ in close proximity to the APAFR \[are identified and defined in the Osceola County JLUS 2012, in the Data and Analysis of the Future Land Use Element of the Osceola County Comprehensive Plan.\]\(#\)](#)

Objective 5.1: Energy and Natural Resource Conservation

Recognizing that energy and other natural resource demands are increasing and present sources may no longer be capable of meeting additional demands, it has become necessary to rely on alternative energy and infrastructure sources in combination with smart growth land and transit utilization, and its relationship to energy and natural resource conservation. The County will promote development contributing to conservation measures.

Policy 5.1.1: *Energy Conservation Areas.*

The County will promote Energy Conservation Areas to facilitate energy efficient land use patterns and greenhouse gas reduction strategies. Appropriate uses for designation of energy conservation areas include, but are not limited to; proposed rail transit systems, multi-modal transit, transit oriented development, multi-use trails, parks and preserved lands/carbon sinks, high density and intensity land uses, urban infill activity centers, and mixed use districts. These energy conservation areas are depicted on the Energy Conservation Areas Maps (FLU 7A and 7B) in the Future Land Use Map Series.

Policy 5.1.2: *Energy Conservation Areas Development Incentives.*

Development within an Energy Conservation Area and businesses within specified distances of Energy Conservation Areas shall be incentivized and allowed to proceed directly to development application process. The County will amend its Land Development Code to facilitate a streamlined process to encourage development in these areas. Specific criteria for developments to qualify for these incentives will be determined and clarified within the LDC.

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Policy 5.1.3: *Renewable Energy Sites in the County.*

In an effort to incentivize renewable energy technology capable of producing clean(er) energy and fuels, while allowing for decreases and/or the elimination of greenhouse gas emissions, Osceola County will update the LDC to facilitate these processes without the need for Land Use Changes or NRU designation. Locational Criteria for Renewable Energy Sites is outlined in Policy 5.1.5.

Policy 5.1.4: *Renewable Energy Sites Defined.*

Renewable energy technology based industry and business, or sustainably developed businesses shall be incentivized with the ability to proceed to development application, or other like process steps. Such developments include, but are not limited to, the following:

1. Development that consists of renewable and/or sustainable energy manufacturing.
2. Development or project that creates green jobs.
3. Development or project that meets the LEED rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system.
4. Development or project that manufactures, distributes, and/or researches alternative fuels and/or alternative fuel vehicles.
5. Development that creates or utilizes a renewable energy sources or protects non-renewable resources greater than the requirements of the Comprehensive Plan or adopted Land Development Code regulations.

Policy 5.1.5: *Renewable Energy Sites Locational Criteria:*

Specific locational criteria will be incorporated into the LDC including, but not limited to the following:

1. Renewable Energy Creation/Manufacturing, Product Manufacturing, Distribution Centers and Research Facilities processes shall be limited to industrial, mixed use with an industrial component or institutional uses in which the manufacturing process is the primary use, subject to arterial or collector roadway access.
2. Development that creates jobs or meets a nationally recognized, high-performance green building rating system may locate in any land use or zoning applicable to the development type, subject to the standards listed within this policy.
3. Large Scale or Commercial Wind, Solar or other renewable energy production facilities may be located outside the UGB only if located on five (5) or more acres. Facilities located within the UGB shall be subject to the following criteria:
 - a. Shall be restricted from locations within residential zoning or land uses and be limited to industrial land uses and mixed use land uses subject to compatibility.
 - b. Have a minimum setback of the greater of 150 feet or a minimum distance so that the level of noise produced during operation shall not exceed 55dbA from 7:00am to sunset, and 45dbA after sunset to 6:59am consistent with the Osceola County Code of Ordinances, Chapter 9-106, measured at the property boundaries of the closest parcels that are not owned by the subject property owner, at the time of permit application. This shall apply unless a noise variance has been approved by the Board of County Commissioners.

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- c. If the property is located on a lake with known protected species nesting or foraging, the minimum setback shall be 250 feet from the Safe Development Line or other setbacks approved for the parcel if greater than 250 feet.
 - d. Shall not cause visual obstructions to surrounding properties, and shall be landscaped to create a buffer compatible with dissimilar uses at the property line.
 - e. Shall not be installed in any location that may interfere with communications, broadcast, transmissions or other like tools.
 - f. Lighting and height requirements shall be adhered to for compliance with the Federal Aviation Administration ~~and/or the Avon Park Air Force Range Joint Land Use Study (JLUS)~~.
4. Residential Wind Turbines shall be subject to the following:
- a. Setbacks:
 - i. Facilities shall be located at least 50 feet plus the height of the structure from road lines, and lot lines.
 - ii. Individual wind turbine towers shall be located with relation to property lines so that the level of noise produced during operation shall not exceed 55dbA from 7:00am to sunset, and 45dbA after sunset to 6:59am consistent with the Osceola County Code of Ordinances, Chapter 9-106, measured at the property boundaries of the closest parcels that are not owned by the subject property owner, at the time of permit application. This shall apply unless a noise variance has been approved by the Board of County Commissioners.
 - iii. No turbines shall be permitted within 150 feet of protected bird nesting and foraging areas including Snail Kite and the American Bald Eagle.
 - b. Construction and Accessories:
 - i. No wind turbines shall be permitted that lack an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over speeding, and excessive pressure on the tower structure, rotor blades, and turbine components.
 - ii. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.
 - iii. The proposed system shall be no larger than necessary to provide 120 percent of the electrical energy requirements of the structure to which it is accessory as determined by a contractor licensed to install wind turbine energy systems ~~or 140 feet in height, whichever is less~~.
 - iv. All power transmissions lines from the wind generation electricity generation facilities shall be underground.
 - v. The applicant shall provide proof of insurance prior to issuance of building permit, to cover damage or injury that may result from the failure of a tower or any other parts of the generation and transmission facility.
 - vi. No individual turbine tower facility shall be installed in any location that would substantially detract from or block view of a portion of recognized scenic views, as viewed from any public road right-of-way or publicly owned land within the County.
 - vii. No individual tower facility shall be installed in any location that may

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- interfere with communications, broadcast, transmissions or other like tool.
- viii. Lighting and height requirements shall be adhered to for compliance with the Federal Aviation Administration and/or the ~~Avon Park Air Force Range Joint Land Use Study (JLUS)~~ standards recommended within the Osceola County JLUS 2012, as applicable.
- c. Landscaping:
 - i. Appropriate landscaping shall be provided to keep the site in a neat and orderly fashion, consistent with current landscape requirements with the Osceola County Land Development Code.
 - ii. Appropriate screening shall be provided to screen accessory structures from adjacent residences.
5. Residential Solar Panels or Photovoltaic technology shall be subject to the following:
- a. Setbacks:
 - i. Setbacks shall not be applicable to roof mounted solar panels.
 - ii. The solar energy system including any appurtenant equipment shall not be located within any setbacks which apply to the primary residence and must be located to the side or rear of the primary residence.
 - iii. Solar panels including any appurtenant equipment must be a minimum of 150 feet from any neighboring residence at the time of installation.
 - iv. The solar panels shall not be visible from a public right-of-way, collector and/or arterial roadways that abut the lot on which the solar energy system is located, or, unless they are installed within one foot of the natural ground topography.
 - b. Construction and Accessories:
 - i. The proposed system shall be no larger than necessary to provide 120 percent of the electrical and/or thermal energy requirements of the structure to which it is accessory as determined by a contractor licensed to install photovoltaic and thermal solar energy systems.
 - ii. The solar panels and supporting framework shall not extend more than six feet above the existing grade.
 - iii. Reflection angles from collector surfaces shall be oriented away from neighboring windows.
 - iv. The panels shall be mounted as close as possible to the ground to match the slope of the hillside while allowing adequate drainage and preventing vegetation from shading the panels.
 - c. Landscaping:

If the solar panels are visible from off-site, the following shall apply with the exception of roof mounted panels:

 - i. Landscaping shall not be applicable to roof mounted solar panels.
 - ii. There shall be appropriate facades, walls, fences or landscaping to screen the solar panels and supporting framework from view.

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Transportation Element (TE)

Objective 1.10: Planning and Access for Airports and Related Facilities

The County shall coordinate with any airport and related facility plans of the appropriate airports and related facilities provider, United States Army Corps of Engineers, Federal Aviation Administration, metropolitan planning organization, military services, or resource planning and management plan prepared pursuant to Chapter 380, FS, and approved by the Governor and Cabinet, the Florida Department of Transportation 5-Year Transportation Plan, and the Continuing Florida Aviation System Planning Process as adopted, ensure that access routes to airports and related facilities are properly integrated with other modes of surface or water transportation, and ensure compatible land uses adjacent to airports and military installations.

Policy 1.10.1: *Mitigation of airport impacts.*

The County shall coordinate with appropriate state and federal agencies for strategic mitigation of adverse structural and non-structural impacts from airports, and related facilities upon adjacent natural resources and land uses.

Policy 1.10.2: *Natural resources within airports.*

The County shall protect and conserve the natural resources within airports and related facilities.

Policy 1.10.3: *Intermodal management.*

The County shall coordinate intermodal management of surface and water transportation with airports and related facilities, and protect them from the encroachment of incompatible land uses.

Policy 1.10.4: *Intermodal coordination.*

The County shall coordinate with MetroPlan Orlando, FDOT, and other agencies to develop strategies to address intermodal terminals and access to airport, rail and seaport facilities.

Policy 1.10.5: *Coordination of improvements with other agencies.*

The County shall coordinate roadway and transit service improvements with the future needs of seaport, airports, and other related public transportation facilities with MetroPlan, FDOT, ECFRPC, and the Cities of Kissimmee, and St. Cloud to ensure that minimum levels of service are maintained.

Policy 1.10.6: *Military installations:*

~~In accordance with 163.3177, FS, the County will cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state.~~

Policy 1.10.7: *Coordination with airport authorities.*

The County will coordinate with airport authorities to ensure that compatible land uses are adjacent to existing and future airports consistent with map TRN 10: Air Transportation Facilities and Special Planning Areas - 2025.

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Appendix D

Land Development Code

During the review of the August 2010 JLUS and in preparation of the Osceola County JLUS 2012, staff identified several sections of the County's Land Development Code (LDC) that currently support military operations and compatibility. In its review, the county also identified sections of the LDC that may be considered for modification to increase this compatibility with military operations.

The sections of the Land Development Code that facilitate compatibility as well as those being considered for modification are identified below. Modifications to the LDC may be incorporated into the County's ongoing efforts to re-write the LDC.

The following sections of the Land Development Code from Ordinance 11-20, are current as of May 5, 2012, and may be amended from time to time.

LDC Modification Considerations

1. Chapter 14, Section #14.71, Osceola County Lighting Standards should be amended to include street lighting standards for new subdivisions within the MOA's, includes coordination with the Air Force Safety Center. (mid-term/LDC)
2. Chapter 14 should be amended to allow a maximum height up to 100' below the Airspace Floor of each MOA or restricted airspace, whichever is more restrictive. Height requested in excess of the maximum permitted shall be subject to FAA Determination of No Hazard to Navigation (Letter of authorization from FAA). (mid-term/LDC)
3. Chapter 8 should be amended to include language requiring new subdivisions, which are proposed within the MBZ-130, provide a noise disclosure statement on their plat regarding explosive impulse blast noise; or require disclosure to be included within the covenants conditions and restrictions as part of the plat. (mid-term/LDC)
4. As part of ongoing LDC Amendments, update the Transfer of Development Rights Ordinance, as part of on-going LDC Amendments, to include MBZ-130 as a "sending area". (mid-term / LDC)
5. Chapter 14 Conditional Use Site Standards (CUSS) should be amended to require notice to the APAFR Commander and demonstration of compatibility with the MOA and Restricted Airspace operations for new landfills, wind farms, or landing fields locating within a MOA and/or Restricted Airspace.

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As mentioned above, during the review of the August 2010 JLUS and Florida Statutes as part of the Osceola County JLUS 2012, staff also identified several sections of the LDC that currently support military operations and compatibility.

The below sections currently support military operations and compatibility; and are in line with the JLUS study goals of protecting the health, safety and welfare of residents living or working near the range, promoting comprehensive community planning, as well as protecting and promoting the present and future operational capacities of APAFR. They also identify the Zoning Districts that are within the MOA's and MBZ's.

Existing LDC Language that Facilitates Military Compatibility

Chapter 14, Zoning Code (Existing)

Ch. 14.6 – AGRICULTURAL DEVELOPMENT AND CONSERVATION (AC)

A. OBJECTIVES

To promote the orderly growth and development of the community, protect the value of property, limit the expenditure of public funds, improve the opportunity for local employment and economic activity, and achieve the intent of land use regulations. Further this district is established to:

1. Encourage the retention and development of suitable areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities; and,
2. Discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of rural areas by limiting the ability of such areas to provide food supplies or to effectively compete with other regions producing agricultural products.

B. PERMITTED USES

The following uses listed below are authorized in this district, when such uses comply with the requirements contained in these regulations.

1. Groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass, sod and trees.
2. Pastures and grasslands for the cultivation and propagation of livestock except for swine and poultry.

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3. Greenhouse or nursery for domestic plants and landscaping materials when accessory and incidental to the principal dwelling.
4. Wholesale commercial greenhouses and nurseries, if located in the rural land use category illustrated on the Osceola County Comprehensive Plan, future plan use map.
5. Lakes and ponds for the cultivation and propagation of fish and marine foods for personal consumption only.
6. Areas for the cultivation and propagation of bees, earthworms and similar insects.
7. Dairy farms.
8. Barns, stables, and silos for the housing of livestock, hay, and feed.
9. Buildings, structures, equipment and work animals utilized for bonafide agricultural activities.
10. Single family residence, including customary uses such as a garage, carport, and porch, when accessory and incidental to the principal dwelling.
11. Single family manufactured home and mobile home, including customary uses such as a garage, carport, and porch, when accessory and incidental to the principal dwelling.
12. Swimming pool, spa, recreation room, screen room, boathouse and other customary uses when accessory and incidental to the principal dwelling.
13. Guest home or quarters for domestic employees, when accessory and incidental to the principal dwelling, in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
14. Pier, dock or boathouse, when accessory and incidental to the principal dwelling:
15. Dwellings (5 or less) and customary uses for farm workers, ranch hands and seasonal laborers, when accessory and incidental to a bonafide agricultural activity, provided the overall density does not exceed 1 dwelling unit/5 acres. These dwellings may include single family dwellings, standard design manufactured homes, residential design manufactured homes or mobile homes.
16. Swine and poultry not exceeding a limit of two (2) swine and six (6) fowl provided they are contained in a pen or fenced enclosure that maintains a minimum 100 feet setback from any property boundary.
17. Buildings, yards, pens and or fenced yards, when accessory and incidental to the principal dwelling, for the keeping of no more than four (4) canine. Pens shall maintain a minimum setback of ten (10) feet from any property boundary.

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18. Silviculture and forestry operations when operated in accordance with other provisions of this Ordinance.
19. Community Residential Home A in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
20. Agricultural stands in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance. 00-32; 03-16; 06-37; 08-32; 09-09; 11-20 BCC Adopted 08/01/2011 August 1, 2011 Chapter 14 6-114 Zoning
21. Class I aircraft landing fields in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
22. Temporary residences in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
23. Storage buildings, hobby shop and tool sheds, when accessory and incidental to the principal dwelling, in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
24. Distribution electric substations, except on property that is designated as preservation, conservation or historic preservation on the future land use map, in accordance with Section 163.3208, Florida Statutes, as amended.
25. Parks, playgrounds, libraries and similar neighborhood activities not operated for profit.

C. CONDITIONAL USES

The following uses may be permitted as a conditional uses provided that an application has been approved pursuant to Chapter 2 and Chapter 17 of this Ordinance.

1. Substations for telephone, or other utilities, and for firefighting or law enforcement services.
2. Houses of worship in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance, and customary accessory facilities such as a chapel and educational buildings for religious training.
3. Kindergartens and child care centers for pre-school children and nursing homes for the sick and elderly.
4. Marinas, golf courses, country clubs, and customary accessory facilities such as clubhouses, swimming pools, cabanas, tennis courts, maintenance buildings, and structures for storage of golf carts.

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5. Dwellings (6 or more) and customary uses for farm workers, ranch hands and seasonal laborers, when accessory and incidental to a bonafide agricultural activity, provided the overall density does not exceed 1 dwelling unit/5 acres. These dwellings may include single family dwellings, standard design manufactured homes, residential design manufactured homes or mobile homes.
6. Packing houses for the processing and packaging of citrus, vegetables, and fruits.
7. Processing plants for the dressing and packaging of beef, poultry, swine and fish.
8. Sawmills for the cutting, sizing and curing of lumber.
9. Commercial retail sales of nursery plants and landscaping materials in conjunction with wholesale nursery operations.
10. Commercial fish farms and similar aqua-cultural operations.
11. Plants for the production and processing of feed and fertilizer. 00-32; 03-16; 06-37; 08-32; 09-09; 11-20 BCC Adopted 08/01/2011 August 1, 2011 Chapter 14 7-114 Zoning
12. Brooders and pens for the husbandry of poultry, swine and similar farm animals exceeding the limits for permitted uses.
13. Aviaries, commercial riding stables and sites for the raising or possession of exotic animals as recognized by the Florida Fish and Wildlife Conservation Commission.
14. Veterinary clinics in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
15. Tourist attractions featuring animals, reptiles and other wildlife.
16. Recreational vehicle parks and campgrounds, when approved in accordance with other provisions of this Ordinance.
17. Recreation facilities for special groups, e.g., athletic associations, girl scouts and boys clubs.
18. Utility plants, landfills (all classes as regulated by the Florida Department of Environmental Protection, and construction and demolition debris disposal sites, in accordance with - Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
19. Cemeteries and customary accessory uses in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.

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20. Pug mills and/or temporary plants for the production or batching of concrete, asphalt soil cement or asphaltic concrete in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
21. Soil excavation, mining or quarry operations when approved in accordance with other provisions of this Ordinance.
22. Plants for the processing of fertilizer or animal hides.
23. Communication towers in accordance with Chapter 9.
24. Hunting camps and fishing camps in accordance with the Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
25. Temporary parking and storage areas for construction equipment, providing the temporary period does not exceed 5 years.
26. Class II aircraft landing fields in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
27. Community Residential Home B in accordance with Conditional Use and Site Standards (C.U.S.S.) of this Ordinance.
28. Land application disposal in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
29. Areas for the display, sale, assembly and maintenance of agricultural equipment.
30. Outdoor firing ranges provided the property has a rural land use designation in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance. 00-32; 03-16; 06-37; 08-32; 09-09; 11-20 BCC Adopted 08/01/2011 August 1, 2011 Chapter 14 8-114 Zoning
31. Membership organizations including fraternal organizations in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
32. Commercial kennels for the raising, breeding and/or boarding of domestic animals including, but not limited to, canines or felines in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
33. Bed-and-breakfast establishment in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
34. Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the

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character of the proposed development, the location of the site, and its compatibility with adjacent parcels. These above determinations shall be made by the Planning Official.

D. SPECIAL EXCEPTIONS

The following uses may be permitted as a special exception by the Board of Adjustment provided an application has been approved pursuant to other provisions of this Ordinance.

1. Home occupations.
2. Buildings, yards, pens and/or fenced yards, when accessory and incidental to the principal dwelling, for the keeping of canine exceeding the permitted maximum of four (4) canine, up to a maximum of (6) canine.
3. Pigeon coops, when accessory and incidental to the principal structure.

E. PROHIBITED USES

All uses not specified as a permitted use, conditional use, or a special exception, shall be prohibited. In cases where a use is not listed as a permitted use, conditional use or special exception anywhere in these regulations, the Planning Official shall determine whether a use would be permitted, conditional or a special exception. Appeals of the Planning Official's decision shall be as provided for according to Chapter 2.

CH. 14.11 RESIDENTIAL MANUFACTURED HOUSING (RMH)

A. OBJECTIVES

In order to promote the orderly growth and development of the community, protect the value of the property, improve the opportunity for housing various economic and other groups, and achieve the intent of land use regulations, this district is established to:

1. Encourage the design and development of suitable areas for various types of residential dwellings at a medium density (including modular units and similar forms of manufactured housing which are fabricated off the site); and
2. Discourage the creation or continuation of conditions which could detract from the harmony, tranquility and appearance of residential neighborhoods, or have an adverse effect on adjacent areas.

B. PERMITTED USES

The following uses listed below are authorized in this district, when such uses comply

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with the requirements contained in these regulations.

1. Single family residence including customary uses such as a garage, carport and porch, when accessory and incidental to the principal dwelling.
2. Single family manufactured home and mobile home, including customary uses such as a garage, carport, and porch, when accessory and incidental to the principal dwelling.
3. Swimming pool, spa, recreation room, screen room, and other customary uses, when accessory and incidental to the principal dwelling.
4. Greenhouse or nursery for domestic plants and landscaping materials, when accessory and incidental to a principal dwelling.
5. Buildings, yards, pens and or fenced yards, when accessory and incidental to the principal dwelling, for the keeping of no more than four (4) canine. Pens shall maintain a minimum setback of ten (10) feet from any property boundary.
6. Pier, dock, or boathouse, when accessory and incidental to the principal dwelling.
7. Community Residential Home A in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
8. Model home and pre-construction sales office in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
9. Storage buildings, hobby shop and tool sheds, when accessory and incidental to the principal dwelling in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
10. Distribution electric substations, except on property that is designated as preservation, conservation or historic preservation on the future land use map, in accordance with Section 163.3208, Florida Statutes, as amended.
11. Elementary, middle and high schools and customary ancillary facilities, which include auditoriums, gymnasiums, and sports fields, subject to the applicable Compliance Review requirement prescribed in Table 14.1, and to the standards contained in Chapter 14, Section 14.81.

C. CONDITIONAL USES

The following uses may be permitted as conditional uses provided that an application has otherwise been approved pursuant to Chapter 2 and Chapter 17 of this Ordinance.

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1. Two family dwelling (duplex), including customary uses such as a garage, carport, and porch, when accessory and incidental to the principal dwelling.
2. Three family dwelling (triplex), including customary uses such as a garage, carport, and porch when accessory and incidental to the principal dwelling.
3. Townhouse dwelling including customary accessory uses as authorized pursuant to the approved conditional use site development plan.
4. Mobile home park, when developed in accordance with other provisions of this Ordinance.
5. Recreational vehicle park and campground, when planned in accordance with other provisions of this Ordinance.
6. Public parks, playgrounds, libraries, and similar neighborhood activities.
7. Public substations for telephone or other utilities, and for firefighting or law enforcement services.
8. Houses of worship, in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance, and customary accessory facilities such as a chapel and educational buildings for religious training.
9. Kindergartens and child care centers for preschool children and nursing homes for the sick and elderly.
10. Public neighborhood recreation facilities such as a clubhouse, swimming pool, picnic ground, beach, boathouse, boat docks, and boat ramps.
11. Marina or golf course, country club and customary accessory facilities such as a clubhouse, swimming pools, cabana, tennis court, maintenance building and golf cart storage.
12. Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and its compatibility with adjacent parcels. These above determinations shall be made by the Planning Official.

D. SPECIAL EXCEPTIONS

The following uses may be permitted as special exception by the Board of Adjustment provided an application has been approved pursuant to other provisions of this Ordinance.

1. Home Occupations.

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2. Temporary residences in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
3. Buildings, yards, pens and or fenced yards, when accessory and incidental to the principal dwelling, for the keeping of Canine exceeding the permitted maximum of four (4) canine up to a maximum of six (6). Pens shall maintain a minimum setback of ten (10) feet from any property boundary.
4. Pigeon coops, when accessory and incidental to the principal structure.

E. PROHIBITED USES

All uses not specified as a permitted use, conditional use, or a special exception, shall be prohibited. In cases where a use is not listed as a permitted use, conditional use or special exception anywhere in these regulations, the Planning Official shall determine whether a use would be permitted, conditional or a special exception. Appeals of the Planning Official's decision shall be as provided for according to Chapter 2.

F. MAXIMUM DWELLING DENSITY, SUBJECT TO COMPREHENSIVE PLAN

RMH		
house/mobile home/manufactured home	5.0	units/acre
duplex	7.3	units/acre
triplex	8.4	units/acre
townhouse	9.0	units/acre
RMH-1		
house/mobile	home/manufactured	home/
duplex	2.0	units/acre
RMH-1A		
house/mobile home/duplex	2.0	units/acre

CH. 14.15 COMMERCIAL RESTRICTED BUSINESS (CR)

A. OBJECTIVES

To promote the orderly growth and development of the community, protect the value of property, limit the expenditure of public funds, improve the opportunity for local employment and economic activity, and achieve the intent of land use regulations. Further, this district is established to:

1. Encourage the design and development of suitable areas for special types of commerce which are appropriately located with direct access to major thoroughfares and offer a

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variety of goods and services to various areas of the community; and

2. Discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of planned business centers, or have an adverse effect on adjacent areas.

B. PERMITTED USES

The following uses listed below are authorized in this district, when such uses comply with the requirements in these regulations.

1. Offices and studios for professional services such as customarily provided by doctors, dentists, opticians, architects, engineers and lawyers and veterinary facilities catering to small animals.
2. Offices and studios for financial services such as customarily provided by banks, savings and loan associations, credit bureaus, insurance agencies, and securities brokerage.
3. Governmental administrative buildings and courts serving the executive, legislative, and judicial functions of local, state and federal branches of government, including post office facilities.
4. Theaters, museums, and galleries for cultural events, art displays and shows and clubs, lodges and meeting facilities for professional or social organizations.
5. Offices and studios for communication services such as radio and television broadcasting, filming or recording, and publishing of newspapers or periodicals.
6. Offices and studios for business services such as data processing, employee training, advertising, bookkeeping, and duplicating or reproducing of letters, forms, and drawings.
7. Shopping centers and office parks.
8. Shops and stores for retail goods such as furniture, appliances, clothing, food, medicine, hardware, books, gifts, carpets, draperies, stationery, office supplies, and sporting goods.
9. Shops and studios for general services such as hair cutting and styling, shoe repair, photography, picture framing, and areas for pick-up and delivery of laundry or cleaning.
10. Hospitals, medical clinics or laboratories and customary accessory uses.
11. Entertainment facilities such as auditoriums, bowling alleys, skating rinks, bars, game rooms and billiard halls, go-cart tracts and mini-golf facilities.

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12. Membership organizations including fraternal organizations in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
13. Funeral homes.
14. Food preparation facilities for minor products to be sold on the premises, such as bakery items, candies, confections, juices and beverages.
15. Eating establishments such as restaurants, cafeterias, lounges, supper clubs, and coffee shops.
16. Distribution electric substations, except on property that is designated as preservation, conservation or historic preservation on the future land use map, in accordance with Section 163.3208, Florida Statutes, as amended.

C. CONDITIONAL USES

The following uses listed below may be permitted as conditional use provided that an application has been approved pursuant to Chapter 2 and Chapter 17 of this Ordinance.

1. Houses of worship, in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance and customary accessory facilities such as a chapel and educational buildings for religious training.
2. Personal storage facilities or mini-warehouses and warehouses for storage and distribution of supplies used in conjunction with retail sales.
3. Transportation facilities such as passenger stations for trains, buses, limousines or taxis, and automobile parking garages.
4. Production facilities for limited communication products such as newspapers, magazines and similar printing, lithography or photographic processing.
5. Showrooms and display areas for the sale of new and used automobile and customary accessory uses.
6. Private schools.
7. Service stations including those that provide limited minor repair in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
8. Areas for the sale of decorating landscaping materials in conjunction with commercial retail plant nurseries.
9. Communication towers in accordance with Chapter 9.

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10. Automobile car washes, automobile oil change and lubrication facilities.
11. Convenience stores, with or without gas dispensers, in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance, and licensed package stores for the sale of off-premise consumption of alcoholic beverages.
12. Nursing, convalescent and extended care facilities, Community Residential Home B and C in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
13. Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and the compatibility with adjacent parcels. The above determinations will be made by the Planning Official.

D. PROHIBITED USES

All uses not specified as a permitted use, conditional use, or a special exception, shall be prohibited. In cases where a use is not listed as a permitted use, conditional use or special exception anywhere in these regulations, the Planning Official shall determine whether a use would be permitted, conditional or a special exception. Appeals of the Planning Official's decision shall be as provided for according to Chapter 2.

CH. 14.23 PUBLIC INSTITUTION DISTRICT (IN)

A. OBJECTIVES

To promote orderly development of public and quasi-public community facilities and to achieve the intent of land use regulations. Further, this district is established to:

1. Accommodate a wide variety of community facilities; and
2. Promote open space and buffering to minimize potential adverse impacts on adjacent land uses.

B. PERMITTED USES

The following uses are authorized in this district, when such uses comply with requirements contained in these regulations.

1. Open space parks and passive recreation areas.
2. Infrastructure support facilities limited to water or sewer lift stations.
3. Law enforcement substations.

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4. Recycling and collection sites when accessory and incidental to an existing on-site development.
5. Distribution electric substations, except on property that is designated as preservation, conservation or historic preservation on the future land use map, in accordance with Section 163.3208, Florida Statutes, as amended.
6. Elementary, middle and high schools and customary ancillary facilities, which include auditoriums, gymnasiums, and sports fields, subject to the applicable Compliance Review requirement prescribed in Table 14.1, and to the standards contained in Chapter 14, Section 14.81.
7. Hospitals and other medical facilities.

C. CONDITIONAL USES

The following uses may be permitted as conditional uses provided that an application has been approved pursuant to Chapter 2 and Chapter 17 of this Ordinance.

1. Water plants
2. Sewer plants
3. Electrical power generation plants.
4. Cemeteries in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
5. Communication towers in accordance with Chapter 9
Libraries.
6. Correctional facilities in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
7. Active recreation parks
8. Administrative facilities.
9. Landfills in accordance with Conditional Use and Site Standard (C.U.S.S.) of this Ordinance.
10. Private educational facilities.

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11. Fire stations.
12. Solid waste transfer stations and recycling/collection sites when not accessory and incidental to a principal development.
13. Residential community center.
14. Billboard in accordance with Chapter 15.

D. PROHIBITED USES

All uses not specified as a permitted use or a conditional use shall be prohibited. In cases where a use is not listed as a permitted use or a conditional use anywhere in these regulations, the Planning Official shall determine whether a use would not be permitted or conditional. Appeals of the Planning Official's decision shall be provided for according to Chapter 2.

CONDITIONAL USE AND SITE STANDARD (C.U.S.S.)

THE FOLLOWING SECTIONS DESCRIBE MINIMUM REQUIREMENTS, STANDARDS AND/OR CONDITIONS APPLICABLE FOR DEVELOPMENT OF SPECIFIED USES, FACILITIES, AND/OR STRUCTURES IN ADDITION TO THE CRITERIA LISTED BELOW, THOSE SECTIONS WHICH PERTAIN TO CONDITIONAL USES ALSO REQUIRE COMPLIANCE WITH CHAPTER 2 AND CHAPTER 17.

14.27 ADULT DAY CARE FACILITY

- A.** Adult day care facilities shall be permitted without regard to subsequent standards set forth in this Section if such uses are accessory to the following permitted uses: churches, social service agencies, health care facilities, community centers, or elderly housing developments. Adult care facility uses shall only be permitted as an accessory use.
- B.** The location and extent of the facility shall not adversely affect the character of the existing neighborhood. The adult day care facilities shall be located in a building that is in scale with the buildings located within two hundred (200) feet of said building. Said adult day care facility buildings shall not deviate by more than thirty (30) percent from the median scale of neighboring buildings as determined by site volume ratio and total building volume.
- C.** No overnight lodging shall be permitted for any type of adult day care facility.

14.28 AGRICULTURAL STANDS

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The Planning Official is authorized to permit construction and/or use of agricultural stands. Permits for such uses shall be limited to six (6) months, with an option to renew every six (6) months for a maximum number of four (4) consecutive renewal periods. The following conditions shall apply.

- A. The use shall provide for all required off-street parking and loading on private property. Paved parking is not required; however, a surface that will not contribute to erosion or sedimentation, either on-site or off-site is required. If paved parking is provided, review by the County Engineer shall be required.
- B. The use shall be located along and have direct vehicular access to a public street.
- C. No sales, parking or display activity shall be located within road rights-of-way or on public land.
- D. Access to and from the site shall be in accordance with requirements of the Osceola County Engineer.
- E. The use shall conform to Development Standards of the applicable zoning district; however, agricultural stands can be located at a minimum twenty (20) feet front yard setback.
- F. The use shall comply with all applicable Health Department regulations, as set forth in Rule 10D 15, Florida Administrative Code, pursuant to Chapter 381, Florida Statutes, and other applicable regulations.
- G. At least one (1) fully charged, 2A-10BC fire extinguisher shall be located on the premises at all times in a visible, accessible location.
- H. Written permission from the owner of the property, when the stand is not located on land owned by the operator, shall be required on-site at all times the site is in use.
- I. No more than one (1) readily removable, temporary structure, smaller than one hundred and fortyfour (144) square feet for storage, display or sales shall be utilized.
- J. Signage shall be in conformance with requirement contained in Chapter 15 of this Ordinance, however, an Agricultural Stand will be allowed a maximum of two (2), thirty-two (32) square feet on-site pole or ground signs per development site.
- K. Permit issued by Osceola County for the agriculture stand shall be displayed in a conspicuous place at all times while stand is operational.

14.29 AIRCRAFT LANDING FIELD

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- A.** Aircraft landing fields and aircraft operations shall meet all relevant Federal and State regulations.
- B.** Approval of said aircraft landing field shall not significantly limit or prohibit operation of existing or approved airports, aircraft landing fields or ultra light flight parks.
- C.** Aircraft landing fields shall be classed according to landing field capabilities and intended uses as outlined below.
 - 1.** Class I Privately-owned landing field which meets minimum physical standards for use by small aircraft, and used primarily by licensee for personal use, and not open to public.
 - a.** Runway dimensions shall be no greater than one thousand, eight hundred (1800) feet in length.
 - b.** A maximum of five (5) aircraft shall be based at the landing field at any one time. This number includes aircraft to be stored at the facility.
 - c.** Primary surface of runway, hangars and repair buildings shall be set back at least one hundred fifty (150) feet from property boundaries. All other structures shall be set back at least fifty (50) feet from property boundaries.
 - d.** Flight operations shall be restricted to V.F.R. (Visual Flight Rules) weather conditions.

Class I aircraft landing fields are permitted uses in the AC zone.
 - 2.** Class II privately or publicly-owned landing field which meets minimum standards for use by small aircraft and which is open for use by the public.
 - a.** Runway dimensions shall be no greater than three thousand, two hundred (3200) feet in length.
 - b.** Primary surface of runway, hangars and repair buildings shall be set back at least two hundred (200) feet from property boundaries. All other structures shall be set back at least seventy-five (75) feet from property boundaries.
 - c.** Flight operations shall be restricted to V.F.R. weather conditions. Class II aircraft landing fields are conditional uses in the AC zone.
 - 3.** Class III privately or publicly-owned landing field which has a runway in excess of three thousand, two hundred (3200) feet in length, which has no published instrument approach procedure and which is open for use by the public.

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- a. Primary surface of runway, hangars and repair buildings shall be set back at least two hundred fifty (250) feet from property boundaries. All other structures shall be set back at least seventy-five (75) feet from property boundaries.
- b. Operations shall be restricted to V.F.R. weather conditions unless a specific variance is otherwise granted. Class III aircraft landing fields shall only be authorized in conjunction with a planned development.
4. Class IV public use landing field which has a published instrument approach procedure.
Class IV aircraft landing fields shall only be authorized in conjunction with a planned development.

14.30 AUTOMOBILE OR MOTOR VEHICLE REPAIR IN RESIDENTIAL DISTRICTS

- A. Only minor repairs and maintenance may be accomplished on privately registered vehicles owned by the resident of the lot and having current State of Florida license plates, or motor vehicles designated by the State of Florida as qualifying for an antique or horseless carriage designation, may be performed which, for purposes of this section, are limited to the changing and replenishment of fluid levels, such as hydraulic fluid, windshield washer fluid, and lubricating oil, the replacement of spark plugs, ignition points, the rotation of tires and the checking of adequate pressure; and the replacement of drive belts and hydraulic lines, provided all repairs are completed within seven (7) days of the commencement.
- B. Any other repairs on the motor vehicle or automobile shall be restricted to a totally enclosed building and only accomplished on privately registered vehicles owned by the resident of the lot and having current State of Florida license plates, or motor vehicles designated by the State of Florida as qualifying for an antique or horseless carriage designation.
- C. The automobile or motor vehicles referred to in this Section shall be licensed and registered to the resident of the address at which the limited repairs and maintenance or other repairs are to be performed. Repairs and maintenance shall not be performed on more than two (2) vehicles at a time.

14.31 BED-AND-BREAKFAST ESTABLISHMENT

- A. The bed-and-breakfast establishment, for the purposes of calculating density, shall constitute one dwelling unit and may be allowed as a conditional use within RPB, AC and all RM zoning districts.
- B. Parking shall be provided in accordance with other provisions of this Ordinance.

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- C. Buffering and screening shall be provided in accordance with other provisions of this Ordinance.
- D. Bed-and-breakfast establishments, in RPB zoning districts, shall be allowed to have no more than six 6. lodging units.
- E. All bed and breakfast establishments shall meet all applicable state and local regulations.

14.32 BOARDING HOUSE

- A. In each boarding house, for the purposes of calculating density, every 2.5 residents shall constitute one (1) dwelling unit. Therefore the facility must be located on a lot large enough to meet the density requirements of the Osceola County Comprehensive Plan for the equivalent number of dwelling units or the minimum requirements of the zoning district in which it is located, whichever is more restrictive.
- B. Parking shall be provided in accordance with other provisions of this Ordinance.
- C. Buffering and screening shall be provided in accordance with other provisions of this Ordinance.
- D. All boarding houses containing more than fifteen (15) residents shall have direct access to a collector or arterial street, as is defined under the Osceola County Functional Classification System.
- E. All boarding houses shall comply with all applicable state and local regulations.
- F. Where boarding houses shall be located within two (2) lots, or one hundred (100) feet from the boundary of a single family residential zoning district of lesser density than permitted in the zoning district in which said boarding house is located, then said boarding house shall be in scale with the building located within two hundred (200) feet of said boarding house. Said boarding house shall not deviate by more than thirty (30) percent from the median scale of such neighboring buildings as determined by site volume ratio and total building volume.

14.33 CANOPIES AS ACCESSORY USES

Canopies provided over the pump islands at gas stations, service stations and convenience stores shall meet the setback requirements of a principal structure. However, if the following requirements can be met, the canopy may intrude a limited amount into an otherwise required setbacks.

- A. The outside edge of the canopy may intrude up to ten (10) feet into the required front yard.

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- B. The canopy shall not block visibility at intersections of rights-of-way or drives.
- C. All pump islands, their surrounding structures and the canopy support structures shall meet the zoning district's yard requirement for building setbacks.

14.34 CEMETERIES

- A. All requirements of the Florida Statutes regarding the interment of human dead shall be met.
- B. A minimum lot size for the entire cemetery site shall be eighty-five thousand (85,000) square feet.
- C. There shall be adequate space within the site for the parking and maneuvering of funeral corteges, parking may be grass.
- D. No interment shall take place within thirty (30) feet of any adjoining lot line.
- E. All structures shall be set back a minimum of twenty-five (25) feet from any boundary line of the cemetery property.
- F. All structures over twenty-five feet in height must be set back from any boundary line of the cemetery a minimum of twenty-five (25) feet plus two (2) feet for each one (1) foot of height over twenty-five (25) feet to the maximum height permitted by the zoning district in which it is located or fifty (50) feet, whichever is more restrictive.

14.35 CENTRAL SOLID WASTE STORAGE AREA

All new buildings and uses which provide facilities for the central storage of solid waste within the lot, but outside of a building, shall be screened from public rights-of-way and adjacent properties by an enclosure constructed of materials compatible with the materials of the main building.

14.36 CHILD CARE CENTER

- A. If a circular driveway is provided for pick-up/drop-off of children, the following shall be required in addition: A one-way direction paved circular driveway, twelve (12) feet in width with a minimum inside turning radius of twenty (20) feet, and an area a minimum of fifteen (15) feet from the designated discharge point where the children are picked up or dropped off. If fire regulations require the designation of a fire lane, then the width of the circular driveway shall be at least twenty (20) feet.
- B. A fenced outdoor play area for the children shall be provided. The use of the fenced outdoor play area shall be limited to between 7 a.m. and 7 p.m. if the fenced play area

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is within one hundred (100) feet of a residential zoning district unless otherwise specifically approved by the Board of County Commissioners.

- C. The location and extent of the facility shall not adversely affect the character of the existing neighborhood.
- D. The child care center shall be of a design, intensity and scale to serve the surrounding neighborhood and be compatible with the surrounding land uses and zoning.
- E. Child care centers for more than 15 children shall have direct access onto a collector or arterial streets in conformance with other provisions of this Ordinance.

14.37 COMMUNITY RESIDENTIAL HOME

The requirements and standards of Chapter 419, Florida Statutes and regulations of the Department of Children & Families shall be met. A community residential home is “a dwelling unit licensed to serve clients of the Department of Children & Families, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents” (Florida Statutes). Osceola County defines three (3) types of community residential homes.

A. COMMUNITY RESIDENTIAL HOME A

Homes, which otherwise meet the definition of a community residential home, shall have no more than six (6) residents and shall be deemed a single family unit for the purposes of this Ordinance. This home shall be a permitted use in all residential zoning districts of this Ordinance and does not require approval from the County. A home in this category shall not be located within a radius of 1,000 feet of another existing community residential home. A community residential home “A” shall constitute one dwelling unit.

B. COMMUNITY RESIDENTIAL HOME B

This home shall have between seven (7) and fourteen (14) residents. The location of a community residential home “B” shall be determined by Osceola County review in accordance with other provisions of this Ordinance. Notification requirements of the sponsoring agency are found in Chapter 419, Florida Statutes. Specific locational review criteria are cited for a community residential home “B” (Chapter 419, Florida Statutes), and shall be used in addition to other provisions of this Ordinance, by the County in reviewing and acting upon an application. Community residential homes “B” and “C” shall be located so that a minimum twelve hundred (1200) feet radius exist between other established community residential homes in multi-family and 500 feet in residential single-family districts. Community residential homes “B” and “C” shall have a density calculated at 1/5 of a dwelling unit per resident. The facility shall be designed and built in a similar fashion to a single-family home, a single-family

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townhouse, or a low density garden apartment. The facility shall meet all other provisions of this Ordinance.

C. COMMUNITY RESIDENTIAL HOME C

This home shall have in excess of fourteen (14) residents. The location of a community residential home “C” shall be determined by Osceola County, in accordance with other provisions of this Ordinance. Notification requirements by the sponsoring agency are found in Chapter 419, Florida Statutes. Specific review criteria in addition to County provisions, shall be the same as applicable to community residential home “B”, and are cited in Chapter 419, Florida Statutes. These criteria shall be used by the County in reviewing and acting upon an application.

D. Community residential homes (A, B, and C) shall not be located as to result in a concentration of community residential homes.

14.38 CONSTRUCTION TRAILERS/MODULAR OFFICES AS TEMPORARY OFFICES

- A.** A licensed contractor or land excavation permitted engaged in a construction project for which a building permit or soil excavation operating permit has been issued by Osceola County, may temporarily use a construction trailer/modular office for office facilities in the location where the work is being done; provided such office shall not be placed upon a public street but upon the property on which the permit authorized the activity. The construction trailer/modular office shall be removed within thirty (30) days after completion of the work for which the permit has been issued. Septic tanks may be permitted by the Osceola County Health Department provided all applicable requirements are met.
- B.** Zoning approval may be issued by the Planning Official for a one year period for the use of modular facilities as temporary offices while business properties are being remodeled, provided that they are placed upon the property for which there is a building permit issued by Osceola County for the remodeling. The permit shall be for a period of one-year or until the remodeling is completed, whichever is the shorter period. The permit may not be renewed after the expiration of the one-year period.
- C.** Watch person trailers shall be limited to one (1) per construction site.
- D.** Public toilet facilities shall be provided as required by the County.
- E.** Planning Official, or his/her designee, may permit modular facilities as temporary offices within otherwise required building setbacks provided the applicant can demonstrate:
 - 1.** Site placement will not have an adverse impact on adjacent property

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2. Can adequately buffer, when required, the proposed site from the adjacent property
3. That lacking an alternative placement, in compliance with required setbacks, the applicant would be prohibited the use of such facilities

14.39 CONVENIENCE STORE/GAS STATION

- A. The use shall have direct access to a collector or arterial roadway in conformance with other provisions of this Ordinance.
- B. All convenience stores abutting residentially zoned property shall use the same architectural materials (excluding windows) on all sides of the building.
- C. Site lighting shall be in accordance with C.U.S.S. site lighting standards contained herein.
- D. No repair services shall be performed.

14.40 CORRECTIONAL FACILITY

- A. At the time of the conditional use request, the operator of the correctional facility shall provide information on, and if approved, shall utilize adequate measures to prevent the unauthorized exit of the inmates.
- B. Buffers and screening shall be in accordance with other provisions of this Ordinance.
- C. The facility shall comply with all applicable Federal, state and local requirements.
- D. Specific requirements for the two types of correctional facilities are as listed below.

1. PRISON

- a. The minimum lot size shall be fifty (50) acres.
- b. The structures occupied by the facility residents shall be located 750 feet measured from other zoning lot boundaries.

2. COMMUNITY CORRECTIONAL FACILITIES

- a. The minimum lot size shall be five (5) acres.
- b. All structures occupied by the facility residents shall be located a minimum of one hundred fifty (150) feet from any lot boundary containing a dwelling unit or other lot boundary having an AC zoning district designation.

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14.41 DISPLAY/MEETING TENTS

- A.** The use permit may be granted for thirty (30) days, four times per year, per lot and may be extended up to sixty (60) days by the Board of Adjustment as a special exception. No use permit shall be issued before a minimum 14 day period has lapsed following termination of a preceding use permit.
- B.** The use of the display/meeting tent shall be limited to between the hours of 7 a.m. and 9 p.m.
- C.** All parking shall be on-site.
- D.** Trash and debris shall not accumulate. All trash and debris shall be removed when the display/meeting tent is removed.
- E.** Any electrical permits for the display/meeting tent shall be obtained by a licensed electrical contractor.
- F.** A letter of approval from the Fire Marshall and the Health Department shall be required if portable toilets are to be used.
- G.** Written consent from the owner, or authorized agent, of the property shall be obtained.
- H.** When a display/meeting tent is used in conjunction with a seasonal sales lot, only a seasonal sales lot Permit shall be required (a separate display/meeting tent permit shall not be required).
- I.** Private residential use permits are exempt.
- J.** In PD districts, as part of a CDP, alternative restrictions may be granted.
- K.** One-site fire extinguisher(s) shall be located within seventy-five feet of any portion of the tent facility.

14.42 EATING ESTABLISHMENT/DRIVE-THROUGH FACILITY

- A.** No order box used in the ordering of food or beverages from a drive-through window shall be located within two hundred (200) feet of any property zoned residential.
- B.** A solid screening fence or wall, a minimum of six (6) feet in height, shall be required to be placed between any property used for a drive-through facility and any abutting property zoned residential. The intent of this solid screening is to screen vehicular headlight glare from adjacent residential property.

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- C. Adequate automobile stacking space will be provided from the order box to ensure that any public right-of-way or common vehicular use area will not be blocked by or utilized for vehicular stacking.

14.43 FIRING RANGE, SMALL ARMS (INDOOR)

- A. Noise levels shall be in conformance with the County noise ordinance.
- B. The design and safety standards of the National Rifle Association shall be met.

14.44 FIRING RANGE, SMALL ARMS (OUTDOOR)

- A. The minimum size of the site shall be five (5) acres.
- B. The maximum caliber used on the range shall be .45 for rifled barrels and twelve (12) gauge for non-rifled barrels.
- C. A projectile-proof backstop, consisting of concrete, steel, earth or a combination thereof, at least fifteen 15 feet high shall be erected and maintained behind all target areas.
- D. Noise levels shall be in conformance with the County noise ordinance.
- E. The design and safety standards of the National Rifle Association (NRA), the National Skeet Shooting Association (NSSA), and the Amateur Trap Shooting Association (ATSA) shall be met. Where a conflict exists between the aforementioned standards and NRA, NSSA and ATSA, the standards of these associations may apply.
- F. Must be 1,000 feet from the nearest residence.
- G. Lighting used at the site shall be designed, located and constructed so as to prevent glare and minimize reflection onto neighboring property.

14.45 FLEA MARKETS

- A. This use shall not be permitted for properties abutting a residential zoning district.
- B. Uses authorized for flea markets shall include retail outlets for new and used general merchandise, gift and sundry items, food, produce and bakery, clothing, furniture, books and appliances, tools and automotive parts; shops for personal care services such as barbers and hairdressers; artisans and crafts persons and their wares; retail sales display areas for home improvement items such as screen rooms, spas, etc.; and restaurant space to include beer sales for consumption on premises only.

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- C. The use shall have direct access to a collector or arterial roadway in accordance with Osceola County Ordinance 84.2, as amended by Ordinance 89-25.
- D. All vendors shall obtain an occupational license from Osceola County and shall have said license displayed on site.
- E. A minimum of 70% of sales display area shall be within covered structures built to building code standards, and a maximum of 30% of sales area to be provided as a paved open air display.
- F. Expansion of sales display areas, covered or uncovered, shall require separate conditional use approval.
- G. One temporary storage unit, maximum size 8'x10', shall be permitted for each covered sales display area, provided they do not encroach upon parking spaces or walkways, or create safety hazards.
- H. Internal tenants' signage shall not be visible from public roads or sidewalks and do not require a permit from the Osceola County Planning and Zoning Office.

14.46 GARBAGE DUMPSTER

Except for single and two-family residential developments, areas therein shall be segregated for the storage of waste materials in accordance with the County Solid Waste Department's and in compliance with the following

- A. They shall be walled with materials that are like-kind to the principal building(s) on the site.
- B. They shall be enclosed and have opaque doors. The doors shall remain closed at all times other than during garbage disposal or collection.
- C. They shall be easily accessible by a pick-up service without causing a stoppage of vehicular traffic on arterial or collector roadways.

14.47 GARAGE, YARD, ETC. SALES

Garage, yard, tag, patio and apartment sales are specifically permitted, as an accessory use, in all residential districts. Such sales shall be limited to one during each six (6) month period, for a duration not to exceed three (3) days.

14.48 GOLF DRIVING RANGES

- A. The site shall be of such configuration so as to permit a minimum driving distance of three hundred fifty (350) yards from each proposed tee.

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- B.** A site plan of the facility shall be submitted showing the layout of the property with all fairways, roughs, greens, structures, off-street parking areas, fencing and proposed plant materials and location.
- C.** Lighting used at the site shall be designed, located and constructed so as to prevent glare and minimize reflection onto neighboring property.
- D.** Minimum required buffers on all sides of a golf driving range shall be fifty (50) feet.

14.49 GUEST HOME AND/OR QUARTERS FOR DOMESTIC EMPLOYEES

The following list of development standards are designed to achieve compatibility between guest homes and/or quarters for domestic employees and surrounding residential structures. In order to confirm development criteria has been achieved, all applications for guest homes or quarters for domestic employees shall provide architectural drawings of both the existing single family home as well as the proposed guest home or quarters for domestic employees. In addition, all development plans shall provide a property survey performed by a Florida registered land surveyor. The survey must show lot area and location of all existing and proposed structures. If the subject property contains less than one (1) acre, the request for a quest home or quarters for domestic employees must be approved as a special exception to the Board of Adjustment.

- A.** All such dwelling units shall be on a conforming lot, with a minimum lot area as prescribed in these regulations or agreed to under a PD zoning application and shall meet all other applicable building setback requirements unless otherwise exempted by this Code.
- B.** Minimum building size 450 square feet (See Note 1) Maximum building size 800 square feet (See Note 2) NOTE 1: The 450 sq feet standard does not apply if the request is for an attached guest home and/or quarters for domestic employees. NOTE 2: Requests for guest homes and/or quarters for domestic employees larger than 800 sq feet cannot exceed 40% of the total conditioned floor area of the existing single family home unless approved as a special exception by the Board of Adjustment.
- C.** No guest home or quarters for domestic employees may be located greater than one hundred (100) feet from the primary residential structure.
- D.** Guest homes or quarters for domestic employees shall be architecturally compatible with the primary residential structure.
- E.** Guest homes or quarters for domestic employees shall not be leased or rented.
- F.** Guest homes or quarters for domestic employees may be either attached to the primary residential structure or detached from the primary residential structure.

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- G. Guest homes or quarters for domestic employees must be sub-fed electrically from the same meter as the primary residential structure.
- H. Any and all deviations from the above standards shall require special exception approval by the Board of Adjustments.

14.50 HELIPORT

- A. Heliports shall meet all Federal, state and local regulations.
- B. Landing and take-off areas shall be located a minimum of one hundred fifty (150) feet from any zoning lot boundary and a minimum of one thousand (1000) feet from any dwelling unit or residentially zoned property.
- C. All storage and repair shall be conducted in enclosed buildings.
- D. Hangars and repair facilities shall be set back at least one hundred fifty (150) feet from any zoning lot boundary and all other buildings shall be set back at least fifty (50) feet from any zoning lot boundary.
- E. In the PD districts, heliports are permitted only if the district is fifty (50) contiguous acres or more in size.
- F. Parking requirements shall be in accordance with other provisions of this Ordinance.

14.51 HOME OCCUPATION

- A. The County Manager or his/her designee may authorize the operation of a Home Occupation, in all single family, multiple-family and mixed use zoning districts only by approving an owners / operators affidavit, in a form approved by the County, that declares an owners / operators statement of compliance with all of the provisions of this section.
- B. A Home Occupation shall include, but not necessarily be limited to the following: domestic crafts such as seamstress, sewing, tailoring, washing and ironing, real estate services, bookkeeping, tax preparation, computer input or computer consulting services, telemarketing services, short term rental property management office, medical transcription, beautician, mail order, internet/web based operations, contractor (office only), interior decorator / designer, products of home made crafts (such as writer, painter, composer, etc.), private tutoring and instruction (limited to three pupils at any one time), and professional services
- C. No person shall be employed other than members of the immediate family all of which must reside on the premises.

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- D.** The use of the dwelling unit for the Home Occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than twenty-five (25) percent of the air conditioned floor area of the dwelling unit shall be used in the conduct of the Home Occupation and no more than 20 square feet of merchandise may be stored. No outside display, storage, or use of land is permitted.
- E.** There shall be no change in the outside appearance of the building or premises as a result of such occupation, with the exception of an unlighted sign or nameplate. The sign shall be limited to not more than two (2) square feet in area, attached to and not projecting from the building.
- F.** A Home Occupation may be conducted in any accessory building provided the building is incidental to and subordinate to the primary residential structure.
- G.** Mechanical equipment shall not be used on the premises, except such that is normally used for purely domestic or household purposes, nor shall it create levels of noise, vibration, glare, flumes, odors or electrical interference detectable to the normal senses outside the dwelling unit in excess of that normally associated with household use. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television sets off the premises, or causes fluctuations in line voltage in excess of that normally associated with household use.
- H.** No products other than that produced on site may be sold on site. This does not preclude taking orders for sales or provision of services off-site.
- I.** Traffic or parking demands to or from the residence shall not be generated by the residential use and Home Occupation in greater volume, frequency or type than ten vehicle trips per day, as defined by the Institute of Transportation Engineers (I.T.E.). Deliveries related to the home occupation shall not occur more frequently than twice per day, not including any deliveries made by the U.S. Postal Service. Parking demand shall be limited to a maximum of four (4) parking spaces.
- J.** A Home Occupation shall not be interpreted to include activities such as, but not restricted to, auto repair and tune-up, general offices, clinics, physician's, dentist's and offices (except contractors) of the like, welding shops, animal hospitals, kennels, catering or other food preparation businesses.
- K.** Multiple Home Occupations shall not have a cumulative impact greater than the criteria for one occupation.
- L.** A Home Occupation shall not be transferred to another owner or lessee of the property unless the identical conditions exist as to the specific occupation, number of persons operating the occupation, and all site conditions remain the same. Any transfer

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requires approval of the County, including a new application and affidavit as required herein.

- M.** Home Occupation may be approved for up to one (1) year and must be renewed annually by making application to Osceola County Planning & Zoning Office. Home Occupations may be approved for up to one (1) year and must be renewed annually by making application to Osceola County Planning and Zoning Office. Upon filing a new application or renewing an application the applicant shall sign an affidavit, provided by the Planning & Zoning Office, confirming compliance with the criteria contained in this section. If the applicant is not the property owner, a notarized letter of authorization from the property owner shall be submitted at the time of application.
- N.** A Home Occupation approval may be revoked by the County Manager or her/his designee upon any violation of these criteria, after written notice.
- O.** Any denial or revocation of a Home Occupation may be appealed by filing an application for Special Exception for a Home Occupation to the Board of Adjustment.

14.52 HOUSES OF WORSHIP

- A.** Minimum lot size of twenty thousand (20,000) square feet shall be provided.

14.53 HUNTING CAMPS AND FISHING CAMPS

- A.** Hunting camps may only be approved as a temporary use during hunting seasons as defined by the Florida Fish and Game Commission.
- B.** Fishing camps must be located within 500 feet of a lake, creek or canal identified on a current tax map.
- C.** Hunting or fishing camps must contain a minimum of five acres with 200 feet of lot width in an AC zoning district.
- D.** An application for conditional use must include the following supporting documents:
 - 1.** Survey of property providing legal description and confirming acreage.
 - 2.** Photograph of dwelling unit to be used on site (mobile home, motor home, recreational vehicle or cabin).
 - 3.** Documentation from authorized RV dealer or repair facility confirming that selfcontained sewage system is operable or copy of septic tank permit from Osceola County Environmental Health Department.
 - 4.** Site plan showing access and distance from county or state maintained road.

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5. Applicant to sign affidavit recognizing that emergency services may not be available to the site and stating that site will not be used for permanent housing.
 6. No property approved as a hunting camp will be eligible for homestead exemption.
- E.** Hunting camps located on parcels in excess of 500 acres in single ownership that abut a public maintained road and provide hunting rights by lease may submit an application for site plan approval and may be exempt from a conditional use application and the above provisions. Appeals from TRC conditions must be made through conditional use procedures to the Planning Commission and Board of County Commissioners.

14.54 KENNEL

- A.** The method of disposal of all feces and other solid waste generated by the kennel operation shall be reviewed and approved by the Health Department.
- B.** All runs and kennel areas shall be fenced with chain link, solid wood fencing or a masonry wall. The fence or wall shall be of quality material and be neat in appearance. The fenced kennel areas shall set back a minimum of 15 feet from rear and side property boundaries. The fenced kennel area is not permitted within the front yard.
- C.** Any training of animals shall not include the use of loud noises or produce smoke or odor.
- D.** Humane Society of the United States (HSUS) Guidelines shall be used, at a minimum for the flooring, walls between kennels, drainage, heating and cooling, cage sizes and runs.
- E.** The kennel facility shall not generate adverse off-site noise or odor impacts.
- F.** All outdoor runs shall be a minimum of one hundred fifty (150) feet from any residential zoning district.

14.55 LAND APPLICATION DISPOSAL

A. GENERAL STANDARDS

Land application disposal shall meet all relevant Federal and state regulations. The minimum standards for the land application disposal of domestic wastewater residuals shall be pursuant to Chapter 17-640, FAC, as amended, and as authorized and monitored by the Health Department. The minimum standards for land application disposal of domestic sewage and food service sludge shall be pursuant to Chapter 10D-6, FAC, as amended, and as authorized and monitored by the Osceola County Health Department.

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B. OPERATION STANDARDS

The operator of the land application disposal activity shall be responsible for using site management practices pursuant to Chapter 17-640.600, FAC, as amended, or Chapter 10D-6, FAC, as amended.

C. BUFFER/SETBACK STANDARDS

Buffer/setback requirements shall be as provided by Chapter 17-640, FAC, as amended, and Chapter 10D-6, FAC, as amended, with the following additional requirements: the land application boundary shall be located not less than one thousand (1000) feet from any occupied building and two hundred (200) feet from the land application area property line.

D. ACCESS STANDARDS

The land application area shall have direct access to a collector or arterial street in accordance with Osceola County Ordinance 84.2, as amended by Ordinance 89-25.

E. HOURS INFORMATION

A certified statement by the operator specifying the hours of operation for the disposal activities.

F. VOLUME INFORMATION

An explanation of the volume of material to be land applied, expressed in gallons per day, cubic yards per day, or tons per day.

G. KINDS OF MATERIAL INFORMATION

An explanation of the classes of residuals and types of sewage and food service sludge to be land applied.

H. Land application disposal is allowed only as a conditional use in the AC zoning district.

14.56 LANDFILLS, CLASS I, II, III AND CONSTRUCTION AND DEMOLITION DEBRIS SITES

A. Front, rear and side yards shall be a minimum of 50 feet. When adjacent to residentially zoned property, yards shall be a minimum of 200 feet for non-office type buildings and uses.

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- B.** Proof of the ability to meet all applicable local, state and federal environmental standards shall be provided.
- C.** The facility shall have direct access to a collector or arterial in accordance with Chapter 13 of this Ordinance.
- D.** The use shall not be within one thousand (1000) feet of a school, measured on a straight line along the shortest distance between the perimeter of the landfill and the boundary of the property upon which the school is situated.
- E.** The site shall be fenced by a six foot high fence.
- F.** The following information shall be provided in addition to the general information required:
 - 1.** The haul routes and points of access to the property.
 - 2.** The proposed data that the land alteration will commence and the projected date of completion.
 - 3.** An explanation of the volume of waste to be received, expressed in cubic yards or tons per day.
 - 4.** An explanation of the type of landfill requested and type of wastes to be received.
 - 5.** A statement specifying the hours of operation.
 - 6.** Evidence of approvals to operate the proposed landfill from the Florida Department of Environmental Protection and the Osceola County Health Department.
 - 7.** Buffers shall be required to be identified as part of the site development plan. Buffers shall be designed to reduce visual impacts, noise impacts and other purposes as determined by the Board of County Commissioners.

14.57 LIFE CARE TREATMENT FACILITIES

- A.** In a life care treatment facility, for the purposes of calculating density, every two and one-half (2.5) residents shall be considered to equate to one (1) dwelling unit. Number of residents shall be based on the maximum capacity of the facility. Each room or group of rooms containing a separate and individual kitchen shall equal to one 1. unit. If an accessory nursing home is provided on the same lot, the density conversion rate for a nursing, convalescent and extended care facility must be met for that portion of the development. (See nursing, convalescent and extended care facility). Therefore, the facility must be located on a lot large enough to meet the

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density requirements of the comprehensive plan for the number of dwelling units proposed.

- B.** Each facility shall provide adequate parking in accordance with other provisions of this Ordinance.
- C.** All life care treatment facilities shall have direct access to a paved and dedicated public street.
- D.** Buffers and screening shall be as required in accordance with other provisions of this Ordinance.

14.58 MEMBERSHIP ORGANIZATIONS INCLUDING FRATERNAL ORGANIZATIONS

- A.** The use shall be located so as to discourage traffic through residential areas.
- B.** Required yards adjacent to residential uses or zoning districts shall be a minimum of thirty (30) feet.
- C.** Hours of operation may be limited, based on conditions of an approved conditional use.

14.59 MINI WAREHOUSE LOCATIONAL AND DESIGN REQUIREMENTS

- A.** Such facilities shall front on collector or arterial roadways in accordance with Osceola County Ordinance 84.2, as amended by Ordinance 89-25. Such facilities shall be designed so that warehouse doors do not face collectors or arterials.
- B.** Such facilities shall be used only for dead storage of materials or articles and shall not be used for assembly, fabrication, processing or repair.
- C.** No services or private sales shall be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited. Non profit organizations may be authorized by specialized permit to hold fund raising events.
- D.** Facilities shall not be used for meeting rooms, or residents.
- E.** No exterior storage shall be permitted, unless authorized by conditional use.
- F.** Storage of explosive or highly flammable material shall be prohibited.

14.60 MODEL HOME AND PRE-CONSTRUCTION SALES OFFICE

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- A.** The model dwelling unit shall meet all district requirements for lot and yard dimensions.
- B.** Signs shall not be illuminated after 9:00 p.m.
- C.** The model dwelling unit shall not be used for any business activity later than 9:00 p.m.
- D.** At least five (5) off-street parking spaces shall be provided on the same lot as the model dwelling unit or on a contiguous lot within the specific project. One of which must meet ADA requirements.
- E.** In subdivisions where model homes are not located within a phase, section or unit of new construction, a conditional use plan approval shall be required.
- F.** Model dwelling units may be erected or displayed in districts which exclude residential uses, provided that such models shall not be used for residential purposes, but only for display as a means to sell homes in districts in which they are permitted and provided that all other requirements of the district in which the model dwelling unit is erected shall be met.
- G.** A temporary structure may be used as a pre-construction sales office for the purpose of displaying a typical dwelling unit arrangement, subject to the following restrictions:
 - 1.** The structure shall be landscaped in accordance with other provisions of this Ordinance.
 - 2.** The structure shall be subject to the same front yard requirements as the principal structure to be erected and shall otherwise be subject to all yard requirements for the district in which it is located.
 - 3.** Adequate off-street parking facilities (a minimum of five (5) spaces which may be mulched) and access driveways shall be developed within those locations approved for such facilities in conjunction with the permanent apartment structure and no additional parking areas or access driveways shall be permitted.
 - 4.** Signs shall be permitted only in accordance with other provisions of this Ordinance for the specified use.
 - 5.** The structure shall comply fully with all existing building codes and ordinances of the County.

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6. The structure shall be completely and totally removed within six 6 months from the date of the issuance of a building permit for or upon the completion of the permanent residential dwelling structure whichever date is later.
7. In the event that the structure should not be removed or demolished by the owner or other parties in interest within the terms of this Section, the County, to the extent permitted by law, acting through its Chief Building Inspector, is authorized to vacate, demolish or remove any such building or structure. The County shall assess the entire costs of such vacation, demolition or removal against the owner or other parties in interest.

14.61 NURSING, CONVALESCENT AND EXTENDED CARE FACILITIES

- A. All nursing, convalescent and extended care facilities shall have direct access to a collector or arterial roadway.
- B. Minimum lot size shall be one 1 acre with a minimum frontage on a public street of one hundred fifty (150) feet.
- C. Buffers and screening shall be in accordance with other provisions of this Ordinance.
- D. Each nursing, convalescent, or extended care facility shall not exceed a floor area ratio of .25.
- E. Parking shall be in accordance with other provisions of this Ordinance.

14.62 PRIVATE SKATEBOARD RAMPS IN RESIDENTIAL DISTRICTS

- A. Regulations contained herein shall apply only to planned residential districts, residential single family districts, and residential multiple family districts.
- B. Minimum lot size of 7,500 square feet is required.
- C. Shall comply with setback requirements for the principal structure but in no case shall the ramp be located forward of the front building line.
- D. Ramps shall be screened from adjacent properties by a solid opaque fence not less than six 6 feet in height.
- E. A building permit must be obtained for the skateboard ramp structure.
- F. Ramps shall not be lighted.

14.63 PUBLIC SERVICE FACILITY

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- A. The uses shall be restricted to water pumping stations, water treatment plants, telephone exchanges, transformer step-down locations, and similar uses required to serve the needs of the surrounding residential, office and commercial districts.
- B. Noise abatement measures or increased setbacks shall be used to insure that noise levels produced by the facility do not exceed ambient noise levels of the surrounding area as measured at the zoning lot boundary.
- C. The facility shall be adequately screened and buffered from adjoining land uses which may be of a lower intensity. Buffers and screening shall be in accordance with other provisions of this Ordinance for new facilities. Expansions to existing facilities shall be screened and/or buffered so that the expanded facility does not have any greater impact on the adjacent properties than prior to the expansion.

14.64 PUG MILLS AND TEMPORARY ASPHALT PLANTS IN AGRICULTURAL ZONING DISTRICT AS PART OF AN APPROVED LAND EXCAVATION SITE

- A. The pug mill shall be located a minimum of two hundred (200) feet from all property boundaries.
- B. The pug mill shall be located a minimum of five hundred (500) feet from any residential dwelling unit and one thousand (1000) feet from property boundaries of any school, church, or hospital.

14.65 RECREATION SERVICES NEIGHBORHOOD LEVEL

- A. All courts, pools and playing fields shall meet the principal structure yard requirements of the district in which they are located.
- B. All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- C. When located within or adjacent to a residential zoning district, hours of operation shall be limited from 7:00 A.M. to 10:00 P.M.

14.66 RESIDENTIAL BUILDING PERMIT SITE PLANS

All building permit requests shall be accompanied with a site plan having the following minimum standards.

- A. A scaled drawing shall be on paper at a minimum of 8 ½" x 11" in size.
- B. Drawing shall indicate dimensions of the property, direction of north, location of roads and/or rights of ways, easements, buildings and structures with their dimensions,

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location of well and septic (where applicable), linear distance of buildings from bodies of water of wetland areas.

14.67 SANITARIUM/MENTAL INSTITUTION

- A. All sanitarium/mental institutions shall have direct frontage onto a collector or an arterial roadway in accordance with Osceola County Ordinance 84.2, as amended by Ordinance 89-25.
- B. The minimum lot size shall be five (5) acres with a minimum frontage on a public street of two hundred (200) feet.
- C. The structures shall be located a minimum of one thousand, two hundred (1,200) feet from any residential single family or multi-family zoning district boundary permitting a density of two (2) units per acre or greater, five hundred (500) feet from any zoning district boundary permitted at a density of less than two (2) units per acre and a minimum of two hundred (200) feet from all property boundaries.
- D. At the time of the conditional use request, the operator of a mental institution shall provide information on, and if approved, shall utilize adequate measures to prevent the unauthorized exit of the patients.
- E. Buffers and screening shall be in accordance with other provisions of this Ordinance.
- F. The Facility shall comply with all applicable Federal, state and local requirements.

14.68 SEASONAL SALES LOTS

- A. The permit may be granted for up to forty-five (45) days during official Federal holiday seasons.
- B. Products shall not be located in any right-of-way.
- C. All parking shall be on-site.
- D. The location of products on the property shall not block visibility for vehicles or pedestrians on or off the lot in a way that would create a safety hazard.
- E. Sales shall be limited between the hours of 7:00 a.m. and 11 p.m.
- F. All trash and debris shall be removed when sales end.
- G. Written consent from the owner, or authorized agent, of the property shall be provided.

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- H. A recreational vehicle may be used for security, provided it has all applicable permits.
- I. Signage and tents shall be in accordance with other provisions of this Ordinance.
- J. Products remaining after the holiday shall be removed from the premises no later than seven (7) days after the holiday.

14.69 SELF-SERVICE ICE BUILDINGS

A self-service ice building is a self-contained ice making system that produces bags of ice. It houses a unit that is enclosed in a freezer-cooled insulated box and may operate without full time service personnel. These units are activated by the insertion of money and ice is bagged automatically or dispensed in bulk outside to the consumer.

- A. Shall be allowed when accessory and incidental on parcels where the principal use is one of the following:
 1. Convenience store or gasoline service station
 2. Supermarket or grocery store
 3. Licensed package store for the sale of alcoholic beverages for off-premise consumption
 4. Marina, boat ramp, or fishing pier
 5. Specialty food store such as a bakery or delicatessen
 6. Recreational vehicle park
 7. Amusement park
 8. Commercial outdoor recreation facility, such as golf course, driving range or paintball field
 9. Other uses where food and beverage items are sold for off-site consumption
- B. Shall only be allowed as an accessory use on parcels that have an existing principal building.
- C. Shall require Engineering Improvement Plans and a building permit.
- D. Shall not exceed 400 square feet in footprint area.

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- E.** Shall not exceed 15 feet in overall height as measured from the grade at the base to the top of the structure. This does not include the screening for mechanical equipment.
- F.** Shall meet required setbacks of the principal building(s) on the parcel and shall not be placed greater than fifty (50) feet distance from the principal building(s) unless deemed necessary by the Planning Official to mitigate impacts to adjoining properties.
- G.** Shall be architecturally compatible with the existing principal building(s) on the parcel. A building elevation plan demonstrating architectural compatibility shall be provided with an application for a building permit. Components of architectural compatibility shall include but not be limited to the following:
 - 1.** Predominant color(s) and exterior materials;
 - 2.** Primary landscape theme;
 - 3.** Lighting elements;
 - 4.** Other elements which may be relevant to a specific development and how they are compatible with the adjacent sites; and
 - 5.** Uniform Signage Plan.
- H.** Shall have a minimum of two (2) paved parking spaces within 50 feet of the self-service ice building (one of which shall be ADA compliant.)
- I.** Bollards, ramps, and any other attachments to the building shall be painted to match the building.
- J.** Shall be well maintained in a clean sanitary condition and free of rust, chipping paint, rips or tears and vermin.
- K.** All mechanical equipment shall be screened from the public view.
- L.** Shall not encroach on required parking, landscaping, or open space for the principal use(s) on the site.
- M.** Skirting shall be required around the base of the building.
- N.** All utilities shall be underground.
- O.** Shall operate in compliance with Chapter 500, Florida Statutes.
- P.** Shall include a landscaped area at the base of the building as follows:

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1. The landscaped area ratio to building area shall be 1:2.
2. A landscape plan shall be submitted with the Engineering Improvement Plan.
3. The landscaped area surrounding a self-service ice building shall create an aesthetic effect by the combined use of plant material and/or inorganic material including but not limited to grass, trees, shrubs, planters, brick, stone, natural forms, water forms, aggregate and other landscape features, but not including the use of concrete, asphalt or outdoor carpeting. The landscape plan shall illustrate compliance with these requirements, and shall emphasize aesthetics for the portions of the building facing the public right-of-way.
4. The landscaped area shall be irrigated and maintained, as necessary, to promote healthy plant growth.

14.70 SERVICE STATIONS

- A. The uses shall have direct access to an arterial or collector in conformance with Chapter 13 of this Ordinance.
- B. All repair services shall be performed within a completely enclosed building.
- C. All storage of vehicles awaiting needed parts shall be within the building or in a yard completely screened from off-site view.
- D. All damaged or non-operable parts shall be stored indoors until removed from the premises.
- E. A service station shall store all vehicle parts within a completely enclosed building.
- F. Where the use abuts residentially zoned property, a minimum 20 foot buffer shall be provided. Said buffer or buffer wall shall be in accordance with other provisions of this Ordinance. Landscaping shall be in accordance with other provisions of this Ordinance.
- G. All service stations abutting residentially zoned property shall use the same architectural materials (excluding windows) similar to and consistent with residential use.
- H. All outdoor lighting shall be in compliance with site lighting standards contained herein.

14.71 SITE LIGHTING

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- A. Exterior site lighting shall be designed to prevent direct view of light source from adjacent property boundaries. However, when approved as part of an overall site lighting plan, direct view of a light source may be permitted, provided the light source utilizes the use of prismatic lens, frosted or amber globe, diffuser or shield, bulb coating, low wattage, or other means of reducing intensity of the light beyond the light source.
- B. Canopy lighting fixtures, including lens covers, shall be recessed into the canopy ceiling or designed with fixture shields that prevent direct view of light source.
- C. Lighting and/or electrical plans designed for non-single family residential developments shall identify the location of all exterior light fixtures. Manufacturers cut-outs identifying proposed light fixtures shall accompany all required lighting plans.

14.72 SLAUGHTERHOUSE

- A. All slaughtering, butchering and related operations shall be conducted within enclosed buildings.
- B. All offal shall be stored in water tight and odor tight containers.
- C. The operation shall meet all Federal and State of Florida requirements and qualify for all Federal, state and local health permits.
- D. All animal holding areas shall be located a minimum of one thousand, three hundred twenty (1,320) feet from any residential development or zoning district developed to or permitting a density of five (5) units per acre or greater; a minimum of five hundred (500) feet from any dwelling unity existing on adjacent property developed at less than two (2) units per acre at the time of the development or expansion of the use; and a minimum of three hundred (300) feet from any property line.

147.73 SPECIAL EVENTS

- A. Permits for functions such as art festivals, parades, fairs or other special events shall be authorized in compliance with the following minimum requirements. Additional requirements may be imposed by Staff as they deem necessary.
 - 1. The hours of operation allowed shall be compatible with the uses adjacent to the activity.
 - 2. The amount of noise generated shall be in compliance with the County noise ordinance.

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3. Applicants shall guarantee that all litter generated by the special event be removed at no expense to the County.
 4. A Special Event Permit shall only be granted if Staff finds that the parking generated by the event can be accommodated without undue disruption to or interference with the normal flow of traffic. Utilization of off-duty police, sheriff or Highway Patrol officers to direct traffic shall be required. Cost of providing same to be incurred by the operator of the special event.
 5. Traffic and parking shall be maintained without undue disruption to or interference with the normal flow of traffic. If the event requires the closure of all or a portion of a county road, the applicant must demonstrate compliance with Section 336.048, Florida Statutes. Additionally, the County Board of Commissioners may condition the permit to require special signage, barricades, the use of personnel to assist with directing traffic or other conditions which may be necessary to protect the health, safety and welfare of the public.
- B.** In cases where it is deemed necessary, the County Commission may require the applicant to post a bond to ensure compliance with the conditions of the special event permit.
- C.** In cases where it is deemed necessary, the applicant may be required to provide special event insurance coverage up to a limit of \$5,000,000 per occurrence.
- D.** If the applicant requests the County to provide extraordinary services or equipment or the County Manager otherwise determines that extraordinary services or equipment should be provided to protect the public health or safety, the applicant shall be required to pay to the County a fee sufficient to reimburse the County for the costs of these services.

14.74 STORAGE BUILDINGS AND TOOL SHEDS

- A.** Accessory storage sheds shall comply with the following:
1. An accessory storage shed, less than 250 square feet and 10 feet in height, may occupy required side yard and rear yards, but shall not occupy required front yard unless otherwise provided for herein. An accessory storage shed shall not be located closer than six (6) feet to the side or rear property line. No accessory storage shed shall be located within a recorded easement.
 2. Corner lots shall require accessory storage sheds to be located in the rear yard. However, accessory storage sheds may be located within the side yard, provided the accessory storage shed maintains the side yard setback required for the residential or commercial building.

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3. For lots having street frontage (double frontage) along both front and rear yards, accessory storage sheds shall be located in the yard which functions as the rear yard.
 4. Accessory storage sheds may be located within a front yard when authorized as a special exception by the Board of Adjustment.
- B.** Storage buildings and tool sheds, may be permitted in the Agriculture Development and Conservation (AC), Rural Development-One Acre (R-1, R-1M), Rural Development-Two Acre (R-2, R-2M), Estate Development (E-1, E-1A, E-2, E-2A, E-5), Residential Single Family (RS-1, RS-2, RS-3, RS-1A, RS-1C), Residential Manufactured Housing (RMH, RMH-1, RMH-1A), Residential Multiple Family One (RM-1), Residential Multiple Family Two (RM-2), and Residential Professional Business (RPB) zoning districts subject to the following criteria:
1. Must be accessory and incidental to the principal dwelling or principal use.
 2. May not be located within a recorded easement.
 3. Must be located in a rear yard or side yard behind the front line of the principal dwelling, unless authorized as a Special Exception by the Board of Adjustment.
 4. Storage buildings and tool sheds of less than 250 square feet and 10 feet in height may be located six (6) feet from the side and rear property lines, unless the recorded easement is greater.
 5. Storage buildings and tool sheds of more than 250 square feet but less than 750 square feet must meet the minimum required rear yard and side yard setback of the applicable zoning district.
 6. Storage buildings and tool sheds in excess of 750 square feet must be authorized as a Special Exception by the Board of Adjustment.
 7. Storage buildings and tool sheds shall be site constructed and/or prefabricated in accordance with Florida building codes.
 8. Modification of vehicles, mobile homes, recreational vehicles, tractor trailers, cargo containers, temporary storage units or other structures not designed or constructed for this use shall be prohibited.

14.75 SWIMMING POOLS

- A.** Fencing shall be in accordance with the Standard Building Code.

B. ENCLOSURE

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1. Required screen mesh enclosures with no solid roof shall not be located closer than six (6) feet to the side or rear lot line. No screen mesh enclosure shall be permitted within a recorded utility easement.
2. Swimming pools with a solid roof shall be considered a building. These can be either detached or attached to the main building. If attached, they shall meet the same setbacks and coverages as the main structure.

C. REQUIRED PLACEMENT

1. A private pool may occupy required side and rear yards, but shall not occupy required front yards unless otherwise provided for herein. A private pool and required decking shall not be located closer than six (6) feet to the side or rear property line. No pool shall be located within a recorded easement.
 - a. Corner lots shall require pools and their surrounding decking to be located in the rear yard. However, pools, decking and required screen enclosures may be located within the side yard, provided the pool, decking and screen enclosure maintain the side yard setback required for the residential or commercial building.
 - b. For lots having street frontage (double frontage) along both front and rear yards, pools and their surrounding decking shall be located in the yard which functions as the rear yard, provided the pool is screened from the rear street by a fence, wall or hedge, having a minimum six (6) feet of vertical height running along entire length of rear street property line.
 - c. Pools may be located within a front yard when authorized as a special exception by the Board of Adjustment, provided the pool is enclosed by an architecturally finished wall.

14.76 TEMPORARY RESIDENCES

- A. Manufactured homes, mobile homes, and H.U.D. certified manufactured homes may be approved as a temporary residence and shall comply with the following standards:
 1. Shall be located a minimum of fifteen (15) feet from the principal dwelling.
 2. Manufactured homes shall be skirted.
 3. The setback requirements of the zoning district shall be met.
 4. A building permit must be issued for the set-up of the temporary residence.

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5. Deviations from the above standards, including the use of a recreational vehicle as a temporary residence, must be authorized as a Special Exception by the Board of Adjustment.

B. ADDITIONAL REQUIREMENTS BY USE

1. For use while constructing a Principal Single Family Residence or while repairing a Principal Single Family Residence damaged by fire, flood, hurricane or other catastrophes to the extent the Principal Single Family Residence is no longer able to be occupied.
 - a. Requires the issuance of a building permit for the principal single family dwelling. The required site plan shall show the location, size and description of the temporary residence.
 - b. Shall be approved for one (1) year with a maximum extension of one additional year. The temporary residence shall be removed from the property within thirty (30) days upon issuance of the Certificate of Occupancy for the principal single family dwelling regardless of the approval time period.

2. USE AS A SECURITY RESIDENCE WITHIN BONAFIDE AGRICULTURAL, COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS

- a. May be authorized for bonafide agricultural and silvicultural activities including sod farming, forestry operations, mining, and the cutting, sizing and curing of lumber.
- b. The applicant shall provide evidence that a security residence, as opposed to use of periodic security patrols, is necessary to protect the property.
- c. A security residence shall not be transferred to another owner or lease of the property unless the identical conditions exist and all site conditions remain the same.
- d. Shall be approved for one (1) year and may be renewed upon application.

3. MEDICAL HARDSHIP

- a. The applicant shall provide proof, in the form of a letter from an attending physician that a medical hardship exists which requires that the infirm resident have continuous supervision.
- b. Shall be approved for one (1) year and may be renewed upon re-application.
- c. If for any reason the infirm resident ceases to reside in the principal dwelling or the temporary residence, the applicant shall notify the Planning and Zoning Office and remove the temporary residence from the property within thirty (30) days upon notification.

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14.77 TICKET SALES & INFORMATION FACILITY

- A. May be permitted in a commercial zoning district located in the tourist corridor as defined in Article 4, Section 16, of the Osceola County Comprehensive Plan (U.S. 192 from Osceola/Polk County to Yates Road) and commercial zones fronting on U.S. 192 to the western limits of the city of St. Cloud, except property within the Kissimmee city limits.
- B. Ticket sales and information may be provided to the public within principal buildings located within an approved subdivided development site. Detached accessory structures, including, but not limited to, booths, sheds and accessory buildings shall not be utilized for the purpose of the sale of tickets or solicitation. To the extent these requirements render existing structures to be non-conforming, such structures shall be made to conform to the standards contained herein within five years at the effective date of this Ordinance.

14.78 VEHICLE RECYCLING

- A. Operations shall be located in the industrial land use plan category.
- B. Open storage of stacked materials shall not exceed 20 feet in height. Entire site shall be contained within a solid fence, wall or opaque buffer a minimum ten (10) feet in height.
- C. All hazardous materials shall be included in a building constructed in compliance with State and Federal requirements.

14.79 VETERINARY CLINIC

- A. All activities, with the exception of animal exercise yards, shall be conducted within an enclosed building.
- B. If completely enclosed with four solid walls, buildings housing animal hospitals or veterinary clinics shall be located no closer than fifty (50) feet from any adjacent residentially zoned property. Buildings housing animal hospitals or veterinary clinics, which are not fully enclosed, shall be located no closer than one hundred fifty (150) feet from any adjacent residentially zoned district.
- C. Exercise areas shall be not less than one hundred (100) feet from any dwelling unit on adjacent property and seventy-five (75) feet from any residentially zoned property with the exception of farm animal grazing areas containing a density of less than three farms animals per acre. Such grazing areas may be located anywhere on the lot. The operator of the animal hospital/veterinary clinic shall be responsible for using good management practices to discourage undesirable odors, insects, and excessive noise.

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14.80 WASTEWATER TREATMENT PLANTS AND FACILITIES

- A.** Wastewater treatment plant and facilities shall have access onto a collector or arterial road. A solid architecturally finished wall, a minimum of six (6) feet in height, and berms and/or landscaping shall be required around the wastewater treatment plant. An architecturally finished wall, a minimum of six (6) feet in height, shall be required around ponds. Pump/lift stations shall be secured either by an architecturally finished wall six (6) feet in height, by enclosing equipment in lockable buildings or enclosures, or by the use of other vandal proof construction measures which will provide protection against entry or damages.
- B.** For all wastewater treatment plants and facilities, the engineer of record shall certify that the design plans for the plant and pump/lift stations include nuisance control (odor and noise control) mitigation measures and shall ensure that such measures are installed. The mitigation measures shall be designed relative to the facility's size, design, and intensity and may include, in part, landscaping measures.
- C.** The operation of a public or privately operated interim wastewater facility shall be discontinued and public wastewater service shall be utilized within six months of the availability of public wastewater service with adequate capacity at any project boundary unless otherwise provided for in an interim wastewater treatment agreement.
- D.** Prior to placement of any wastewater plant and facility on-site, the developer shall provide evidence of approval from the applicable permitting agencies.

E. WASTEWATER TREATMENT PLANT TYPE 1

- 1.** Interim wastewater treatment plants under five hundred thousand (500,000) gallons per day (g.p.d.)
- 2.** For Type 1 plants there shall be a distance requirement of one hundred fifty (150) feet from the plant to any off-site agriculturally or residentially zoned or used land or to any on-site platted lot or dwelling unit.

F. WASTEWATER TREATMENT PLANT TYPE 2

- 1.** Permanent wastewater treatment plants under five hundred thousand (500,000) g.p.d.
- 2.** For Type 2 plants there shall be a distance of two hundred fifty (250) feet from the plant to any off-site agriculturally or residentially zoned or used land or to any on-site platted lot or dwelling unit.

G. WASTEWATER TREATMENT PLANT TYPE 3

- 1.** Wastewater treatment plants of five hundred thousand (500,000) g.p.d. or greater.

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2. For Type 3 plants there shall be a distance requirement of five hundred (500) feet from the plant to the project boundary. There shall be no platted lots or dwelling units within this distance requirement. If the plant is located in the industrial category of the comprehensive plan, the distance requirement shall be two hundred and fifty (250) feet.

H. NEIGHBORHOOD PUMP/LIFT STATIONS

Serving less than three thousand (3,000) equivalent dwelling units (e.d.u.). There shall be no minimum distance requirement for neighborhood pump/lift stations.

I. MASTER PUMP/LIFT STATIONS

Serving three thousand (3,000) e.d.u.s. or greater. There shall be a distance requirement of fifty (50) feet from the master pump/lift station to the edge of the lot. Only nonresidential or agricultural structures and parking may be located within the specified distance. There shall be a distance requirement of one hundred (100) feet from the pump/lift station to any surrounding residential structures or building envelopes.

- J. A waiver of distance requirements for wastewater treatment plants and facilities may be approved by the Board of County Commissioners in cases involving practical difficulties, unnecessary hardship, or superior alternatives. These difficulties, hardships, and alternatives, may include, but not be limited to adjacency to environmentally sensitive land, major rights-of-way or retention areas. The waiver request shall be heard using the procedure for conditional use.

- K. In instances where the distance requirements are modified, additional conditions of approval may be required.

PD07-00002 BAR SEVEN RANCH (PRD)

PD08-00003 GREEN ISLES FOUNDATION Inc. (PRD)

OSCEOLA COUNTY JIUS 2012 PERMITTED LAND USES

ZONING DESIGNATION (1)		Allowable Density/Intensity		Residential Family - single Family, Duplex (7)	Residential Family - mobile Homes	Residential Multiple Family Homes	Schools Classrooms	Library	Churches	Hospitals	Nursing / Community Residential Home	Auditoriums, Concert Halls	Office Buildings, Personal Business, Professional	Commercial Retail	Manufacturing	Utilities	Playgrounds, Neighborhood Parks	Golf Courses, Riding Stables, Cemeteries	Outdoor spectator Sports	Industrial, Warehouse, supplies	Livestock & Farming	Livestock - Animal Breeding	Agriculture - Mining	Agriculture - Fishing (Aquiculture)	Recreational, Wilderness Areas	Solar Farms, Green Energy Technology (3)
MBZ - 130 <i>(Moderate Blast Noise Area)</i>				✓(4)	✓(4)	✓	✓(4)	✓(4)	✓(4)	✓	✓(4)	✓	✓(4)	✓(4)	✓	✓(4)	✓(4)	✓(4)	✓(4)	✓	✓	✓	✓	✓	✓	✓(4)
AGRICULTURE / CONSERVATION (AC) ZONING	1 du/5 ac	P (4)	P (4)	N	C (4)	P (4)	C (4)	P (4)	C (4)	N	P/C (4)	N	C (4)	N	✓	P (4)	P (4)	C (4)	C (4)	N	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)
Blast Noise up to 115 db. <i>(Low Blast Noise Area)</i>		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
AGRICULTURE / CONSERVATION (AC) ZONING	1 du/5 ac	P	P	N	C	P (4)	C	P (4)	C	N	P/C (5)	N	C	N	✓	P	P	C	C	N	P	P	C	P	P	P
RESIDENTIAL MANUFACTURED HOUSING (RMH) ZONING	6-9 du/1 ac	P	P	C	P	C	C	C	C	N	P/C (5)	N	N	N	✓	P	C	C	C	N	N	N	N	N	C	N
COMMERCIAL RESTRICTED (CR) ZONING	20,000 sq. ft. FAR	N	N	N	C	N	C	N	C	C	C	C	P	P	✓	P	N	N	N	N	N	N	N	N	N	N
PUBLIC INSTITUTION (IN) ZONING	n/a	N	N	N	P	C	C	C	C	P	P	C	C	N	✓	P	P	C	C	N	N	N	N	N	P	N
PLANNED RESIDENTIAL DEVELOPMENT (PD) Green Isles Foundation Inc. PD08-00003 6/9/08 BCC	1 du/5 ac	N	N	N	N	N	N	N	N	N	P	N	N	N	✓	N	N	N	N	N	N	N	N	N	N	N
MOAs - (Low Level Approach and Night Time Training Area)	1du/5ac (2)	✓	✓	✓	✓(5)	✓(5)	✓(5)	✓(5)	✓(5)	✓	✓(5)	✓(5)	✓(5)	✓(5)	✓	✓	✓(5)	✓(5)	✓(5)	✓	✓	✓	✓	✓	✓	✓(4)
AGRICULTURE / CONSERVATION (AC) ZONING	1 du/5 ac	P (5)	P (5)	N	C (5)	P (4)	C (5)	P (4)	C (5)	N	P/C (5)	N	C (5)	N	✓	P (5)	P (5)	C (5)	C (5)	N	P (5)	P (5)	C (5)	P (5)	P (5)	P (5)
Planned Residential Development (PD) Bar Seven Ranch PD07-00002 6/25/07 BCC	1 du/5 ac	P (6)	N	N	N	N	N	N	N	N	N	P (5)	N	N	✓	P (5)	P (5)	C (5)	C (5)	N	P (5)	P (5)	C (5)	P (5)	P (5)	N

JIUS 2012 & Current Zoning

- (1) SOURCE: Osceola County Comprehensive Plan 2012-5; Osceola County Land Development Code as of May 5, 2012, as may be amended from time to time.
- (2) Suggested maximum Density in MOAs is no more than 1 du/5 acres
- (3) Uses allowed pursuant to FLUE Objective 5.1
- (4) Requires notice on plat for MBZ-130 & compliance with LDC for lighting
- (5) Requires height consistent with MOA's & compliance with LDC for lighting
- (6) Current PD requires 50' maximum height & compliance with LDC for lighting
- (7) Duplex not permitted in AC 5 CU in RMH

P	Permitted
C	Permitted with Conditional Use Approval and proper zoning
N	Not Permitted
✓	Land Use Recommendations Consistent with JIUS 2012, Comp Plan and LDC.

Appendix E

Public Involvement

Osceola County has worked with the CFRPC, the Avon Park Air Force Range, the local property owners, and the ranching community in an effort to ensure an open line of communication as part of the process leading up to the recommendations contained in the Osceola County JLUS 2012. Below is a summary of this process and the resulting outcomes:

Date	Meeting/ Correspondence Type	Purpose of Meeting / Summary of Outcome
09/30/08	Working Group Meeting	This was the first meeting of staff members from the affected jurisdictions, and where the different staff was introduced to the JLUS process.
10/30/08	Working Group Meeting	The Working Group shared data including GIS maps and discussed several of the JLUS issues and strategies.
01/05/09	CFRPC Presentation to BCC	Patricia Steed, Executive Director of the CFRPC presented to the BCC what a JLUS was and the issues concerning the APAFR JLUS as they related to Osceola County.
01/28/09	Policy Committee Workshop	General overview of the JLUS process and APAFR operations.
06/17/09	Policy Committee Workshop	General overview of the military airspace and operations, summary of The Nature Conservancy Buffer Study (10 mile buffer), introduction of consultants, and discussion of the statutory requirements.
10/23/09	Working Group Meeting	The Working Group reviewed and discussed JLUS issues and strategies.
11/6/09	Policy Committee Workshop	Specific discussion of GIS data collected and used for the JLUS that would ultimately aid in creation of the August 2010 JLUS Recommendations. Discussion about upcoming public workshops. Also there was discussion about the importance of the Department of Defense Readiness and Environmental Protection Inactive (REPI), and how REPI will provide matching funds to purchase land outside the range for conservation/buffer areas. Matching funds usually come from the Florida Forever and/or County land acquisition programs. Also, that having a JLUS helps in obtaining REPI funds.
01/19/10	Public Workshop in Kenansville	Some specific questions asked such as operations of drones (Colonel indicated these were not used at the base); the F-35 training, (Colonel indicated it was going through scoping then an Environmental Impact Statement (EIS) would be done prior to implementation); and the largest piece of ordnance used, (Colonel indicated a 2,000 pound concrete bomb, and a 105mm hellfire air to surface missile).
01/22/10	Working Group Meeting	The JLUS issues and strategies were discussed again, and the concerns regarding the recommendations and the restrictions to land uses these recommendations would cause were also discussed.
03/26/10	Policy Committee Workshop	Discussion of previous public workshop, clarification that the JLUS is different from the f-35 EIS, and that it wouldn't come out until approximately 2013 and possibly in Jacksonville. Next steps were discussed and that the Policy Committee would be asked to accept the JLUS at the end of June.

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Date	Meeting/ Correspondence Type	Purpose of Meeting / Summary of Outcome
04/20/10	Public Workshop in Kenansville	The Colonel discussed the range's mission, then the CFRPC presented the draft JLUS, went over recommendations for the County, notified the attendees that the final JLUS would be available in June. The Colonel and County staff provided their contact information to attendees.
06/25/10	Policy Committee Workshop	The final draft of the JLUS was presented. There were concerns brought up that the noise study was 5 years old, that a Range/Air Installation Compatibility Zone Study had not been done for future active runways, that the JLUS may negatively affect property values. The CFRPC asked that comments be forwarded to them to be included in the final study. The policy committee unanimously agreed to complete and publish the Final Study results to include written comments received as an appendix to the document, and transmit to the jurisdictions for consideration.
09/16/10	Meeting with Property Owners	Meeting to discuss concerns with the August 2010 JLUS.
10/04/10	Comment Letter to CFRPC	This letter outlined the concerns mentioned above, indicated that future property owner meetings would be held over the next three months that would result in further comments, and the letter included 4 attachments: (Comments to the recommendations, Proposed text revisions, The current County Comprehensive Plan language relating to coordination with APAFR, and Adopted Map TRN 10 illustrating the Military Operation Areas). This letter was included as an appendix in the final JLUS, which County staff is referring to as the August 2010 JLUS.
10/11/10	Additional Property Owner Workshop	Specific questions regarding base operations, the JLUS recommendations, and statutory requirements were brought up. County staff responded to the questions/concerns and followed up with a letter to the CFRPC.
12/16/10	Meeting with CFRPC	Meeting to discuss concerns with the August 2010 JLUS.
01/14/11	Teleconference with CFRPC	Meeting to discuss concerns with the August 2010 JLUS.
01/27/11	Teleconference with CFRPC	Meeting to discuss concerns with the August 2010 JLUS.
02/17/11	Florida Farm Bureau Meeting	Meeting to discuss concerns with the August 2010 JLUS.
02/28/11	Response Letter from CFRPC	CFRPC stated that typical agricultural uses are quite compatible with military training activities. Also, that the JLUS is a snapshot of existing operations and future land uses at the time of the study. As new information becomes available, they said the Study will need to be updated. They clarify that it is a study and not an adopted plan; therefore it has no regulatory or binding authority, and should be used only as an advisory document for developing Comprehensive Plan and LDC regulations.
03/9/11	Final Comment Letter to CFRPC	This letter outlines the major concerns Osceola County has with the August 2010 JLUS due to its lack of clear and appropriate data, as well as the ambiguity of certain recommendation.
03/30/11	Kenansville Community Meeting	Meeting to discuss concerns with the August 2010 JLUS.

Appendix E

Date	Meeting/ Correspondence Type	Purpose of Meeting / Summary of Outcome
08/23/11	Teleconference with Economic Development Department, Farm Bureau, Ranching Community, and Cattlemen's Association	Meeting to discuss concerns with the August 2010 JLUS and Military Compatibility.
09/29/11	Meeting with the Cattlemen's Association	Meeting to discuss concerns with the August 2010 JLUS and Military Compatibility.

Osceola County Joint Land Use 2012

Date	Meeting/ Correspondence Type	Purpose of Meeting / Summary of Outcome
10/25/11	Meeting with APAFR Commanders	At this meeting there were discussions regarding Osceola County's implementation approach, CFRPC's August 2010 JLUS and a possible Osceola County JLUS 2012, reduction of the perimeter buffer, sharing of information, compatible uses, conservation lands, and next steps.
02/08/12	Meet and Greet with Ranchers & APAFR	At this Meet and Greet, County Staff was able to meet with the Ranching Community and the Range Lieutenant Colonel. There was general discussion regarding current and future operations at the ranches and the range. The Colonel explained the operations and how certain type of development could affect training activities. The rancher expressed their understanding of the need for the range operations, as well as the fact that they did not want their property rights taken away from them or future generations. County staff explained that the implementation approach would be to create a completely new Osceola County JLUS 2012 with recommendations specific to Osceola County that should accomplish both goals. It was also explained that open lines of communication between the County, Property Owners, and the APAFR would be maintained and crucial throughout the process. It was also determined that email would be the best method of communication, and that the confirmation regarding the next meeting on 03/07/12 would be emailed out to everyone on the list.
03/02/12	Meeting with APAFR	At this meeting there were discussions regarding Osceola County's JLUS 2012, sharing of information, compatible uses, conservation lands, discussions of specific concerns, and next steps.
03/07/12	Meeting with Community & APAFR	At this community meeting staff went over the Osceola County JLUS 2012 Implementation approach, the 6 recommendations the study is focusing on, and solicited community and stakeholder input.
05/03/12	Planning Commission Update	The Planning Commission was given an update of the progress of the Osceola County JLUS 2012 and the next steps.
05/24/12	Growth Management Task Force	At this meeting a summary of the draft Osceola County JLUS 2012 was presented and discussed.

Appendix E

Date	Meeting/ Correspondence Type	Purpose of Meeting / Summary of Outcome
06/04/12	BCC Update	The Board of County Commissioners was given an update of the progress of the Osceola County JLUS 2012 and the next steps.
06/07/12	Meeting with APAFR Commander	At this meeting Osceola County Staff and the APAFR Commander discussed concerns brought up in an email received from the Commander on 06/04/12, and how to best address those concerns both within the JLUS 2012 and the staff report.
06/07/12	Planning Commission Transmittal Hearing	The Final Osceola County JLUS 2012 as part of CPA12-0001 was presented to and received a favorable recommendation from the Planning Commission along with the recommended changes pursuant to the meeting earlier in the day with the APAFR Commander for approval to transmit to DEO for inter-agency review. (Couch/Romack, 7-0)
06/18/12	BCC Transmittal Hearing	The Osceola County JLUS 2012, with the Planning Commission's recommended changes, was presented to the Board of County Commissioners for approval to transmit to DEO for inter-agency review.
08/13/12	BCC Adoption Hearing	The Osceola County JLUS 2012 was presented as D&A for CPA12-0001 and ORD12-18 after receiving letters of no objection from the State Reviewing Agencies.

Appendix F

JLUS Data & Analysis Osceola County, Florida

This section was downloaded from the Central Florida Regional Planning Council's website <http://www.cfrpc.org/JLUS-AvonParkAFR/> . A number of sections were removed from this Data and Analysis. Although the stricken Sections and Appendices supported the overall August 2010 JLUS, they were not Specific to Osceola County and therefore not used as supporting documents for creation of the Osceola County JLUS 2012. The sections not included are shown in ~~strike-through~~ on the following Table of Contents, which was brought forward from the August 2010 JLUS:

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APPENDICES

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JOINT LAND USE STUDY JLUS



AVON PARK AIR FORCE RANGE



TETRA TECH



AUGUST 2010

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**AVON PARK AIR FORCE RANGE
JOINT LAND USE STUDY**

Prepared For:

Avon Park Air Force Range Joint Land Use Study Policy Committee

Prepared By:

**Tetra Tech, Inc.
12815 Emerald Coast Parkway, Suite 110
Destin, Florida 32550**

**Miller Legg
631 South Orlando Avenue
Winter Park, FL. 32789**

**Central Florida Regional Planning Council
555 East Church Street
Bartow, Florida 33830**

August 2010

This study was prepared under contract with the Central Florida Regional Planning Council (CFRPC), with financial support from the Office of Economic Adjustment, Department of Defense and Enterprise Florida, Inc. The content reflects the views of the project participants and does not necessarily reflect the views of the Office of Economic Adjustment.

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EXECUTIVE SUMMARY

PURPOSE

The Joint Land Use Study (JLUS) program managed by the Office of Economic Adjustment (OEA), Office of the Secretary of Defense, is a Department of Defense initiative providing grants to state and local governments to participate with military installations in developing land use plans compatible with their mission. The JLUS program encourages cooperative land use planning between military installations and the adjacent communities so future community growth and development are compatible with the training and operational missions of the installation. It is more inclusive in scope than just noise and accident potential, and is more public in nature than the traditional Air Installations Compatible Use Zones (AICUZ) program. Similar to the AICUZ program, the JLUS is a cooperative land use planning effort between the affected local government(s) and neighboring military installation(s). The difference is that a local or regional agency takes the lead in conducting the JLUS. The JLUS process typically involves various local community interests along with the military installation, and the study is a locally-produced product. Under this arrangement, there is a greater assurance that compatible land use controls will be adopted.

PROGRAM GOALS AND ACTIONS

The Avon Park Air Force Range (APAFR) JLUS has the following goals:

- Collaborate with local cities and counties within the project study area including portions of Polk, Osceola, Highlands, and Okeechobee Counties and the Cities of Avon Park, Frostproof, and Sebring to conduct the Study

- Protect the health, safety and welfare of the civilian and military communities
- Identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses
- Increase communication and cooperation between APAFR and neighboring local governments
- Protect and promote the present and future operational capabilities of APAFR

This report identifies the existing environment in the study area, current conflicts between land uses and Range operations, and potential future impacts. The report also presents strategies to minimize current problems, encourage compatible future development and prevent incompatible future development. There are also recommendations and responsibilities assigned to the Range in this report.

APPROACH

The approach to this report is intended to describe and analyze the issues pertaining to existing and future conditions, and make recommendations for each jurisdiction independently. The organization of each of the seven individual sections by county or city provides a user-friendly document for the public and direct access to appropriate information for each jurisdiction.

The approach for the APAFR JLUS is based on three key elements summarized below and in **Figure ES-1**:

- Identify the Issues for Each Jurisdiction
- Develop Potential Strategies to Address the

Figure ES-1: JLUS Approach Simplified



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Identified Issues

Provide Recommendations for Each Jurisdiction **Issues.** Based on information provided by APAFR and meetings and discussions with the APAFR JLUS Working Group which includes representatives from each jurisdiction in the study area and APAFR, issues were identified with respect to encroachment around APAFR. During the various public meetings and Public Workshops, the issues were identified and explained. **Table ES-1** provides a matrix identifying the issues with respect to each jurisdiction presented at public workshops. **Figure ES-2** includes a summary of all issues for the various jurisdictions listed together beneath the “Identify Issues for Each Jurisdiction” box. All of the issues

listed do not necessarily apply to each jurisdiction.

Potential Strategies. A menu of potential strategies related to land use and policies and procedures was developed with opportunities to address the various issues. This menu was also presented to the Working Group, Policy Committee, and at public workshops showing the means and methods analyzed as part of the APAFR JLUS to address the issues. **Figure ES-3** also includes a summary of the potential strategies developed under the “Develop Potential Strategies” box.

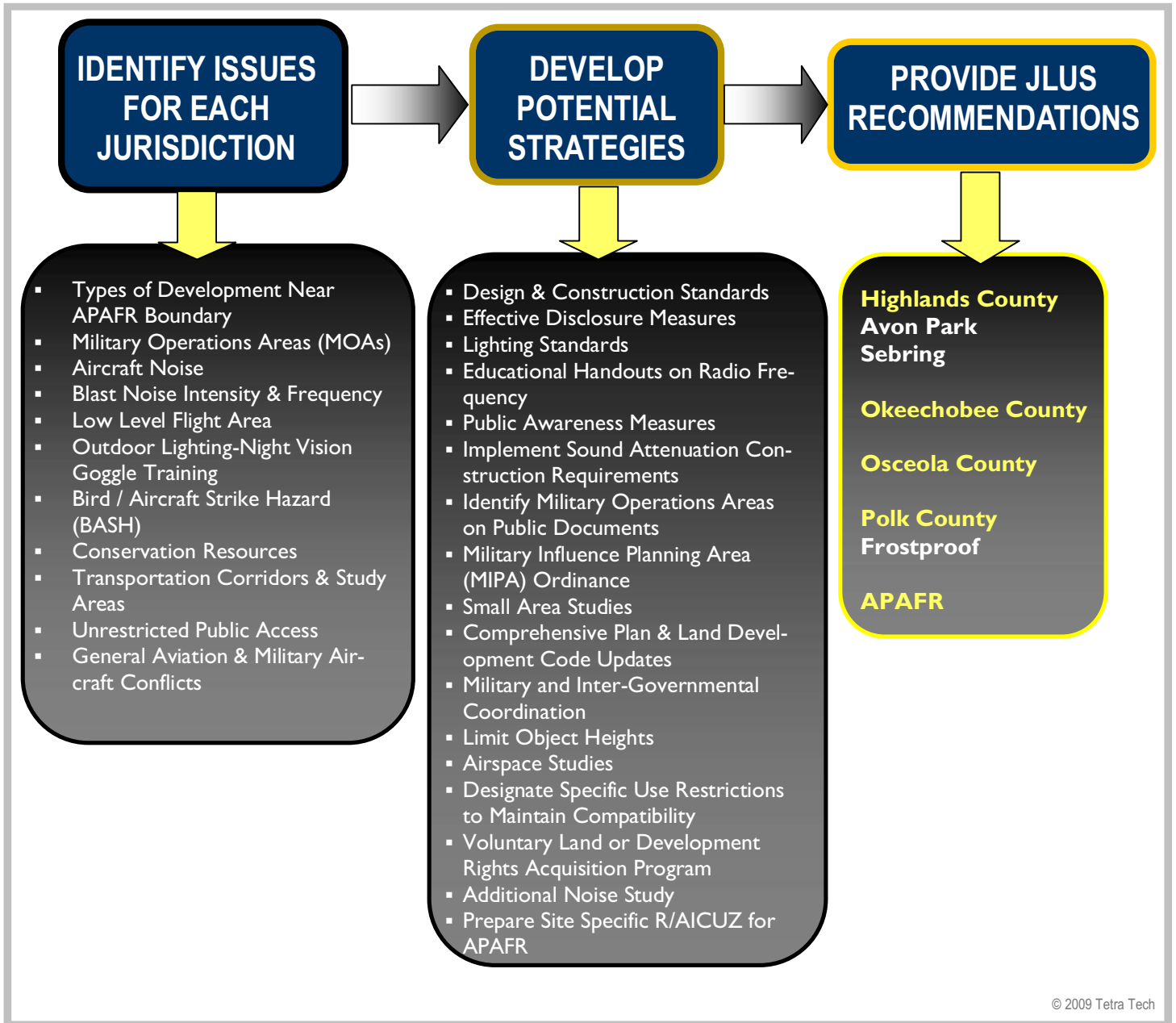
APAFR JLUS Recommendations. Recommendations for each jurisdiction are provided at the end of each section of the report. The recommendations are focused on addressing the issues identified by

Table ES-1: APAFR JLUS Identified Issues by Jurisdiction—January 2010

Brief Description	Jurisdiction						
	Highlands County	Avon Park	Sebring	Okeechobee County	Osceola County	Polk County	Frostproof
Military Operation Areas (MOA)	✓	✓	✓	✓	✓	✓	✓
Buffer Area	✓			✓	✓	✓	
Low Level Flight Areas	✓			✓	✓	✓	
Aircraft Noise	✓			✓	✓	✓	
Blast Noise	✓	✓	✓	✓	✓	✓	✓
Outdoor Lighting—Night Vision Training Areas	✓			✓	✓	✓	
Bird / Aircraft Strike Hazards (BASH)	✓			✓	✓	✓	
Conservation Resources	✓			✓	✓	✓	
Transportation Interchanges &/or Corridors	✓	✓	✓	✓	✓	✓	✓
Public Access	✓			✓	✓	✓	
General Aviation and Military Aircraft Conflicts	✓	✓	✓	✓	✓	✓	✓



Figure ES-2: APAFR JLUS—Issues Identified and Menu of Potential Strategies to Address the Issues



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

the analyses performed. Specific details are provided as needed to help ensure a clear vision of how the recommendations can be implemented. For many of the recommendations, examples of successful implementation are provided as guides for the jurisdictions.

Table ES-2 provides a summary matrix of the recommendations by jurisdiction.

The APAFR JLUS was created through the collaborative efforts of the public, APAFR JLUS Policy Committee, and the APAFR JLUS Working Group.

Public and Project Meetings. As of June 1, 2010, there have been 28 meetings including eight Public Workshops, four Policy Committee Meetings, four Working Group Meetings and 12 presentations to public and civic organizations. The following provides a list of meetings for the APAFR JLUS where the presentation was the only purpose or was part of another regularly scheduled meeting.

The first round of Public Workshops provided the public with an overview of the JLUS and the Range and explained the military, environmental, ranching, archeological and recreational activities occurring on the Range. Displays from the Range were available for viewing during an open house prior to presentations by the Range Commander and CFRPC staff and a time for questions and comments.

<u>Date</u>	<u>Public Workshop Description</u>
12 Jan 10	Polk County/Frostproof
14 Jan 10	Highlands County/Avon Park/Sebring
19 Jan 10	Osceola County
28 Jan 10	Okeechobee County

The second round of Public Workshops focused on providing the public an opportunity to comment on the proposed JLUS recommendations. Display boards with draft recommendations and data utilized in the study preparation were available for viewing prior to presentations by CFRPC staff and the Range Commander.

<u>Date</u>	<u>Public Workshop Description</u>
20 April 10	Osceola County
22 April 10	Polk County/Frostproof

- 26 April 10 Okeechobee County
- 10 May 10 Highlands County/Avon Park/Sebring

Policy Committee Meetings:

- 28 Jan 09
- 17 June 09
- 06 Nov 09
- 26 March 10

Working Group Meetings:

- 30 Sept 08
- 30 Oct 08
- 23 Oct 09
- 22 Jan 10

Public Presentations:

- Dec 08 – Jan 09: Appearances before each County/City Commission (Highlands, Polk, Osceola and Okeechobee Counties and Avon Park, Sebring and Frostproof)
- 20 May 09: Highlands County Retired Military Officers Association
- 04 June 09: Highlands County Natural Resources Advisory Commission
- 26 Aug 09: Polk County Airport Zoning Board
- 09 Nov 09: Highlands County Association of Homeowners
- 20 May 10: Heartland Association of Realtors

There have been one-on-one project meetings with staff from the seven jurisdictions and APAFR during the initial data collection phase and to discuss the issues, analysis, strategies and recommendations. Additional public outreach has also included press releases to local media outlets, responses to queries from interested citizens, activation of a JLUS website, published JLUS brochure, and participating in local planning studies in several of the jurisdictions.

APAFR JLUS Policy Committee. The APAFR JLUS Policy Committee was created to set policy



Table ES-2: APAFR JLUS Recommendation Summary Matrix by Jurisdiction

JURISDICTION		Polk County	Frostproof	Osceola County	Highlands County	Avon Park	Sebring	Okeechobee County	APAFR	
SUMMARY OF RECOMMENDATIONS	ENVIRONMENTAL	Explore Methods to Control Birds & Wildlife Near APAFR	✓	✓	✓	✓	✓	✓	✓	
		Develop and Distribute BASH Educational Material								✓
		Continue & Support Ongoing APAFR Environmental Stewardship Program	✓	✓	✓	✓	✓	✓	✓	✓
		Develop Plan for Critical Areas Supporting Military Readiness and/or Environmental Conservation	✓	✓	✓	✓	✓	✓	✓	✓
	NOISE	Implement Noise Attenuation Standards for New Construction in MIPA I and II	✓		✓	✓			✓	
		Update JLUS Document with Results from Noise Study	✓	✓	✓	✓	✓	✓	✓	✓
		Conduct Noise Study								✓
		Seek Funding for Updated Noise Study	✓	✓	✓	✓	✓	✓	✓	✓
	LAND USE	Limit Object Heights in Military Influence Planning Areas (MIPA)	✓		✓	✓			✓	
		Establish MIPA Overlay Districts I, II and III	✓	✓	✓	✓	✓	✓	✓	
		Revise Compatible Land Use Ordinances	✓		✓	✓			✓	
		Update Comprehensive Plan & Land Development Code (LDC) to Strengthen Uses Compatible to APAFR Missions	✓	✓	✓	✓	✓	✓	✓	
		Monitor Land Use at/near Transportation Corridors and/or Hubs	✓	✓	✓	✓	✓	✓	✓	✓
		Identify Military Operations & High Noise Areas on Public Documents	✓		✓	✓			✓	
		Implement Lighting Measures to Avoid Glare & Reflection	✓		✓	✓			✓	
		Implement Effective Disclosure Measures	✓	✓	✓	✓	✓	✓	✓	
	COORDINATION	Participate and Encourage Public to Participate in Preparation of RAICUZ / AICUZ	✓	✓	✓	✓	✓	✓	✓	
		Monitor Recertification of Runway and Seek Funding for the Preparation of APAFR's RAICUZ / AICUZ Programs								✓
		Formalize Policy to Implement Cross-Jurisdictional Collaboration & Coordination	✓	✓	✓	✓	✓	✓	✓	✓
		Evaluate Opportunities to Manage Public Access	✓		✓	✓			✓	✓
		Implement Public Awareness Measures	✓	✓	✓	✓	✓	✓	✓	✓
		Continue Ongoing Coordination with FAA	✓	✓	✓	✓	✓	✓	✓	✓
		Continue Collaboration with CFRPC as Facilitator of JLUS Implementation Activities	✓	✓	✓	✓	✓	✓	✓	✓
		Adopt Resolution Supporting JLUS Recommendations & Implementation	✓	✓	✓	✓	✓	✓	✓	

decisions regarding this document. The Policy Committee is comprised of one representative from each of the four counties and three cities, a representative from the APAFR, a representative from the Central Florida Regional Planning Council (CFRPC), and numerous state and federal agencies. The specific members of the Committee include the following:

- Barbara Stewart, Commissioner, Highlands County
- Ray Domer, Commissioner, Okeechobee County
- Fred Hawkins, Jr., Commissioner, Osceola County
- Edwin Smith, Commissioner, Polk County
- Brenda Gray, Deputy Mayor, Avon Park
- Tenny Croley, City Manager, Frostproof
- George Hensley, Mayor, Sebring
- Tom Champeau, Florida Fish & Wildlife
- Danny Kushmer, Southwest Florida Water Management District
- Lt. Col. Charles MacLaughlin, USAF APAFR
- Tricia Martin, Director, The Nature Conservancy
- John Morgan, South Florida Water Management District
- Dan Murphy, Exec Director, Highlands County Economic Development Commission
- Pat Steed, Executive Director, CFRPC
- Ben Walker, FDOT

[APAFR JLUS Working Group](#). The staff behind the support of the APAFR JLUS was the Working Group. The Working Group's role was to support the effort of the preparation of the APAFR JLUS through assistance with data collection including GIS mapping, attendance at Working Group meetings, review of JLUS issues, review of potential JLUS strategies, and review of the JLUS recommendations. The Working Group was comprised of representatives from multiple jurisdictions and agencies including the following:

- Avon Park Correctional Institution
- APAFR
- US Navy Integrated Training Branch
- Office of Economic Adjustment
- Florida Army National Guard
- Science Applications International Corporation
- Avon Park Youth Academy
- Highlands County
- Sebring Regional Airport
- Okeechobee County
- Osceola County
- Florida's Turnpike Enterprise
- Polk County
- FDOT
- East Central Florida Regional Planning Council
- City of Frostproof
- City of Avon Park
- City of Sebring
- CFRPC
- Florida Department of Community Affairs
- The Nature Conservancy
- South Florida Water Management District (SFWMD)
- Southwest Florida Water Management District (SWFWMD)



SECTION 1 - INTRODUCTION AND BACKGROUND INFORMATION

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1.0 GENERAL INFORMATION

1.0.1 What Is a Joint Land Use Study?

The Joint Land Use Study (JLUS) program managed by the Office of Economic Adjustment (OEA), Office of the Secretary of Defense, is a Department of Defense initiative that provides grants to state and local governments to participate with military installations in developing land use plans compatible with their mission.

The JLUS program encourages cooperative land use planning between military installations and the adjacent communities so that future community growth and development are compatible with the training and operational missions of the installation. It is more inclusive in scope than just noise and accident potential, and is more public in nature than the Air Installations Compatible Use Zones (AICUZ) program. Similar to the AICUZ program, the JLUS is a cooperative land use planning effort between the affected local government(s) and neighboring military installation(s). The difference is that a local or regional agency takes the lead in conducting the JLUS. The JLUS process typically involves various local community interests along with the military installation, and the study is a locally-produced product. Under this arrangement, there is a greater assurance that compatible land use controls will be adopted.

1.0.2 Avon Park Air Force Range Mission

APAFR plays an important role in the training of the men and women that defend our nation. The largest bombing and gunnery range east of the Mississippi River, APAFR has approximately 400 square miles of restricted airspace and 1,000 square miles of military operating area. Location in central Florida in Polk and Highlands Counties, and adjacent to Osceola and Okeechobee Counties, APAFR's 106,000 acres provide an important training facility for active duty, guard, and reserve military units from the Army, Navy, Air Force, Marines, and Coast Guard.

The Range hosts civilian public safety and homeland security unit training including the South Florida Community College Law Enforcement Academy's training

activities. The Range is also home to other organizations, such as:

- The State of Florida Juvenile Academy
- The Florida National Guard
- The Avon Park Correctional Institution

Other programs that contribute to the economies of Highlands and Polk County include outdoor recreation, cattle grazing, forest management, and timber sales. The Range's environmental stewardship program protects the unique plant and animal habitats and cooperates with The Nature Conservancy and Archbold Biological Station to study and protect the rare plants and endangered species inhabiting the Range.

1.0.3 Why Is a Joint Land Use Study Needed?

The primary purpose of the JLUS is for the local governments to develop compatible land use plans and land development regulations for the properties adjacent to and affected by Avon Park Air Force Range (APAFR) and its operations.

The JLUS is studying the planned land uses in the area that surround the Range, and the military training needs of the armed forces, to determine their compatibility. The study is designed to protect public health, safety and welfare while safeguarding the ability of the military services and homeland security agencies to provide needed training.



Military operations can present noise and other safety concerns for civilian communities. Conversely, urban development near the perimeter of military ranges can impact the viability of the installation and its mission. Development can be affected by low level flight patterns in military operating areas

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

and required clear zones for airport runway approaches. The purpose of the JLUS is to protect the health, safety and welfare of the civilian communities relative to aircraft approach and departure routes, and discourage incompatible development in high noise areas and accident potential zones. The JLUS investigates how to protect the Range's ability to conduct effective training of homeland security, public safety, and military personnel.

1.0.4 Study Goals and Actions

The APAFR JLUS has the following goals:

- Collaborate with local cities and counties within the project study area including portions of Polk, Highlands, Osceola, and Okeechobee Counties and the Cities of Avon Park, Frostproof, and Sebring to conduct the Study.
- Protect the health, safety and welfare of residents living or working near the APAFR.
- Promote comprehensive community planning.
- Coordinate the local jurisdiction's comprehensive plans with APAFR's comprehensive plans.
- Identify appropriate regulatory and non-regulatory measures to ensure compatibility between existing and future land uses.
- Increase communication and cooperation between APAFR and neighboring counties.
- Protect and promote the present and future operational capabilities of APAFR.

To achieve these goals, the following general steps have been identified:

- Establish a Policy Committee comprised of officials from local governments, APAFR, State of Florida, and other appropriate agencies to review and approve specific planning methodologies and implementation strategies.
- Establish a Working Group comprised of professionals and citizens from local communities. The Group provides technical expertise and advises the Policy Committee.
- Evaluate existing and future operations and requirements of APAFR's operations.

- Evaluate existing and future land uses adjacent to and affected by APAFR's operations.
- Evaluate existing and proposed land use regulations to determine how conflicts are currently addressed, and identify gaps.
- Identify new land use regulations to ensure compatibility between existing and future land uses and air operations.

1.0.5 Study Products and Benefits

The APAFR JLUS identifies the existing environment in the study area, any current conflicts between land uses and Range operations, and potential future impacts. The report will also present strategies to minimize current problems, encourage compatible future development and prevent incompatible future development. Benefits of the Study include:

- Improved intergovernmental relationships with respect to land use planning and development regulations.
- Improved communications among local governments, APAFR, and local neighborhoods.
- Increased awareness of potential conflicts between land development and APAFR.
- Improved local land development regulations.
- Protection of current and future military missions at APAFR.
- Address the community's health, safety, and welfare concerns.

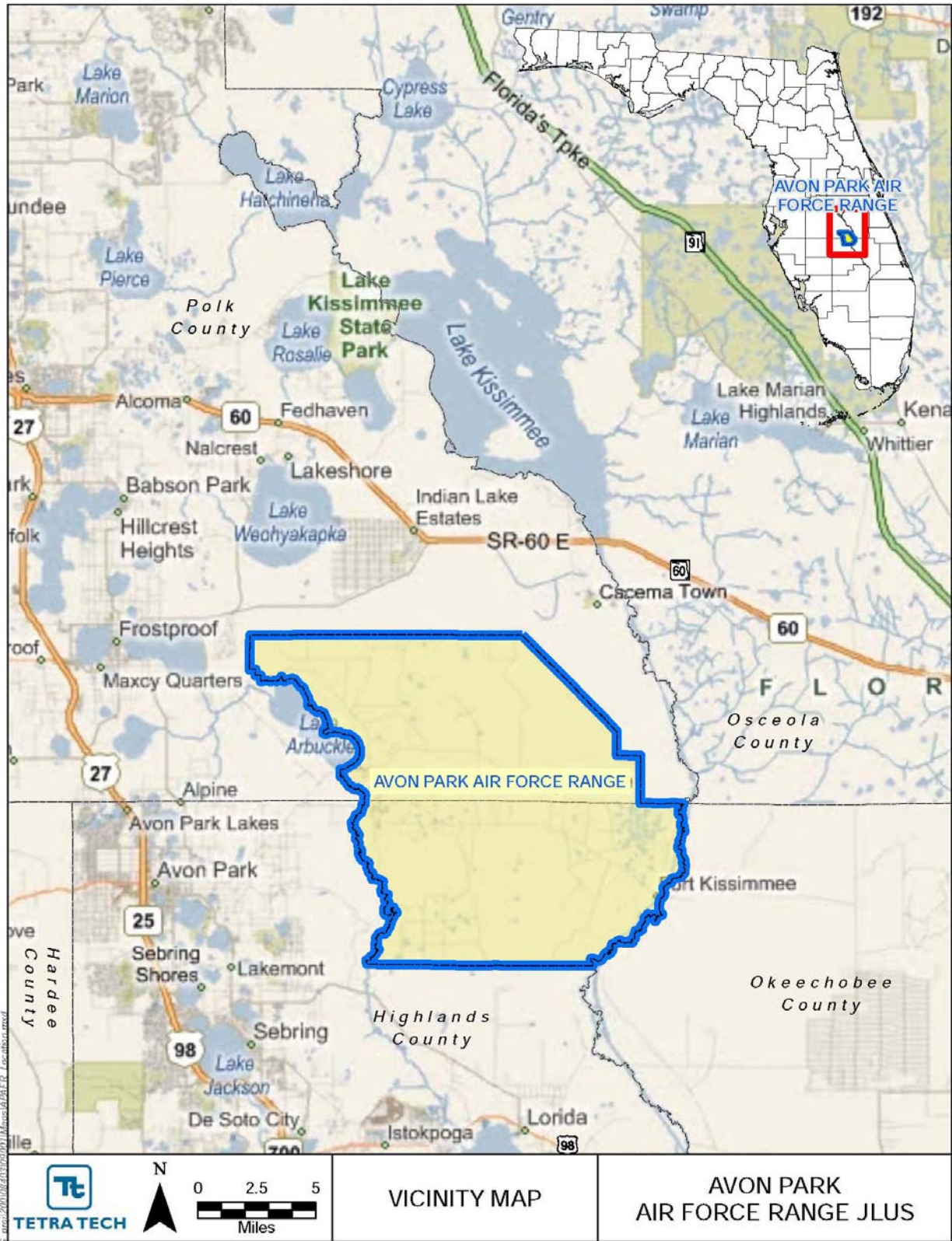
1.1 APAFR LOCATION AND MISSION

1.1.1 History

APAFR is a United States Air Force range located east of the City of Avon Park as shown in **Figure 1-1**. APAFR was first opened during World War II under the name of Avon Park Army Air Field. The Third Air Force used the airfield for training B-17 air crews in air-to-ground bombing and for antisubmarine patrols. After World War II ended, the base

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 1-1: APAFR Location Map



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

was closed and placed in a caretaker status. In 1949, the base was transferred to the newly created US Air Force. It was then renamed Avon Park Air Force Base. In 1956, the base was renamed again to Avon Park Air Force Range. At this time a major improvement program was begun. At its height, the base spread across 218,000 acres (340 mi²). Over the succeeding years the US Air Force declared a portion of the land surplus and disposed of it. The last major divestment in 1983 brought the Range to its current size.

1.1.2 APAFR Size and Military Operations

APAFR consists of approximately 106,000 acres of land of which about 82,000 acres are open to the public for recreation. APAFR includes Avon Park Air Force Auxiliary Field (also known as MacDill AFB Auxiliary Field). The airfield consists of an 8,000 ft main runway, an operational control tower, an aircraft rescue and firefighting facility and limited ramp and hangar facilities. There are no published instrument approach procedures and the airfield is limited to VFR operations only.

The host unit for the APAFR is the Deployed Unit Complex (DUC), 23rd Wing, Detachment 1, which is a unit of the 23rd Wing (23 WG), an Air Combat Command (ACC) composite fighter and rescue wing located at Moody Air Force Base, Georgia. In addition to the Avon Park Air Force Range, the DUC also oversees a flight line facility at nearby MacDill AFB for transient military flight crews, maintenance crews and aircraft utilizing the APAFR. This permits visiting squadrons to have ready access to APAFR while concurrently taking advantage of the more robust billeting and maintenance support capabilities at MacDill. This combination of facilities provides extensive, diversified and convenient training airspace and ranges with unique training capabilities for military air, ground, and air-to-ground training.

Some unique features found at APAFR include:

- Joint Use Range. APAFR is a joint use facility.

It is routinely used by the Army, Navy, Special Operations Command, the Coast Guard as well as the US Air Force. It also hosts several multi-service exercises annually.

- Multiple Targets, Impact Areas and Approach. Air-to-ground ordnance is expended on six impact areas. Participating aircraft can attack targets from omni-directional approaches.
- Restricted Airspace Complex. APAFR lies under contiguous elements of Restricted Airspace that extend well beyond the range boundary. R-2901C is adjacent to R-2901A beginning at the northern range boundary and extends in a northerly direction, merging with R-2901D, then E for roughly 17 miles beyond the range boundary. R2901A and F extend beyond the southern boundary in a southeasterly direction merging with R-2901G, H and I for approximately 18 miles. The eastern boundary of the range and airspace is flanked by the Avon Park East and Basinger Military Operations Areas (MOA's).
- Multiple County Jurisdictions. The range is located in two counties and adjacent to two other counties. The northern portion of the Range falls within Polk County which also borders the range on the north and northwest; the southern portion is in Highlands County, which also borders it to the south and southwest; Okeechobee



APAFR is the largest aerial bombing and gunnery range east of the Mississippi River and is used by various military units from all services including Air Force, Navy, Marines, Air and Army National Guard, Army Airborne and Ranger units, and Army Reserve.

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

County borders the range to the southeast; and Osceola to the northeast. Private land abuts the range on its northern, western and southern boundaries. The lands adjacent to the eastern boundary are owned by the South Florida Water Management District.

- **Public Access.** Nearly 100,000 acres of the range are open to public access when military activities allow. Public recreational activities include hunting, fishing, camping, and hiking and nature study areas. Cattle grazing leases encompass more than 96,000 acres and timber sales take place on approximately 40,000 acres of range land. The range also includes an airfield, cantonment area, and adult and youth correctional facilities.
- **Compatible Land Uses.** The Air Force engages in land management activities that protect endangered species and their habitats, manage forest lands for timber production, provide cattle grazing through leases with local cattlemen and protect cultural resources and wetlands.
- **Airfield MacDill Auxiliary Airfield.** The airfield is located within the Main Base area. The primary runway 05/23 is 7,984 feet long and 150 feet wide, with high intensity lighting, Pulse Light Approach Stop Indicator (PLASI) and rotating beacon. There is no taxiway lighting. A second 5,384 feet long landing surface 14/32 is not maintained or swept. The airfield has no traffic controllers. Landings on the airfield must be requested 24 hours in advance and visual flight rules apply.
- **Cantonment Area:** The cantonment area is divided into 2 primary locations, an area near to the front gate and an area adjacent to the airfield. The cantonment area is the critical support hub of the range. The front gate area contains support facilities, including temporary housing and dining, recreational and administrative facilities. Also within this area are the Avon Park Youth Academy and the Avon Park Correctional Institution. Both are state facilities located on former federal lands. The airfield area

contains the facilities for Base operations support functions.

APAFR is the largest aerial bombing and gunnery range east of the Mississippi River and is used by various military units from all services: Air Force, Navy, Marines, Air and Army National Guard units, Army Airborne and Ranger units, and the Army Reserve. Normal hours of operation for Avon Park Air Force Range are Monday through Friday, 60 hours per week.

Throughout its history, a wide variety of high explosive and inert/practice ordinance has been delivered at APAFR by many different fixed- and rotary wing aircraft. Today, APAFR is used for air-to-air combat and air-to-ground inert / practice bombing and gunnery training by DOD aircrews, but is no longer authorized for the use of air-to-ground high explosive (HE) bomb delivery from fixed-wing aircraft. Air Force AC-130s are authorized for, and fire, air-to-ground HE warhead rounds including 25-millimeter (mm), (40mm and 105mm ammunition types). Among the many DOD users of APAFR, Navy aircrews currently use APAFR for inert / practice ordinance delivery during integrated and sustainment training, each event requiring the use of Avon Park



APAFR's land management program includes the protection and management of threatened and endangered species and their habitat, protection of wetlands and other outstanding natural areas, cattle grazing, production and harvesting of timber and public recreation, as well as identification and protection of cultural resources.

from four to eight days. Other DOD military units conduct a variety of other training activities at APAFR, including HE artillery firing, small arms firing, troop maneuvers, search-and-rescue operations, joint service exercises, and other ground training exercises.

1.1.3 Range Assets

APAFR is divided into a number of different areas delineated to support APAFR's military mission as shown in **Figure 1-2**. There are four active air-to-ground impact areas, comprised of approximately 21,000 acres. These areas include two scorable tactical, air-to-ground ordnance impact areas (Echo and Foxtrot) and two scorable conventional, air-to-ground ordnance impact areas (Charlie and Bravo). These impact areas are also known as North Conventional (Bravo), North Tactical (Foxtrot), South Conventional (Charlie), and South Tactical (Echo). A conventional impact area has specific targets that require the aircrews to fly specific flight patterns. Tactical areas are designed for aircrews to practice aircraft combat tactics. Aircrews are authorized to maneuver their aircraft using random attack patterns within the Restricted Airspace prior to releasing their ordnance on approved targets.

Within these impact areas, approximately 90 targets, such as simulated airfields, mock villages, military vehicles, aircraft, missiles, and convoys, are available for air-to-ground and ground-to-ground training primarily using inert/practice bombs and gunnery. Two helicopter "free-fire zones" are used for helicopter gunnery training. Inside these zones, helicopters may fire at any numbered or unnumbered target. In addition, laser buffer zones are shown for the Bravo/Foxtrot and Charlie/Echo impact areas. These zones are established to keep personnel out of an area during the use of potential sight damaging laser targeting that is employed during laser and laser-guided bomb (LGB) use at APAFR.

In addition to the four active air-to-ground impact areas, four other impact areas have been or are currently being used for training exercises: Alpha,

OQ, Delta and Oscar impact areas. The Alpha impact area was officially opened in 1942 and was the first target area at APAFR. The area was inactivated in the 1960's and, except for a single live ordnance drop activity in the 1970's by the Navy; it has not been used since that time.

The OQ Range was constructed in the late 1940s for gunnery training. OQ was used as a Florida Army National Guard (FLARNG) live impact area until the 1980s. Currently, the impact area is used as a "para-drop" training area where personnel or cargo are delivered to the area by a parachute from an aircraft in flight (USAF 2000). A small arms range up to 50 caliber munitions was constructed on a portion of the site by the Florida Army National Guard.

Delta impact area is an inactive tactical area contiguous on the east with Charlie Range that contained numerous tactical targets (USAF 1997). No information is available on when the area was first used for tactical training. It is currently inactive.

Constructed in 1985, Oscar Range was a conventional range consisting of a strafe pit and conventional circle target. It was closed to air-to-ground training in 1993 (USAF 2000); however, existing buildings and structures are currently used by ground special operations training (347WG Det 1 1999). In 2006, a rail mounted moving target to serve helicopter gunnery operations was constructed and the range was re-opened for that use.

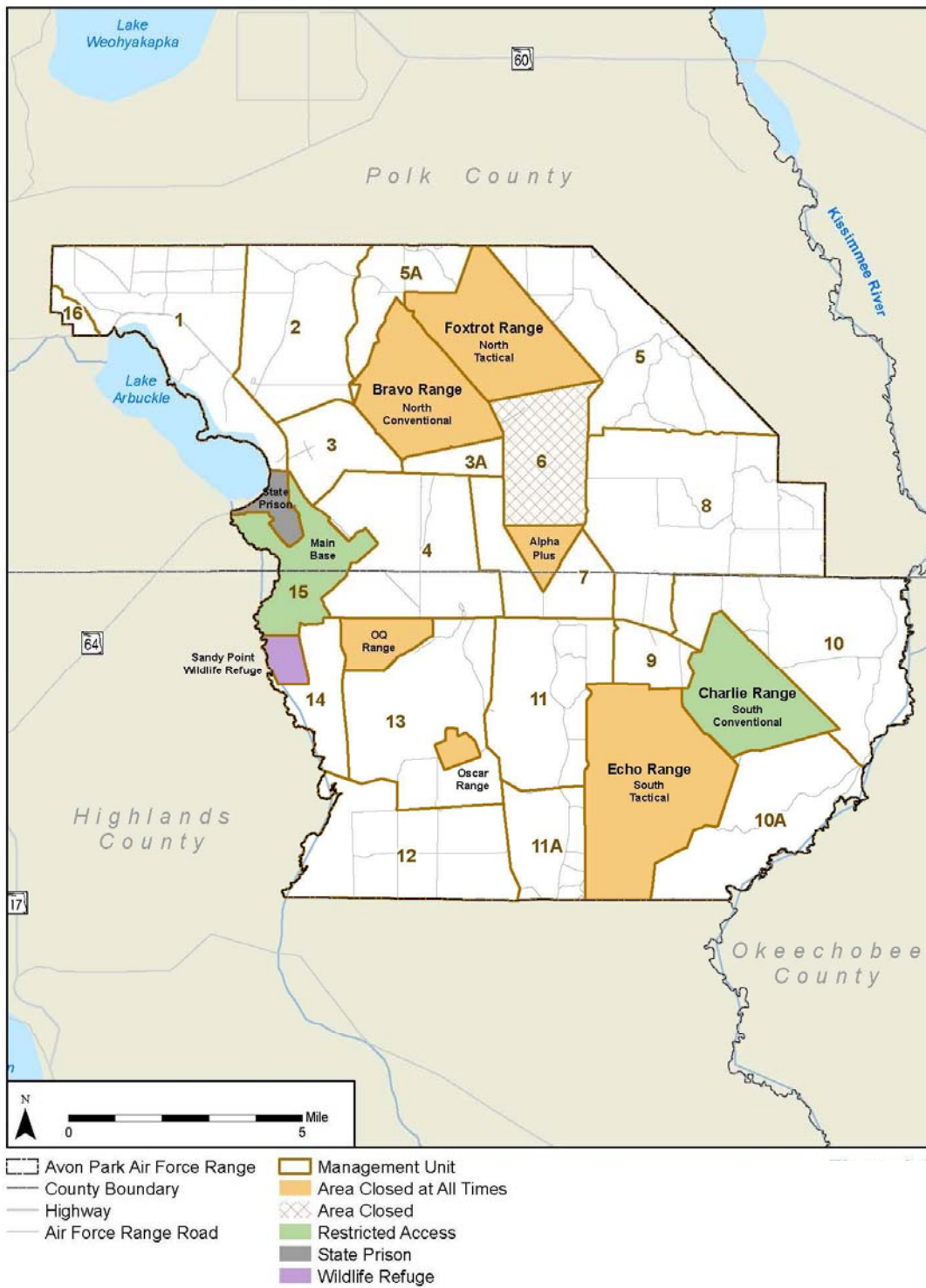
1.1.4 Range Utilization

Although the Range experienced a reduction in use from a high of 25,000 Air Combat Command (ACC) sorties per year in mid-1990's to less than 3,000 at the beginning of this decade, the realignment of the fighter wings at MacDill and Homestead Air Force Bases (AFBs) along with units from all other services have increased these numbers to approximately 13,000 sorties in 2009.

An emerging use of the APAFR is for multi-unit and

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 1-2: APAFR Range Assets and Management Areas (Source: US Air Force).



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

multi-service training exercises that integrate forces to simulate the total battlefield scenario. Since FY 2004, up to four exercises annually have been conducted. Typically these activities last one week.

Future activities at APAFR should remain consistent, or at least not exceed, the historic use when MacDill and Homestead AFBs were fully operational. It can be assumed that continued use by other services will continue.

Major Users. The major users of the impact areas are the 23rd Wing from Moody AFB, 482nd Wing from Homestead ARB, the 301 RQS from Patrick AFB, and numerous Special Operations and higher headquarters exercises and operations. APAFR was recently designated Avon Park Air Ground Training Complex (AAGTC) enabling realistic joint, interagency, and multinational war fighting. AAGTC builds on the existing Range capabilities and focuses on Combat Search and Rescue (CSAR), Close Air Support (CAS), and Special Operations Training. The Navy also uses the Range for delivery of inert/practice ordnance for integrated and sustainment phases of their Fleet Readiness Training Plan (FRTP). Weekday use of the Range is principally by Air Force and Air Force Reserves while the weekend use is primarily by the Florida Army National Guard (FLARNG). The FLARNG is a tenant of APAFR.

Range Training Operations. The major users of the Range primarily conduct air-to-ground ordnance delivery to satisfy training requirements. Range training operations are summarized below.

- **Air Force Special Operations Command (AFSOC) Training.** This military training includes AFSOC personnel conducting classified special operations training approximately three times per month. Airspace missions are performed using all R-2901 and the MacDill Auxiliary Airfield runway only. No one is on the ground except at the Auxiliary Field (Stewart 2003; Beers 2004).
- **Close Air Support (CAS).** This military training

includes terminal air controllers (TACs) who operate on foot potentially within and outside the existing impact areas. TACs provide direction to incoming aircraft on the delivery of munitions in support of Army ground commanders. These activities occur on all tactical ranges, specifically in areas identified as observation points. TACs use all-terrain vehicles for maneuvering around the range.

- **Combat Search and Rescue (CSAR).** This military training includes personnel practicing escape and evasion techniques that usually involves aerial pickup by helicopters under simulated combat conditions and could involve the use of other vehicles such as ATVs. These activities are conducted at both tactical ranges (Foxtrot and Echo) and all helicopter landing zones.
- **FLARNG Artillery Training.** This military training involves approximately 430 members of FLARNG performing battalion-level, live-fire training with 105mm Howitzers two to three times per year. The FLARNG deploys three firing batteries each with 80 to 100 members that may fire from three points within Management Units 3A, 4, 6, or 7 into the Bravo/Foxtrot HE artillery impact area. The remaining members of the battalion remain in the same management unit as the members of the firing batteries, but at different firing points.
- **FLARNG Multiple Launch Rocket System (MLRS) Training:** The MLRS is a highly mobile, highly automated, self-loading and self-aiming, rapid-fire system that has the capability to fire surface-to-surface rockets. FLARNG currently performs battery-level training at Avon Park Air Force Range and performs maneuver exercises using tracked and wheeled vehicles at a number of maneuver points.
- **FLARNG Mortar Training:** This military training involves approximately 40 members of FLARNG performing platoon-level, live-fire training with mortars two to three times per year. They deploy three teams that may fire from three points within Management Unit 3A into the Bravo/Foxtrot HE artillery impact area.

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- Forward Observing (FO): This military training is similar to CAS, except that FLARNG personnel supporting indirect artillery fire training conduct this activity. The forward observers are located within view of the target and the fall of the shot in the HE impact area on Bravo/Foxtrot.
- Parachute Jumping: This military training includes paratroopers jumping from aircraft to conduct CAS, CSAR, FO, and other military training operations. Jumpers land in drops zones located near Foxtrot range, on Echo range, and in other areas throughout Avon Park Air Force Range.
- Security Forces Training: This scenario includes 12 to 30 security force specialists who operate on foot, within areas of APAFR including impact areas. They fire small arms weapons and could use vehicles such as ATVs in traveling to or from Foxtrot and Echo ranges, where the training occurs.
- Air-ground Bombing. The typical air-to-ground bombing mission is conducted on the tactical and conventional ranges. The mission is changing from low altitude approach and release with unguided munitions to high altitude release with precision guided munitions.
- Unmanned Aircraft Systems (UAS) Operations. As Unmanned Aerial Vehicles (UAVs) and Unmanned Combat Aerial Vehicles (UCAVs) are integrated further into the tactical mission of all services, their prominence in the air-to-ground fight is growing and will continue to grow. They will need to be integrated into the training environment both as reconnaissance and strike platforms. What makes the Avon Park Air Force Range so well suited to UAV operations is the airfield within restricted airspace completely under the control of the range operating agency. The combination of this element with the deployment capabilities of the DUC at MacDill AFB makes APAFR a unique asset where UAV units can deploy and operate their UAVs remotely or locally.
- Bare Base Training. Avon Park has a unique

asset. Very few ranges have a complete airfield within their restricted airspace. This airfield is an excellent location to conduct bare base training. Avon Park Air Force Range has supported some of this training in the past but the new focus in the Air Force on the Expeditionary Air Force will turn into a need for additional training opportunities.

1.1.5 Range Land Use Areas

There are three generalized land use areas within the range boundaries: training areas, developed area, and buffer area.

Training Areas. Avon Park Air Force Range has approximately 21,000 acres of impact area used for air-to-ground and ground-to-ground weapon training including the use of inert/practice and explosive ordnance and small arms. Military training trails, firing points, maneuvering points, mortar points, and bivouac areas are outside the ordnance impact areas. Lands that are not otherwise restricted by their military use are used and managed for mixed uses including natural resources benefits such as endangered species and wetlands protection, recreation, cattle grazing, and timber production.

Training areas also exist outside the ordnance impact areas and include access trails, firing points, maneuvering areas and points, mortar points, landing and drop zones, and bivouac areas. Ground training includes infantry, field artillery; air defense using artillery, mortars, machine guns, and small arms; and CSAR.

Avon Park Air Force Range has 14 helicopter landing zones and 15 drop zones that are used, in part, for CSAR training; a 3,000-foot assault air strip; land navigation areas; and ground training areas used by the FLARNG. The 3rd Battalion of the 116th Field Artillery Regiment (3-116th), FLARNG, provides long-range indirect fire support to the 1st Infantry Division using the MLRS. The 3-116th is currently authorized to train one battery per weekend, two

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

weekends per month for seven months annually in maneuvering operations. They rotate the use of 19 MLRS maneuvering areas (MAs) shown on **Figure 1-3 – Avon Park Range Inventory**.

Developed Area. The developed area (or Main Base) of Avon Park Air Force Range occupies approximately 3,320 acres and includes the airfield complex. The Cantonment Area part of the Main Base occupies approximately 2,770 acres and includes the airfield and all buildings except the prison and youth academy. Thirty-five (35) buildings and facilities are within the Cantonment Area, including the Unit Training Equipment Site where the FLARNG locates and maintains its vehicles. The airfield, designated MacDill Auxiliary Field, consists of one 8,000-foot runway (150 feet wide) and aircraft arresting barriers. The airfield can support aircraft weighing up to 150,000 pounds. One additional 5,000-foot runway (150 feet wide), that has no arresting barriers and is not maintained or swept, is used by fixed-wing aircraft conducting special operations and only during extreme emergency situations. Rotary-wing aircraft are authorized to use this runway.

In 1951, the U.S. Bureau of Prisons began to operate a prison in the developed area of the base (USACE 1999). This prison, the Avon Park Correctional Institution (AVPCI) is on state land and is operated by the State of Florida Department of Corrections. It typically houses 1,200 to 1,300 inmates. The Avon Park Youth Academy, a facility for approximately 200 troubled youths, occupies the former Air Force family housing area within the correctional institution area. The State of Florida Department of Juvenile Justice operates the Youth Academy on land deeded to Highlands County. These two facilities occupy approximately 550 acres.

Buffer Areas. The remaining land within the installation is considered safety buffer zone, primarily for air-to-ground operations. The Air Force carries out an active land management program throughout the installation, as mission requirements permit. Activi-

ties carried out under this program include protection and management of threatened and endangered species and their habitat, protection of wetlands and other outstanding natural areas, cattle grazing, production and harvesting of timber and public recreation, as well as identification and protection of cultural resources. It is important to note that these areas serve as safety buffer zones but are also routinely used for other types of ground operations and training activities such as survival training and search and rescue operations.

1.1.6 Recreation and Other Non-Training Land Uses

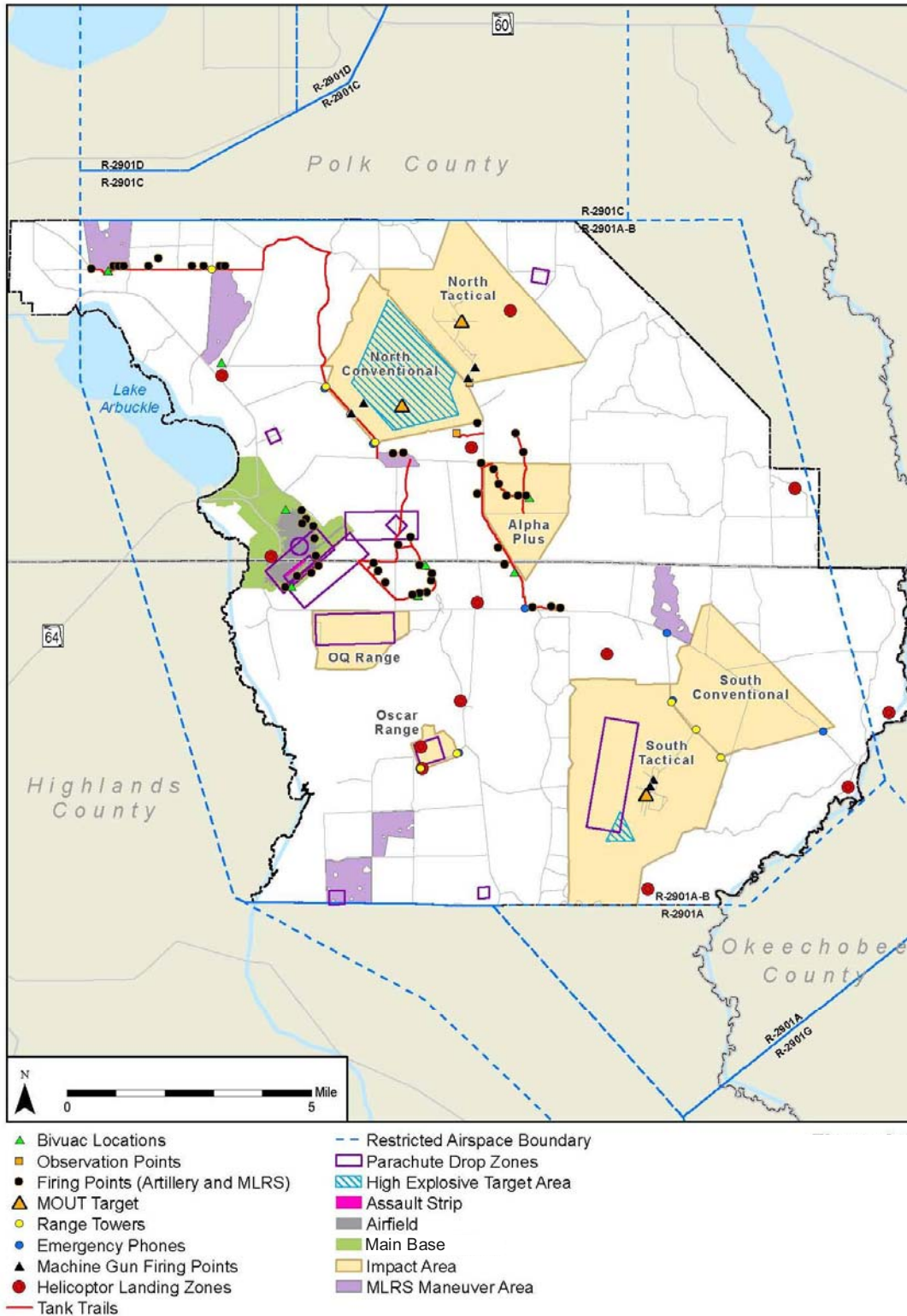
The Avon Park Air Force Range has approximately 78,000 acres of land open to the public for outdoor recreation activities. Land management activities at Avon Park are in accordance with AFI 13-212 and are guided by Avon Park Range Integrated Natural Resource Management Plan. For management purposes the Range is divided into 20 Management Units. These areas were developed to manage the resource and provide safe access to users. **Table 1-1 – Avon Park Air Force Range Land Use (Acreage)** identifies each management unit, size and primary land use function.

1.2 FLORIDA STATUTE 163.3175 - FOCUS ON COMPATIBLE LAND USE PLANNING

In order to protect important military and state assets such as APAFR, the Florida Legislature enacted a law in 2004 that acknowledged the potential for negative impacts to occur when incompatible land development occurs close to military installations (Florida Statute 163.3175). The legislation found it “desirable for the local governments in the state to cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state.”

AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 1-3: APAFR Range Inventory (Source: US Air Force).



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Table 1-1: APAFR Land Use (Acreage) (Source: US Air Force)

Management Area	Area	Forestry	Grazing	Hunting	Camping	Ground Training	Air-to Ground Training
1	7,101	3,928	7,080	7,101	31	Authorized	
2	5,312	2,769	5,304	5,312		Authorized	
3	2,143	762	2,123	2,143		Authorized	
3A	806	425	806	806		Authorized	
4	6,011	1,607	5,849	6,011	32	Authorized	
5	6,923	2,462	6,917	6,923		Authorized	
5A	2,175	1,477	2,162	2,175		Authorized	
6	3,395	1,552	3,395	3,395		Authorized	
7	2,828	1,125	2,801	2,828	31	Authorized	
8	10,013	4,021	10,012	10,013		Authorized	
9	1,311	499	1,310	1,311		Authorized	
10	7,292	2,638	7,281	7,292	16	Authorized	
10A	5,151	175	5,137	5,151	36	Authorized	
11	5,211	1,499	5,193	5,211	11	Authorized	
11A	2,484	949	2,470	2,484		Authorized	
12	5,969	2,127	5,945	5,969		Authorized	
13	7,537	848	7,399	7,537	27	Authorized	
14	1,947	157	1,368	1,394		Authorized	
15	2,811	38	808	2,811	6	Authorized	
16	345	196	343	345		Authorized	
North Impact Area	8,238	3,462	3,245			Authorized	Authorized
South Impact Area	10,517	937	5,981			Authorized	Authorized
Alpha	784	344	774				
Oscar	334	2	334			Authorized	Authorized
Total	106,638	33,998	94,036	86,212	190	103,200	18,755

Note: Permitted activities such as Forestry, Grazing, Hunting, and Camping area authorized IAW AFI I3-212.

1.2.1 Growth of Local Communities Surrounding APAFR

The population surrounding APAFR has experienced significant growth in the last decade. In an attempt to guide this growth wisely, each of the four counties (Highlands, Okeechobee, Osceola, and Polk,) and three cities (Avon Park, Frostproof, and Sebring) developed future land use scenarios. These scenarios (some pending approval) provide approved uses for parcels of land by assigning a land use code, such as residential or agricultural. The future land use assigned to a parcel can greatly influence the level of compatibility between it and nearby military installations.

1.2.2 Joint Land Use Study (JLUS) Program

The DoD Office of Economic Adjustment (OEA) recognizes the importance of local land use decisions to military installations. To foster cooperation and understanding OEA administers the JLUS program. "A JLUS is produced by and for the local jurisdiction (s). It is intended to benefit both the local community and the military installation by combining the work of the AICUZ program with the JLUS program. The JLUS program is a basic planning process designed to identify encroachment issues confronting both the civilian community and the military installation and to recommend strategies to address the issues in the context of local comprehensive/general planning programs" (OEA, 2006).

To help provide a unified voice in addressing JLUS issues in the surrounding area, the APAFR JLUS is being guided by the APAFR JLUS Technical Committee and the APAFR JLUS Policy Committee.

1.2.3 Range Buffering Through Conservation

In 2009, The Nature Conservancy (TNC) conducted a study of conservation opportunities that could be used to protect military facilities from incompatible development. (Ecological Assessment of Potential Conservation Opportunities for Military Base Buffering in Florida, The Nature Conservancy, 2009.) The study included the Avon Park Air Force Range

and examined land areas surrounding the Range with significant conservation value that would be of interest to the Florida Forever Program, a state-funded effort to purchase land to protect critical natural and hydrological resources. Avon Park Air Force Range is located on a unique geological formation known as the Lake Wales Ridge. Home to many threatened and endangered species, the Lake Wales Ridge has been the focus of environmental preservation efforts both on and off the Range. The TNC study rated Areas of Conservation Significance (ACS) within a 10-mile buffer surrounding the Range. A figure in each jurisdiction's chapter of this report shows these ACS areas and their priority ranking.

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SECTION 6 - OSCEOLA COUNTY



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

6.1 INTRODUCTION

Osceola County was formed in 1887. It is bordered by Polk, Lake, Orange, Okeechobee, Indian River, Brevard and Highlands Counties. The County is a Charter County and an administrative subdivision of the State of Florida. There are two incorporated areas—Kissimmee and St. Cloud. The unincorporated areas of Osceola County include Buenaventura Lakes, Campbell, Celebration, Deer Park, Harmony, Holopaw, Kenansville, Poinciana and Yeehaw Junction. The County also includes a special taxing district (created for Walt Disney World) called Reedy Creek Improvement District.

As of the 2000 census, there were 172,493 people, 60,977 households, and 45,062 families residing in the County. The U.S. Census Bureau 2005 estimate for the County is a population of 244,045. The population density was 258 people per square mile. There were 72,293 housing units at an average density of 130 per square mile.

There were 60,977 households, out of which 36.40% had children under the age of 18 living with them, 56.10% were married couples living together, 12.80% had a female householder with no husband present, and 26.10% were non-families. 19.10% of all households were made up of individuals and 7.00% had someone living alone who was 65 years of age or older. The average household size was 2.79 and the average family size was 3.18.

The population distribution was 26.80% under the age of 18, 9.30% from 18 to 24, 31.00% from 25 to 44, 21.60% from 45 to 64, and 11.40% who were 65 years of age or older. The median age was 35 years.

Figure 6-1 shows Osceola County in relation to APAFR.

6.2 ISSUES

Based on information provided by APAFR and workshops and discussions with the public, JLUS Policy Committee and JLUS Working Group, issues were

identified with respect to encroachment on APAFR. During the numerous Public workshops, Policy Committee meetings, and Working Group meetings, the issues for the County were identified and explored. Appendix A—APAFR JLUS Public Presentations provides copies of this information plus all public presentations included with this study.

The following are the issues identified for the County with respect to APAFR’s mission activities:

- Development Near APAFR’s Boundary
- Airspace Controls
- Blast Noise
- Low Level Flight Areas
- Aircraft Noise
- Bird / Aircraft Strike Hazards (BASH)
- Lighting
- Conservation Resources
- Transportation Interchanges and/or Corridors
- Public Access

Each issue listed above is described further in the following subsections with descriptions and graphics providing additional information.

6.2.1 Development Near APAFR’s Boundary

Development near the boundary of a military reservation can create security concerns, promote excessive light during nighttime hours, and/or encourage other encroachments. For the County, development around APAFR’s perimeter is an obvious concern and can be managed by recognizing and implementing necessary land use controls. **Figure 6-2** shows the portions of the County currently within approximately three miles of APAFR’s boundary.

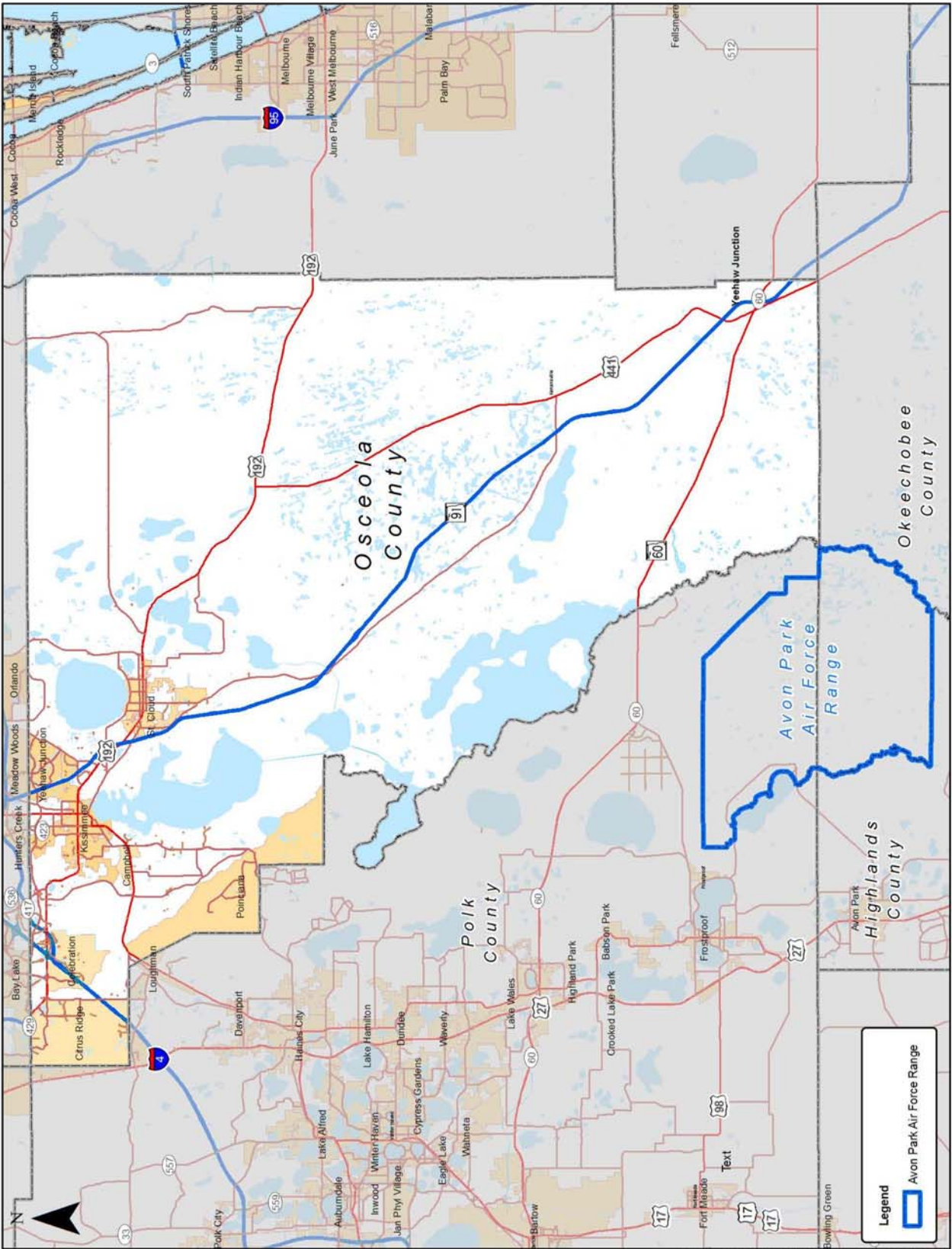
6.2.2 Airspace Controls

In addition to 106,034 acres of ground Range assets, APAFR’s air-to-ground training operations are further enhanced by overlying restricted airspace, military training routes (MTRs), and Military Operations Areas (MOAs). According to the Federal Aviation Administration (FAA), restricted airspace is an



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-1: Osceola County—County Limits

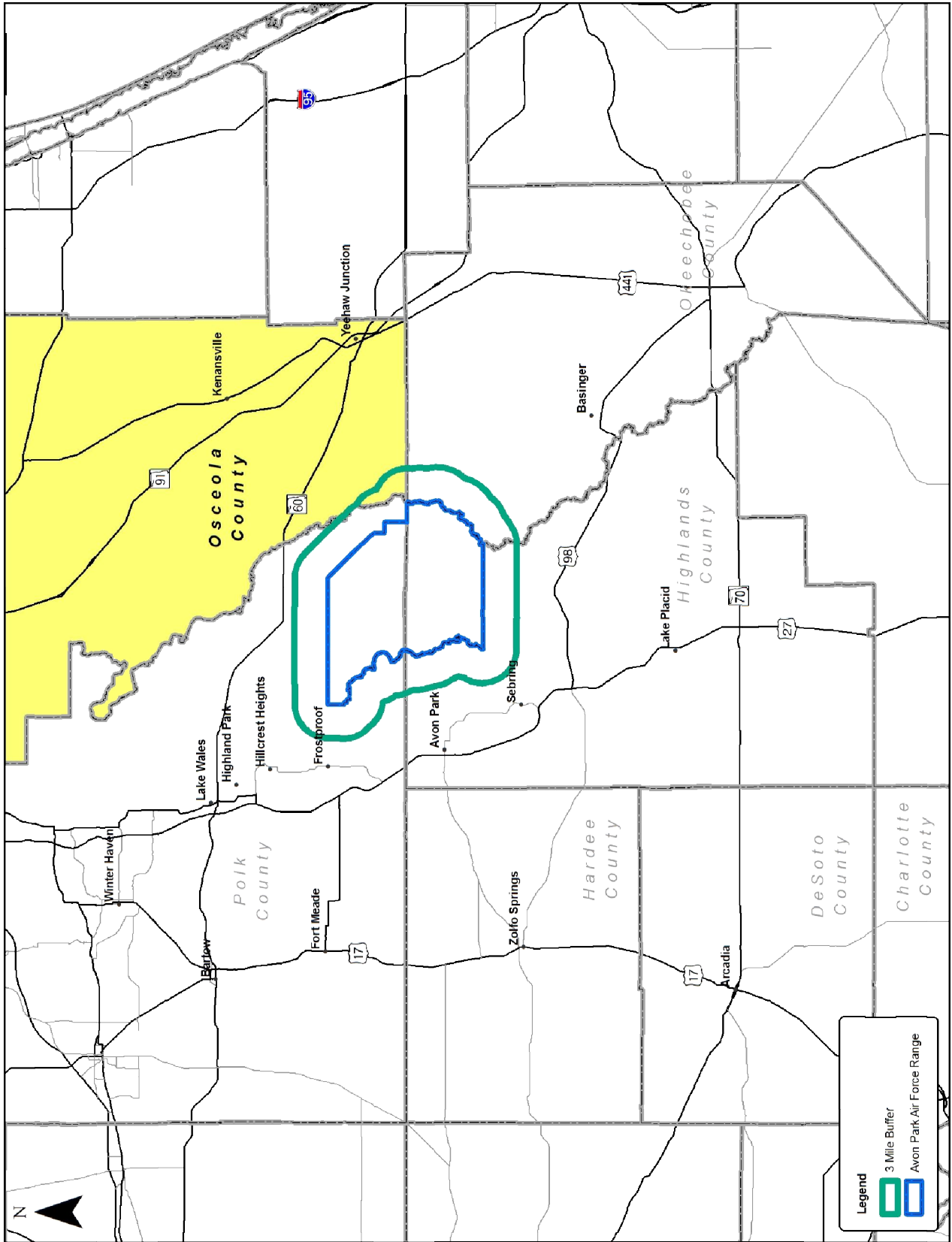


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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-2: 3 - Mile Land Use Buffer from APAFR Boundary



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

area of airspace denoted by the existence of unusual, often visible, hazards to aircraft such as artillery firing, aerial gunnery, or guided missiles. The FAA also views penetration of restricted airspace without authorization from the local controlling agency as being potentially extremely hazardous to the aircraft and its occupants. Restricted airspace is depicted on aeronautical charts with the letter “R” followed by a serial number.

The DoD, in conjunction with the FAA, has established Special Use Airspace (SUA) to separate military sortie operations from other non-compatible aviation activities. The designation of SUAs identifies for other users the areas where such activity occurs, provides for segregation of that activity from other users, and allows charting to keep airspace users informed of potential hazards. Special use airspace includes: Restricted airspace, Prohibited airspace, MOAs, Warning Areas, Alert Areas, Temporary Flight Restriction (TFR), and Controlled Firing Areas.

The SUA overlying APAFR and its immediate surroundings includes Restricted Airspace R-2901 complex and six military operations areas: Avon North, Avon South, Avon East, Lake Placid, Basinger, and Marian. Restricted airspace R-2901 complex, including subareas R-2901A through

R-2901I, is used by aircraft to maneuver into position for bombing patterns and simulated attacks on Avon Park Air Force Range’s six weapons impact areas. Entry into R-2901 from the north involves MTRs IR-046, 047, and 051 and VR-1098. Aircraft from the south use MTRs IR-049 and 050 and VR-1088 and 1098. These military training routes are scheduled by MacDill AFB. Total airspace covers approximately 2,200 square miles and is shown in **Figure 6-3**.

Aircraft from all branches of the service—especially Air Force aircraft based at Homestead ARB, Patrick AFB, and Moody AFB—use the Range’s SUA. The operations conducted include laser operations, chaff and flare training, inert/practice ordnance deliveries, drop zone and landing zone operations, and assault field operations.

Military Operations Areas (MOA). A MOA is airspace established outside Class A airspace to separate or segregate certain non-hazardous military activities from instrument flight rule (IFR) traffic and to identify for visual flight rule (VFR) traffic where these activities are conducted (USDOT 2000). The R-2901 complex is surrounded by six MOAs, which provide range-supporting airspace (See **Table 6-1**). The Avon North MOA borders the Restricted Airspace on the north; the Avon East MOA borders the

Table 6-1: Description of Military Operations Areas (MOAs). (Source: US Air Force.)

Airspace	Airspace Floor (feet)	Airspace Ceiling (feet)	Area (acres)	Controlling ARTCC
Avon North	5,000 MSL	17,999 MSL	79,423	Miami
Avon South	5,000 MSL	17,999 MSL	98,752	Miami
Avon East	500 AGL	13,999 MSL	31,359	Miami
Lake Placid	7,000 MSL	17,999 MSL	919,676	Miami
Basinger	500 AGL	5,000 MSL	35,776	Miami
Marian	500 AGL	5,000 MSL	173,567	Miami

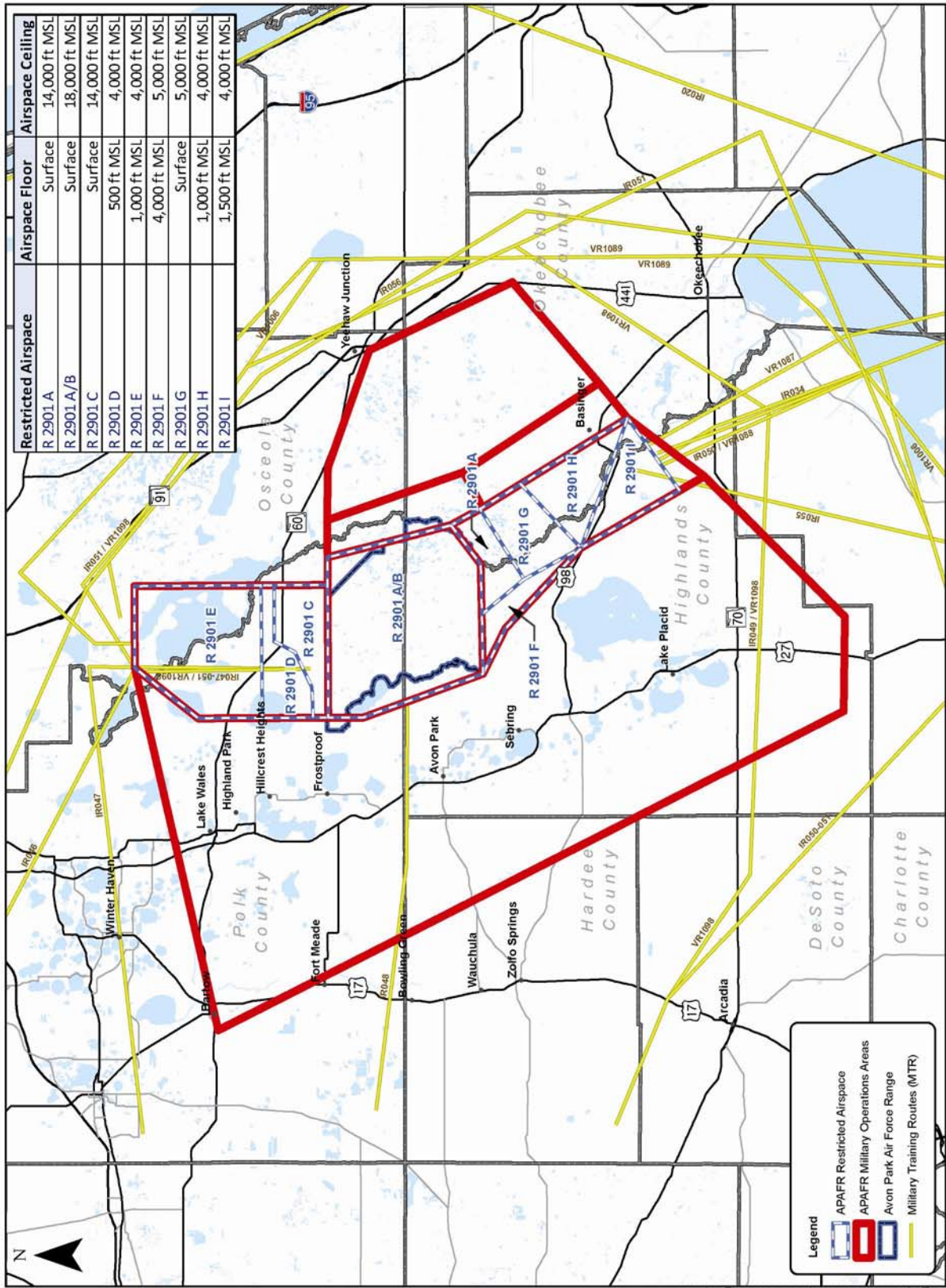
Sources: USDOT 2000

Note: (a) Lake Placid Air Traffic Control Assigned Air Spaces (ATCAA) overlies MOA extending vertical limit of airspace to 23,000 feet MSL.

Key: AGL = Above ground level.
 ARTCC = Air Route Traffic Control Center.
 MSL = Mean sea level.



Figure 6-3: APAFR Restricted Airspace and MOA's





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Restricted Airspace on the northeast; the Avon South MOA overlies the southern portion of the Restricted Airspace complex. The Basinger MOA borders the Restricted Airspace on the southeast. The Marian MOA borders the eastern boundaries of the Avon East and Basinger MOAs. The Lake Placid MOA borders the entire western side of the R-2901 complex.

Flight Operations. All aircraft operating at APAFR are transient aircraft; they fly in from off-site military installations such as MacDill AFB, Patrick AFB, and Homestead ARB. During the baseline year of CY 2000 only the F-16, A-10A, C-130, C-141B, and H-60 (Air Force) used the airfield facilities. Fixed-wing traffic accounts for about 75% of the total annual operations at the airfield, and rotary-wing traffic accounts for 25%. While only five different types of aircraft used the airfield during baseline year 2000, other aircraft have also used the airfield in the past, such as: F-15, F-117, B-52, B-1, F-14, F/A-18, P-3, S-3, C-5, C-17, UH-1, AH-1, and AH-64 (Wyle 2004a).

Numerous airfields and several federal airways (“Victor” routes) are within the vicinity of APAFR. One of the airfields in Osceola County, Blanket Bay Airport, is located to the north of the Avon East and Marian MOAs. Of the 19 total airfields near APAFR, 15 are private, three are public, and two are heliports. Although River Ranch Resort Airport, located approximately 9 miles northeast of the Bravo impact area, is not within an SUA associated with the use of APAFR, aircrews using the Range are alerted to its presence. **Figure 6-4** shows the airfields within close proximity to the APAFR.

Although no federal airways pass through the Restricted Airspace, several federal airways pass through the MOAs along the perimeter of the Restricted Airspace. Military pilots using APAFR are aware of, and are alerted to, the possible presence of civil traffic in these areas.

6.2.3 Blast Noise

Noise produced by artillery fire and detonation of air-to-ground or ground-to-ground live ammunition, such as shell bursts, surface blasting, cratering charges and aircraft bombs and rockets are analyzed differently than other noise sources such as aircraft engines. This is because of the significantly higher energy created at low frequencies by these blasts. The higher energy blasts can induce structural vibrations which may generate additional annoyance to people, beyond the audibility of the sound created by the blast. Noise contours resulting from the firing of projectiles from weapons (muzzle blast at firing points) and the detonation of high explosive ordnance from aircraft in the vicinity of the targets extend beyond APAFR’s boundary and are depicted in **Figure 6-5** (Air Force 2008).

- Peak levels between 0-115 decibel (dB) Peak present a low risk of noise complaints (comparable to Noise Zone 1)
- Peak levels between 115-130 dB Peak present a moderate risk of noise complaints (comparable to Noise Zone 2)
- Peak levels between 130-140 dB Peak present a high risk of noise complaints and possibilities of damage claims (comparable to Noise Zone 3)

Note - Peak Levels above 140dB Peak represents the threshold for permanent physiological damage to unprotected human ears. They also represent a high risk of physiological and structural damage claims (Wyle 2005 and AR 200-1 13 Dec 2007, Ch 14).

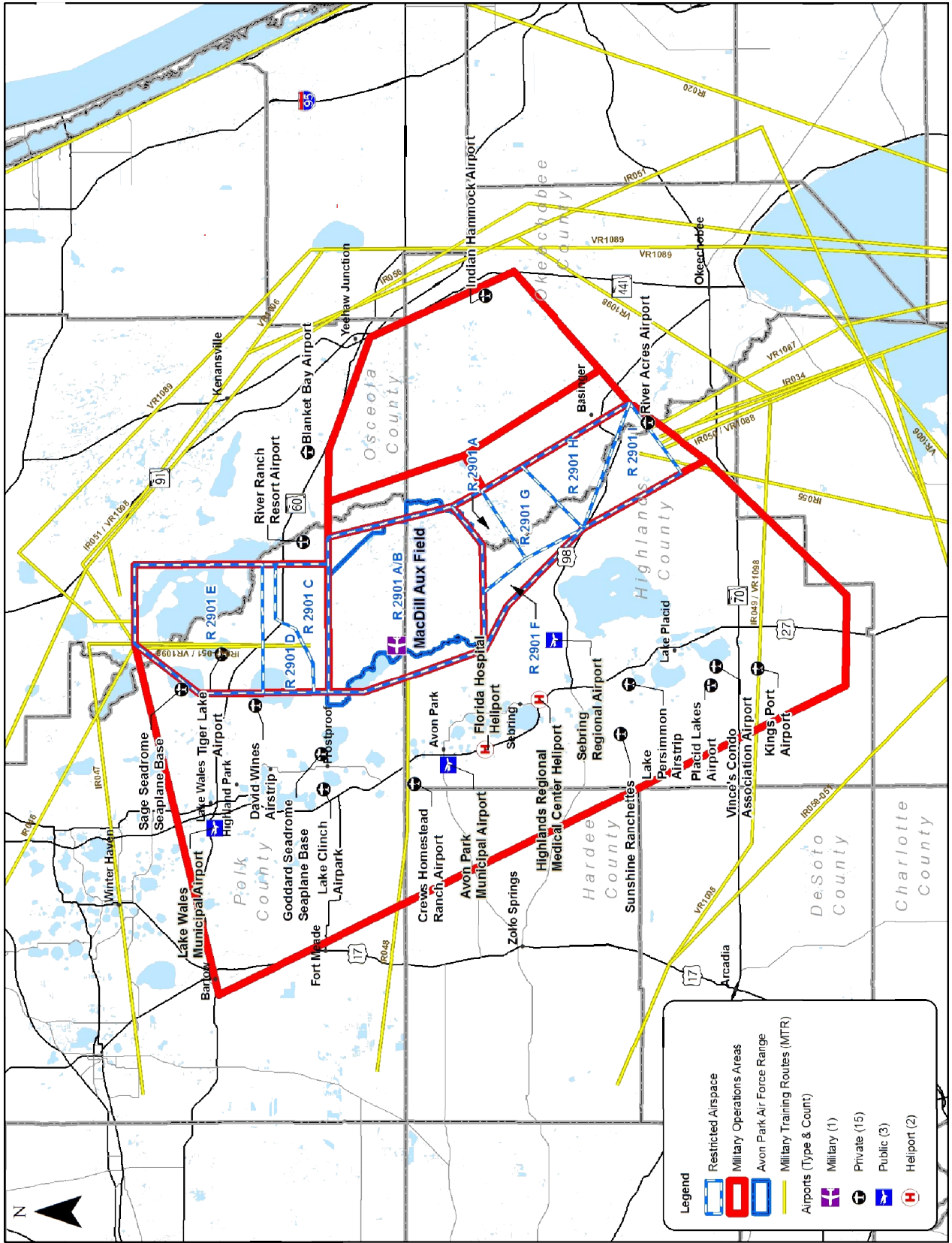
6.2.4 Low Level Flight Areas

Multiple types of aircraft conduct training operations within the low altitude tactical navigation areas are shown in **Figure 6-6** as Avon North and Avon East. If population density increases underneath the low level training areas, the required altitude for flight operations is subject to being adjusted upwards to meet federal regulations and to minimize noise and



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-4: Private Airfields in Close Proximity to APAFR

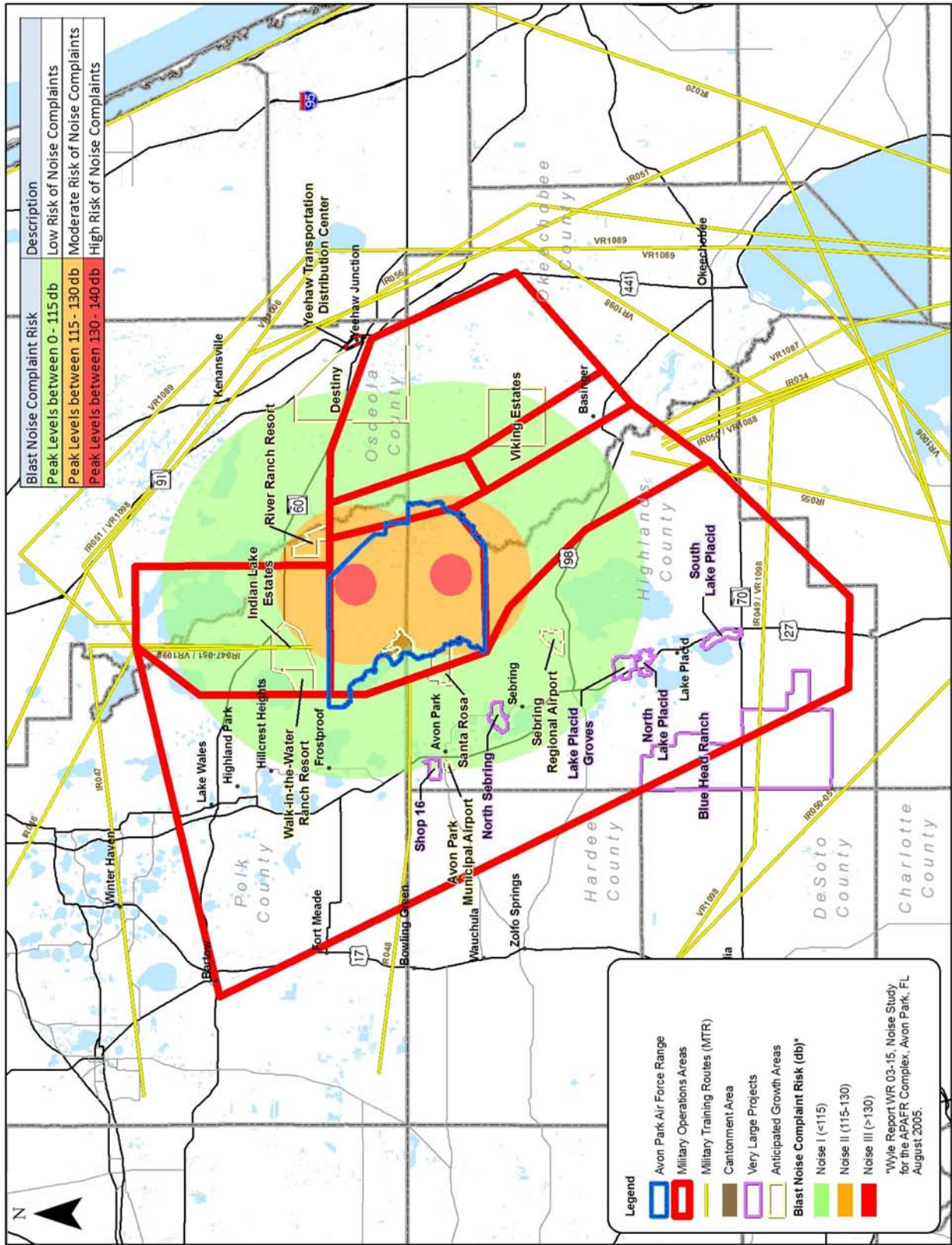


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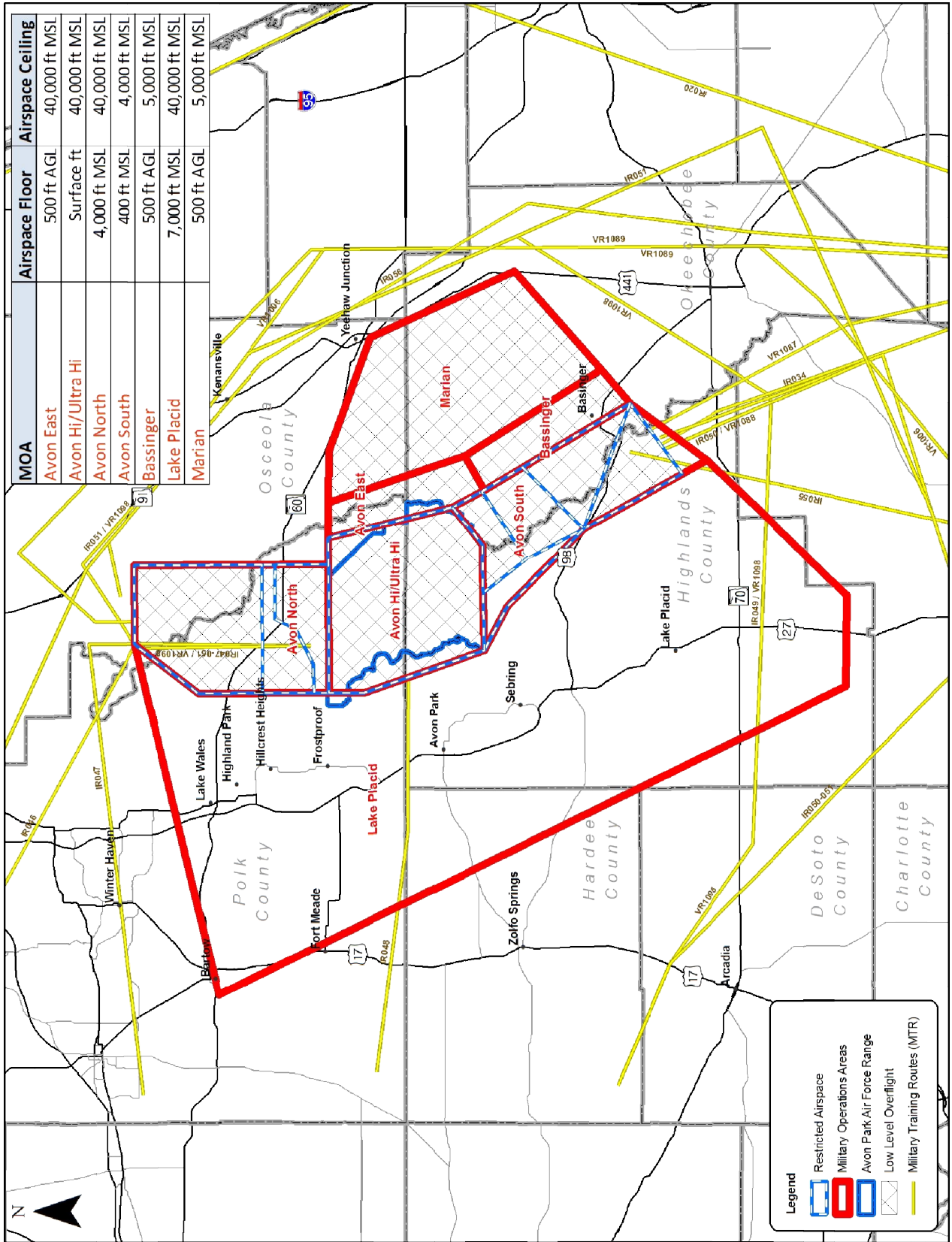
Figure 6-5: Risks of Blast Noise Complaints





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-6: Low Level Over Flight





risk to the population underneath. Increases in altitude would severely impact the training capability of the military utilizing APAFR.

6.2.5 Aircraft Noise

Department of Defense (DoD) Instruction for aircraft noise assessment divides noise exposure into three Noise Zones:

- Noise Zone 1, Day/Night Level (DNL) <65, is an area of minimal impact where limited noise reduction (or sound attenuation) may be recommended.
- Noise Zone 2, DNL 65-75, is an area of moderate impact where some land use controls are needed.
- Noise Zone 3, DNL >75, is the most severely affected area and requires the greatest degree of land use controls to encourage compatibility.

Figure 6-7 shows the aircraft noise on record for missions at APAFR.

In addition to noise zones, areas of concern may be defined where all land uses are considered to be compatible (less than 65 DNL) but some degree of land use controls is recommended in order to protect the long term viability of the range and ensure public safety; such as areas subject to frequent aircraft overflight and noise exposure. These areas may align with critical ingress and egress corridors or areas under MOAs and MTRs that provide participating aircraft access to the range. There are currently no Noise Zones associated with APAFR impacting the County.

6.2.6 Bird / Aircraft Strike Hazards (BASH)

A bird strike hazard exists at APAFR due to the presence of resident and migratory bird populations, and the abundance of habitat existing on and in the immediate vicinity of the range. Significant water bodies include Lake Arbuckle, Arbuckle Creek, and the Kissimmee River. Numerous swamps and marshes throughout the area also provide aquatic

habitat. Over 82,000 acres of APAFR (approximately 79% of range property) remain in a natural vegetative state. Additionally, other bird attractants such as landfills can attract birds creating an incompatibility with military operations. For example, the Avon Park Correctional Institution maintains a landfill approximately 3 miles west of APAFR's Bravo Range, which serves as an attractant to vultures, gulls, and raptors. **Figure 6-8** shows the locations of solid waste landfills and construction and demolition landfills, in the vicinity of APAFR based on data obtained from the Florida Department of Environmental Protection (FDEP). This data includes Active and Proposed Solid Waste Facilities according to the FDEP.

6.2.7 Lighting

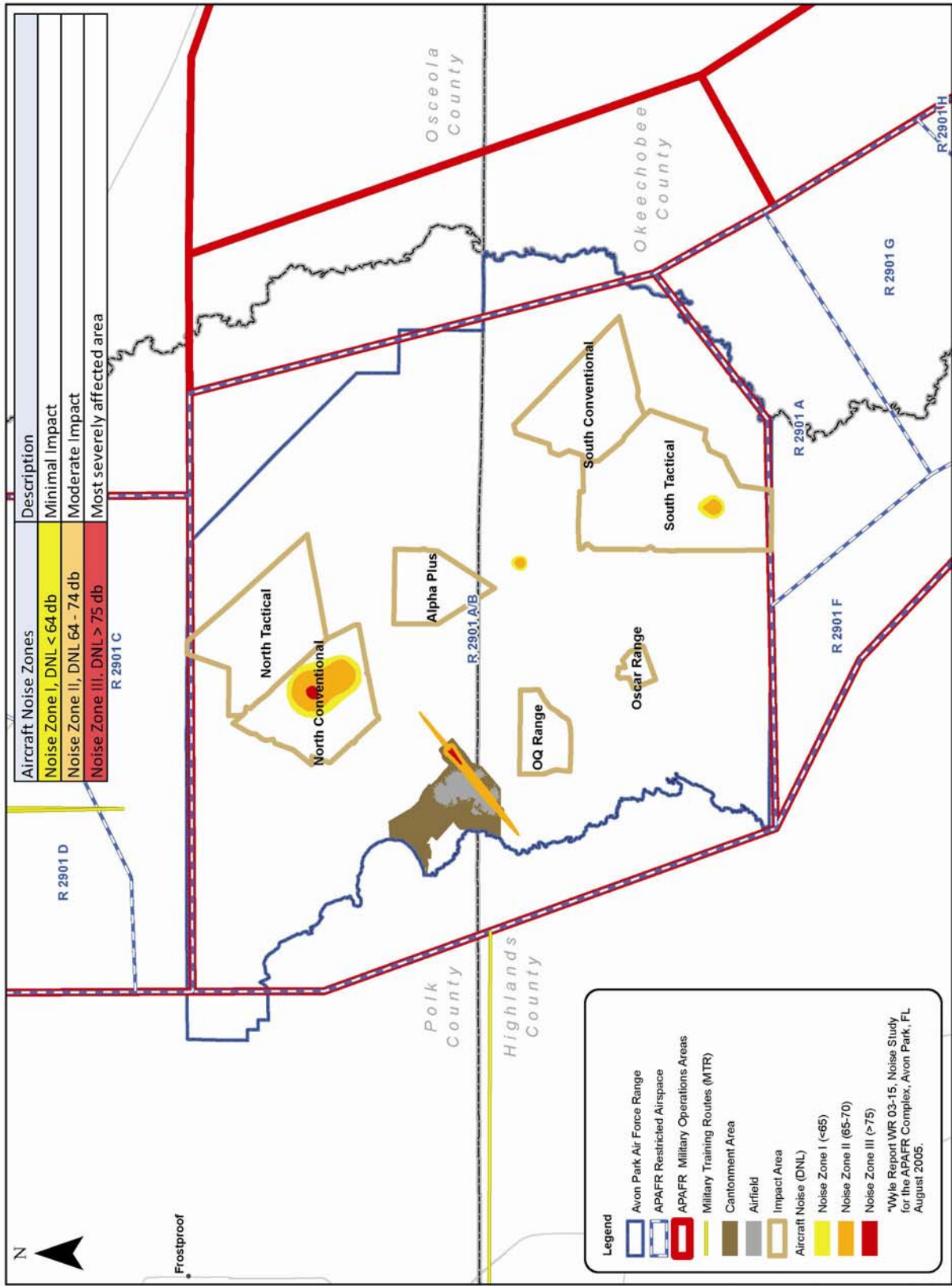
Outdoor lights can cause difficult and unsafe flying conditions when located near airfields or within Military Training Routes used during night hours with night vision equipment. Ground lighting can interfere with a pilot's vision or with night vision instrumentation or equipment. Ground lighting may also cause confusion with approach landing patterns (Santa Rosa 2003). Examples of ground lighting that can interfere with night vision equipment are residential street lighting, stadium lighting, amusement parks, golf courses and driving ranges (if lit at night), and parking lot lighting. Mobile lights (from sources such as motor vehicles or roaming spotlights) can also cause pilot disorientation and difficulty with night vision equipment. APAFR's Restricted Airspace areas (R 2901 A-I) are the locations where this type of training occurs as shown in **Figure 6-9**.

Training for night operations is mission-essential for many APAFR tenants. Light encroachment can be light trespass, glare, sky glow or any unintended consequence from artificial lighting. Light trespass is illuminating areas not intended. Glare results from overly bright lights and interferes with vision. Sky glow is the illumination of the sky from artificial sources.



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-7: Aircraft Noise

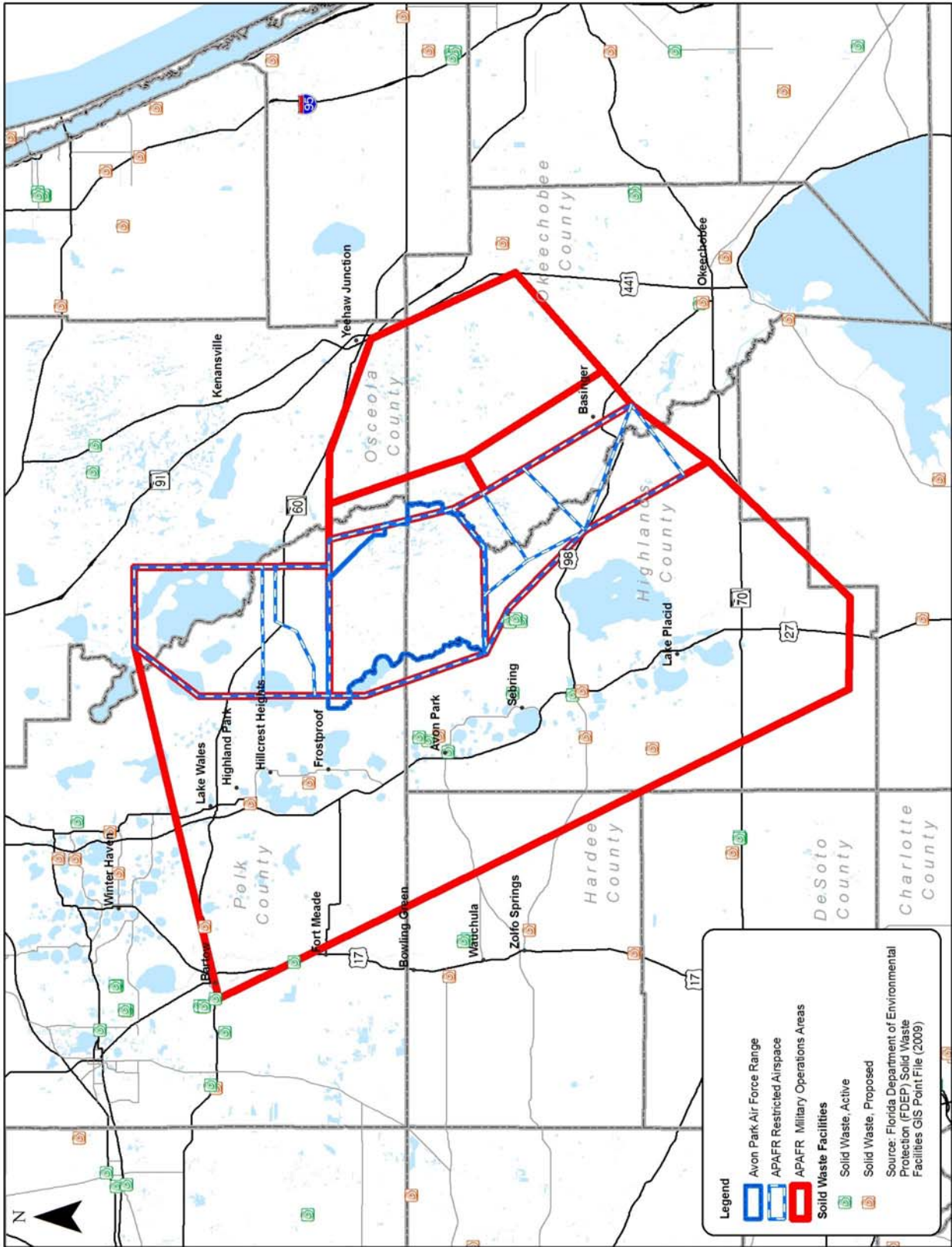


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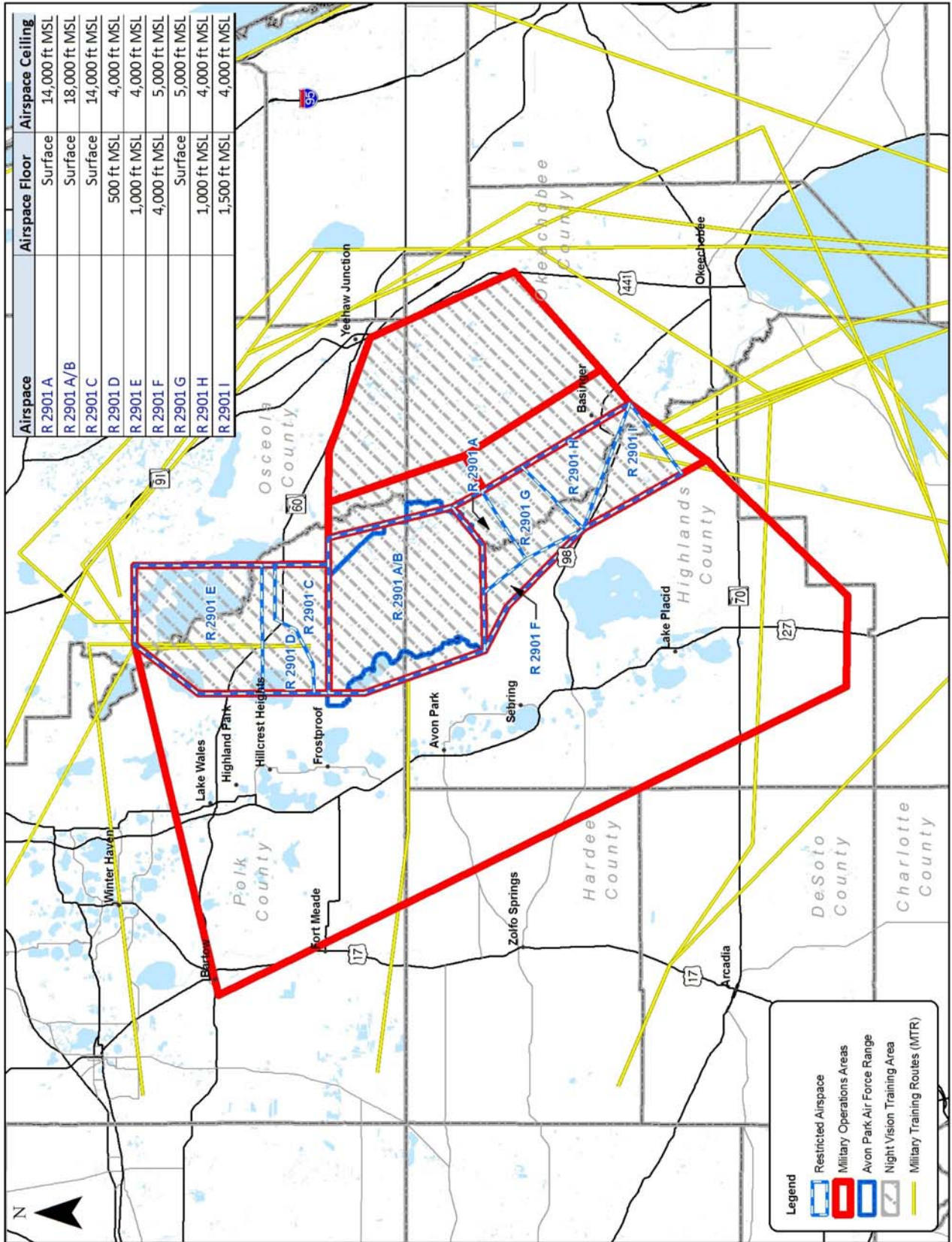
Figure 6-8: Active and Proposed Solid Waste Facilities (Source: FDEP)





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-9: Night Vision Training Areas Near APAFR





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

6.2.8 Conservation Resources

In addition to recreation uses, the property at APAFR is also managed for natural resources benefits, including income generating endeavors such as cattle grazing and forest management.

Cattle Grazing. Approximately 96,000 acres are leased for cattle grazing. The program is implemented in accordance with annual grazing management plans considering herd management needs and natural resource conservation. The cattle grazing program at APAFR is self-sustaining. Approximately \$150,000 is generated annually from grazing leases. Receipts are used to maintain facilities and improvements, as well as for salaries of personnel hired to implement the program. The indirect benefit of cattle grazing includes construction and maintenance of fencing as well as wildfire hazard reduction.

Forest Management. Over 35,000 acres are managed for production of wood fiber. Slash pines are planted on 18,000 acres and are clear cut and replaced at a rate of 250 to 350 acres per year. The remaining 19,000 acres are managed naturally through selective thinning. Forest management is also a self-sustaining program, generating over \$350,000 annually. Income from timber sales pays for the personnel to manage the program and funds the road and trail network necessary to support the program. Forest Management personnel and equipment also support the Range's land management program. Under federal law, four percent of the net income from timber sales is returned to local counties.

Endangered Species. There are numerous federal and state listed species, both plant and animal occurring on the Range. The Air Force has an active management program that monitors individual species' populations and implements management activities to maintain habitat quality for these species.

Wetlands and Floodplain Protection. Over 50 percent of the installation is classified as wetland or

floodplain. The Air Force has inventoried and mapped these sites, as required by federal law (Air Force 2008).

Conservation Through Fire Management. Florida Statutes recognize prescribed burning as being in the public interest and therefore it does not constitute a public or private nuisance when conducted under applicable state air pollution statutes and rules.

The County should pursue mechanisms such as deed restrictions on lots or acreages in areas that may experience smoke and air particulates from prescribed burning on agricultural and conservation lands on the Range. Buyers and potential buyers should be informed of the use of fire management programs such as prescribed burns on the Range and be told that they may experience smoke and odors from these fire management practices.

Figure 6-10 provides the various conservation resources in and around APAFR.

6.2.9 Transportation Interchanges and/or Corridors

The concern with transportation interchanges and corridors is based more upon the secondary effects than initial implementation efforts. The construction of new roadway interchanges and/or corridors will promote new development or redevelopment in their vicinity. With respect to APAFR, it is important new interchanges and corridors are planned to avoid the secondary growth nearby that could create an incompatibility issue with the military's mission at APAFR. **Figure 6-11** shows the primary arterial roads near APAFR and the study area for the proposed Heartland Coast to Coast Transportation facility.

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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

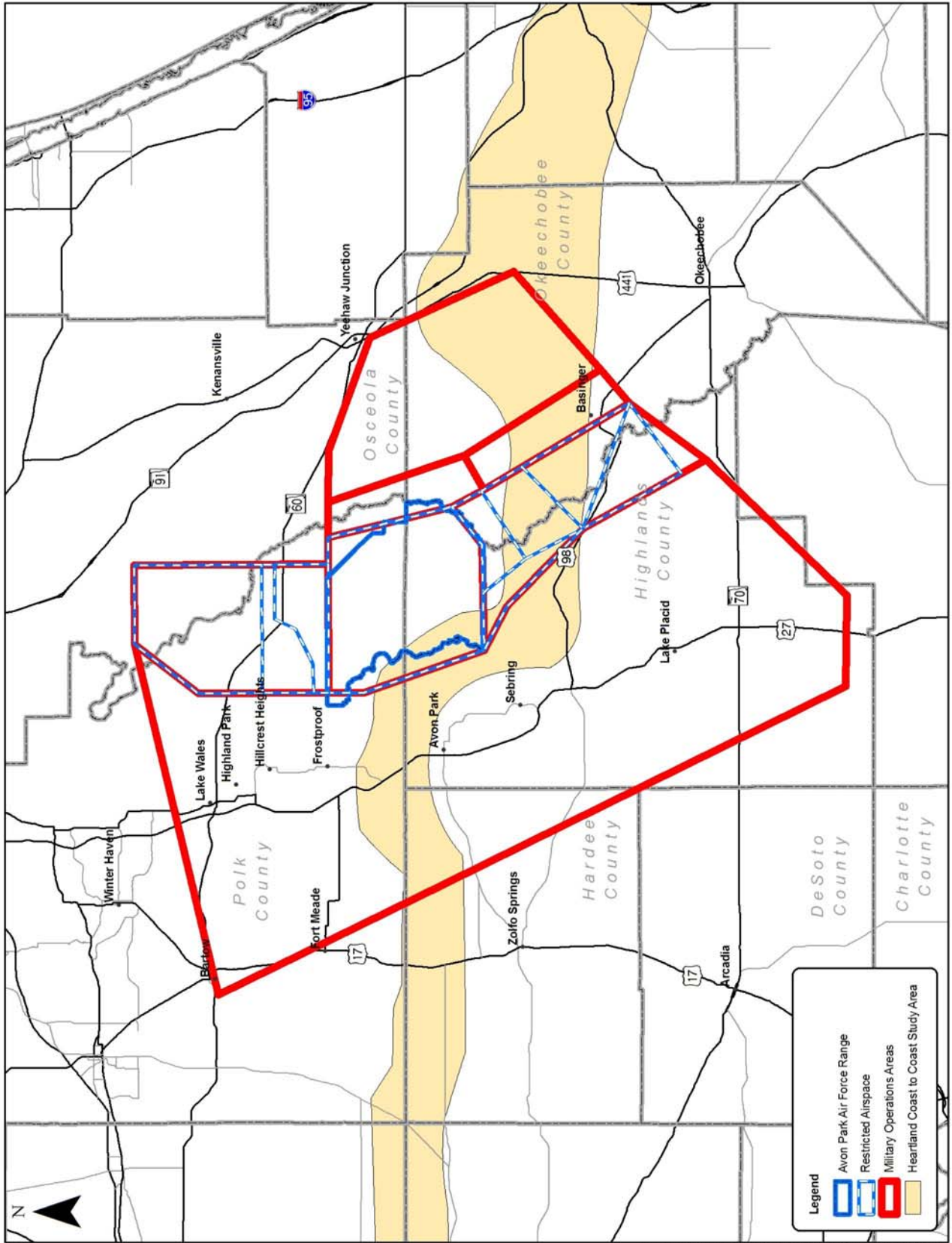
Figure 6-10: Conservation Resources In and Around APAFR





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-11: Primary Arterial Roads and Study Area for the Proposed Heartland Coast to Coast Transportation Facility Near APAFR



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

6.2.10 Public Access

Access for all recreational pursuits is determined weekly and is dependent on training activities at APAFR. Military exercises can restrict public access to management units or can close the entire Range. Up-to-date information about open/closed areas is posted at the Outdoor Recreation Office where recreation visitors must check in. Access information is also posted on a public website. Because scheduled mission activities typically occur from Monday through Thursday, most recreational use occurs during the weekend. During a typical year, weekend users of the Range can expect the range to be closed approximately 10% of the time. The majority of APAFR users are from Central and South Florida. Impact areas are always closed to recreation visitors.

The recreational opportunities offered by APAFR focus on dispersed, resource-based recreation such as hunting, bird watching, hiking, fishing, and primitive camping. To manage public access, de-conflict public recreation and military use, and protect public safety, the installation has been divided into public management units which are open or closed as directed by planned military uses.

Of APAFR's 106,073 acres, approximately 82,000 acres are now available for recreation. Camping is allowed in four areas totaling approximately 160 acres; hiking occurs on 36 miles of trails; fishing occurs on approximately 5,025 acres of lakes and ponds and along 24 miles of rivers, streams, and canals; and approximately 130 miles of roads provide driving and sightseeing pleasure. Throughout the year, the public can purchase recreation permits allowing fishing, camping, hiking, and bird-watching.

- **Camping.** Three public use campground areas and a military use campground are located on APAFR:
 - Willingham (near Lake Arbuckle);
 - Morgan Hole (near the center of the range);
 - Fort Kissimmee (on Kissimmee River); and

- Austin Hammock (military use campground, main base area).

In addition to the campground areas, there are two day-use areas at APAFR

- Arnold Hammock (northwest, near Lake Arbuckle); and
- Tomlin Hammock Lake (southwest).

- **Fishing.** Fishing is available along 24 miles of rivers, streams, and canals and 5,025 acres of ponds and lakes. Three catfish ponds and Tomlin Lake Hammock are stocked and managed for public access. Fishing can occur at any area on APAFR where access is allowed.
- **Hunting.** Public access to the range for recreational hunting began in 1951. The program was first administered by the Florida Game and Freshwater Fish Commission until 1983 when the Air Force took over management of the program. The Air Force issues recreation permits for public recreation activities. Until recently, annual demand for hunting permits exceeded supply. Increased military activities have impacted demand due to lack of advance planning capabilities (Lichtler 2004).
- **Hiking.** Over 30 miles of hiking trails are available at the Lake Arbuckle National Recreational Trail. The Arbuckle Nature Trail Boardwalk, the Sandy Point Wildlife Refuge Trail, and the Florida National Scenic Trail. Additionally, Avon Park Air Force Range offers 130 miles of roads for windshield wildlife sightseeing. Four trails at Avon Park Air Force Range are designated for hiking, including a loop trail (northwest corner, part of the Florida National Recreation Trail system), a boardwalk (to observation tower at Lake Arbuckle), a trail at the Sandy Point Area, and the Florida National Scenic Trail. Approximately 11 miles of the Florida National Scenic Trail run through APAFR and this trail is one of eight National Scenic Trails in the United States. The trail generally follows the western edge of the



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Kissimmee River floodplain and is oriented in a north-south direction. The portion of the trail located within Avon Park Air Force Range was incorporated on November 6, 1989, and is cooperatively managed through a certified agreement focusing on protection and management. The Air Force, the USDA Forest Service, and the Florida Trail Association renewed the certified agreement on January 22, 2002. Additionally, the Air Force and the Florida Trail Association developed a cooperative agreement to maintain the trail (Wimmer 2003).

- **Wildlife Observation.** Demand for wildlife observation opportunities and nature study is increasing at Avon Park Air Force Range. A 30-foot observation tower at Lake Arbuckle is a popular year-round site for birdwatchers and organized groups. The 600-acre Sandy Point Area is also popular, receiving a number of visits per year (Air Force 2008).

Figure 6-12 shows the Florida National Scenic Trail running north and south through the southeast section of APAFR as an example of existing hiking trails.

6.3 ANALYSIS

To facilitate the analysis of land use for the issues identified in the previous section, the County's Existing Land Use, Zoning Map and Future Land Use Map are provided in **Figures 6-13, 6-14, and 6-15**, respectively. As previously mentioned, this report covers multiple jurisdictions (counties and cities) with different land use designations adopted for related planning maps (zoning, existing land use, sub-district, and future land use). To facilitate a uniform analysis of land use across the APAFR JLUS study area (4 counties and 3 cities), the zoning/sub-district, existing land use, and future land use map designations were generalized. The analysis is based on the generalized land use designations. People living or working near a military installation can expect impacts such as noise, smoke, and dust

generated from ground and air operations. Quality of life for those living or working near an installation can be negatively affected when these impacts reach levels creating a nuisance. A potential risk to public safety also exists from the possibility of aircraft crashes or other operational accidents at or near an airfield. The extent and frequency of negative impacts affecting people living near airfields will vary based on the type of aircraft, airfield operating hours, airfield ground activities, frequency of flight, ground training activities, and proximity to the airfield. Future residents choosing to live near APAFR will be impacted by flight and ground activities.

6.3.1 Development Near APAFR's Boundary

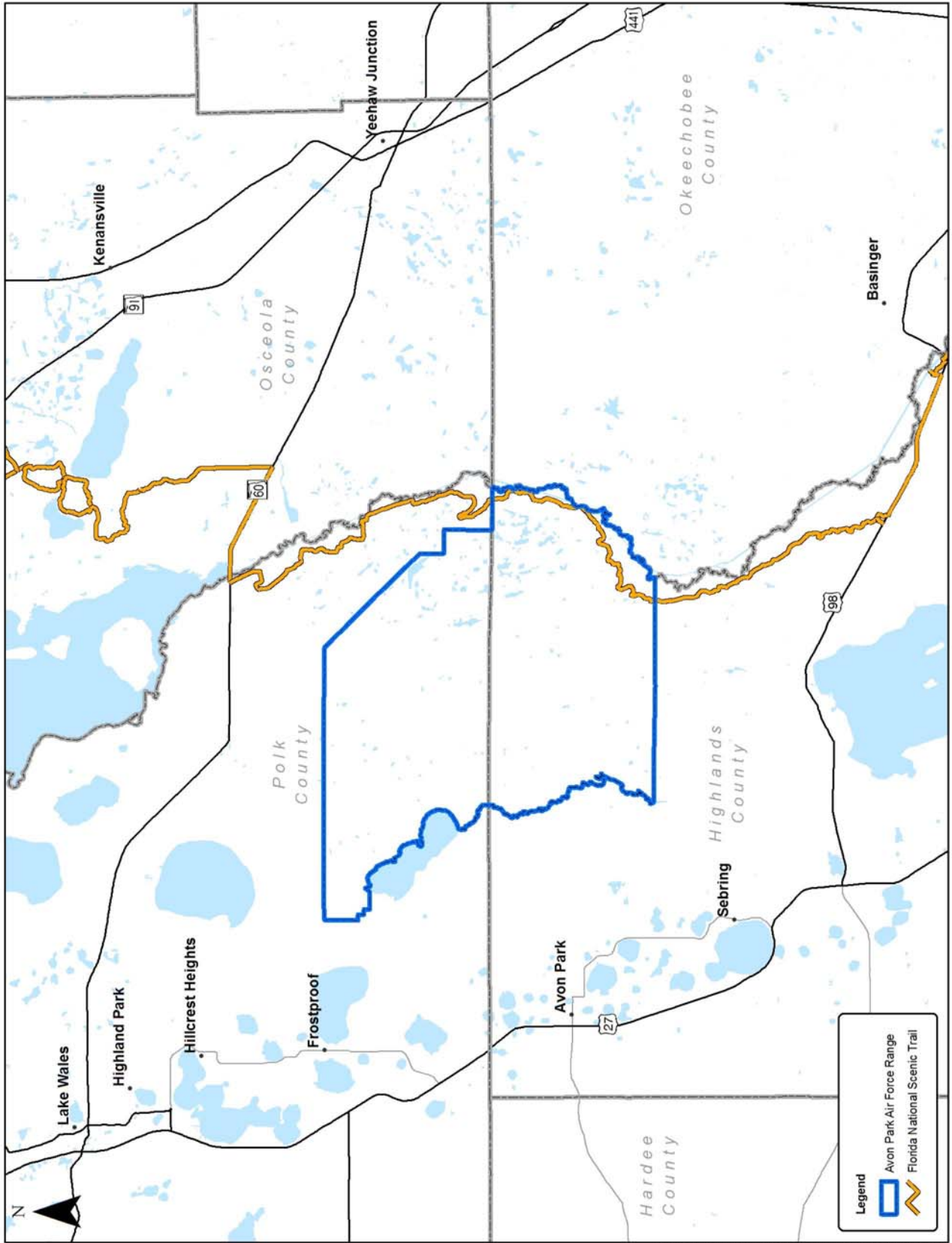
The areas of the County within three miles of APAFR's boundary include the extreme southwest corner of the County. The Zoning and Future Land Use Map designation for this area is Agriculture. Since the lands within the 3-mile buffer are solely Agriculture, they provide an opportunity to preserve security and limit encroachment concerns over the long term.

6.3.2 Airspace Controls

The Secretary of the Air Force has issued guidance documents for the planning, operations, management, safety, facilities, and security of Air Force ranges. Air Force Instruction (AFI) 13-212 Addenda A is one such guidance document identifying overflight avoidance areas both on and off APAFR's range. To the north, the avoidance areas include the populated areas of Walk-in-the-Water Ranch Resort, Indian Lake Estates and Westgate River Ranch Resort. To the west and southwest the avoidance areas include the cities of Avon Park and Sebring, Santa Rosa Ranch, and Avon Park Municipal Airport and Sebring Regional Airport. Within the installation's boundaries, aviators are instructed to avoid the cantonment area and MacDill Auxiliary Airfield.



Figure 6-12: Hiking Trail (Florida National Scenic Trail) Across Southeast Corner of APAFR

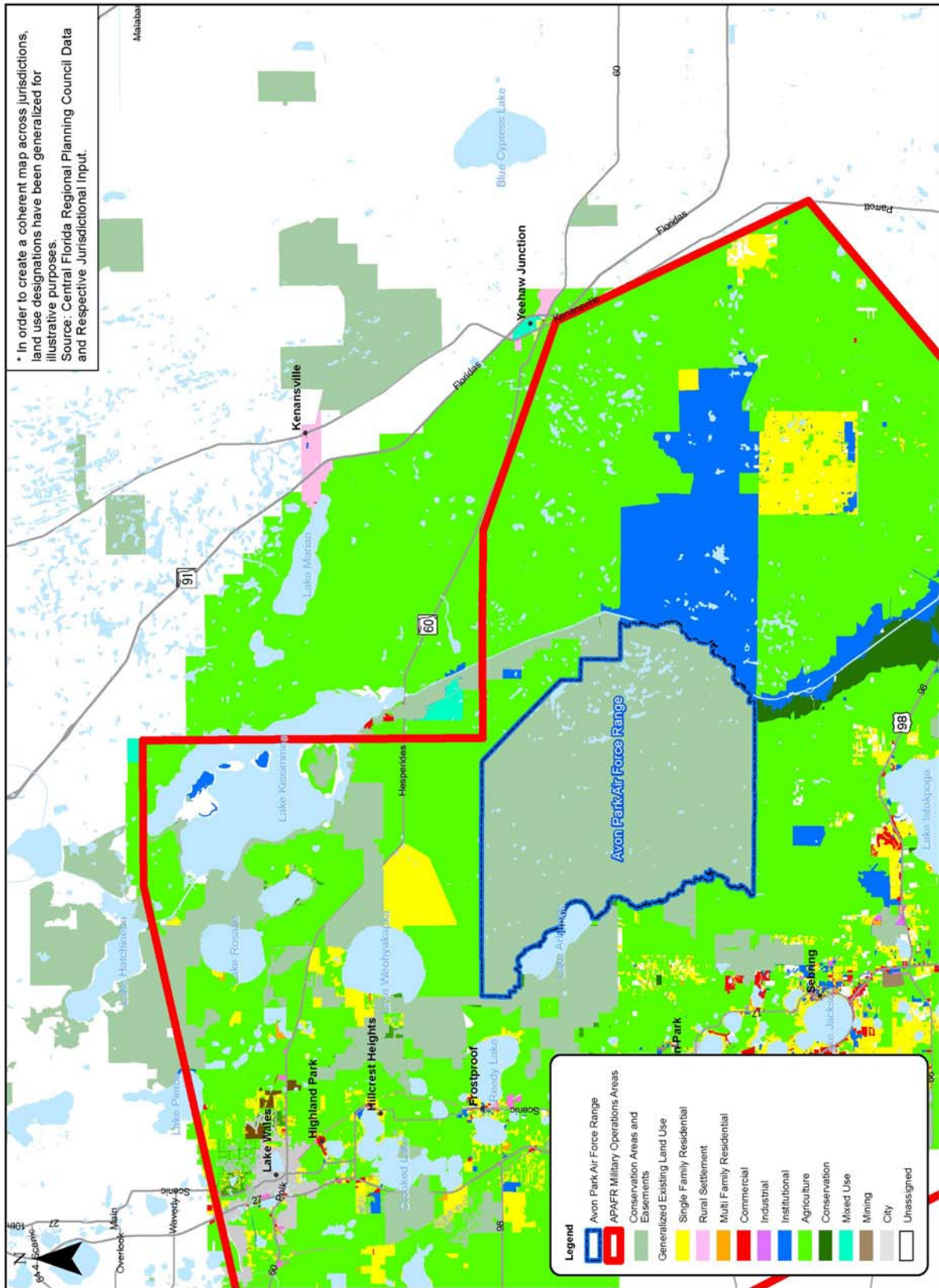


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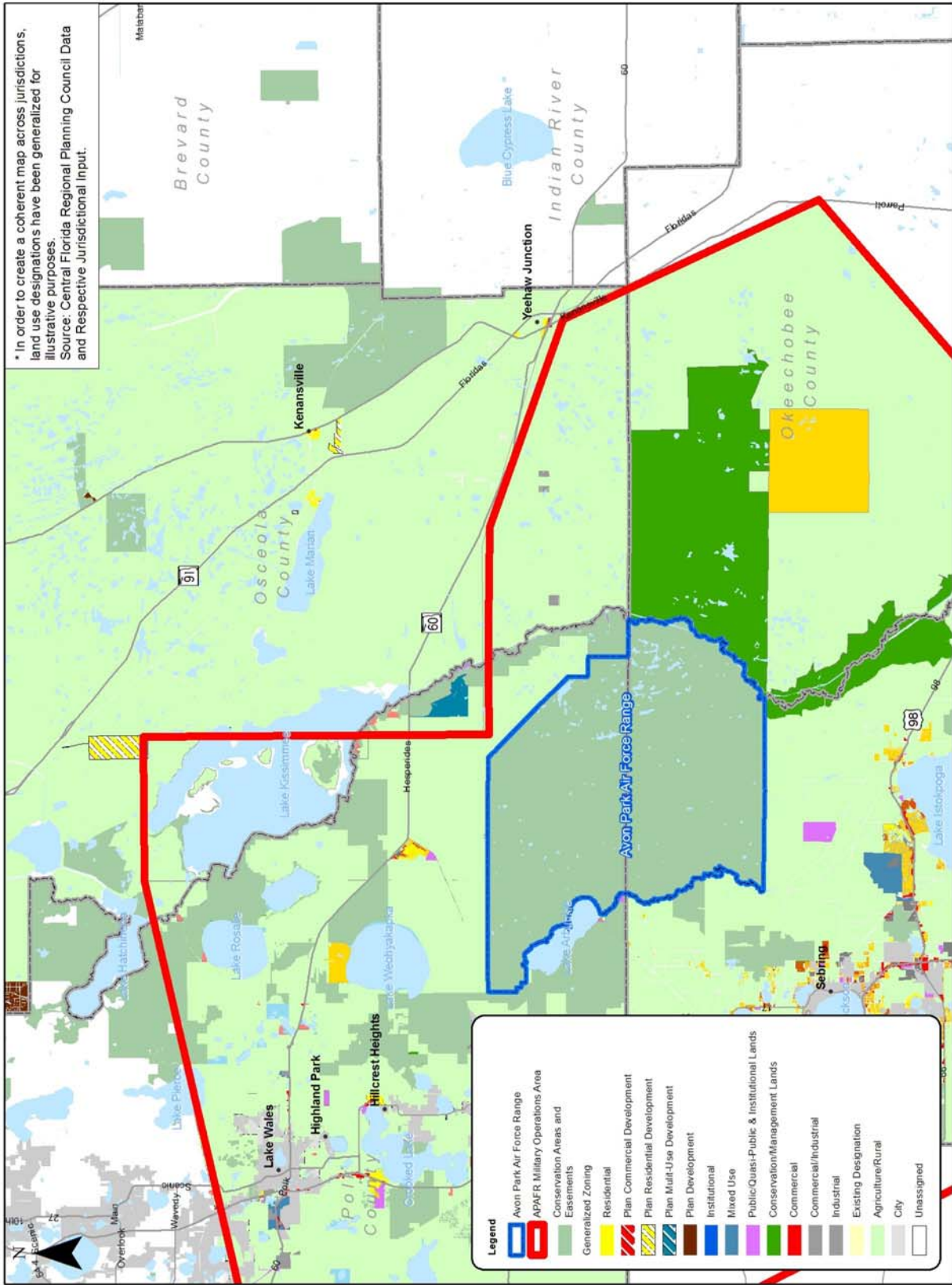
Figure 6-13: Existing Land Use Map





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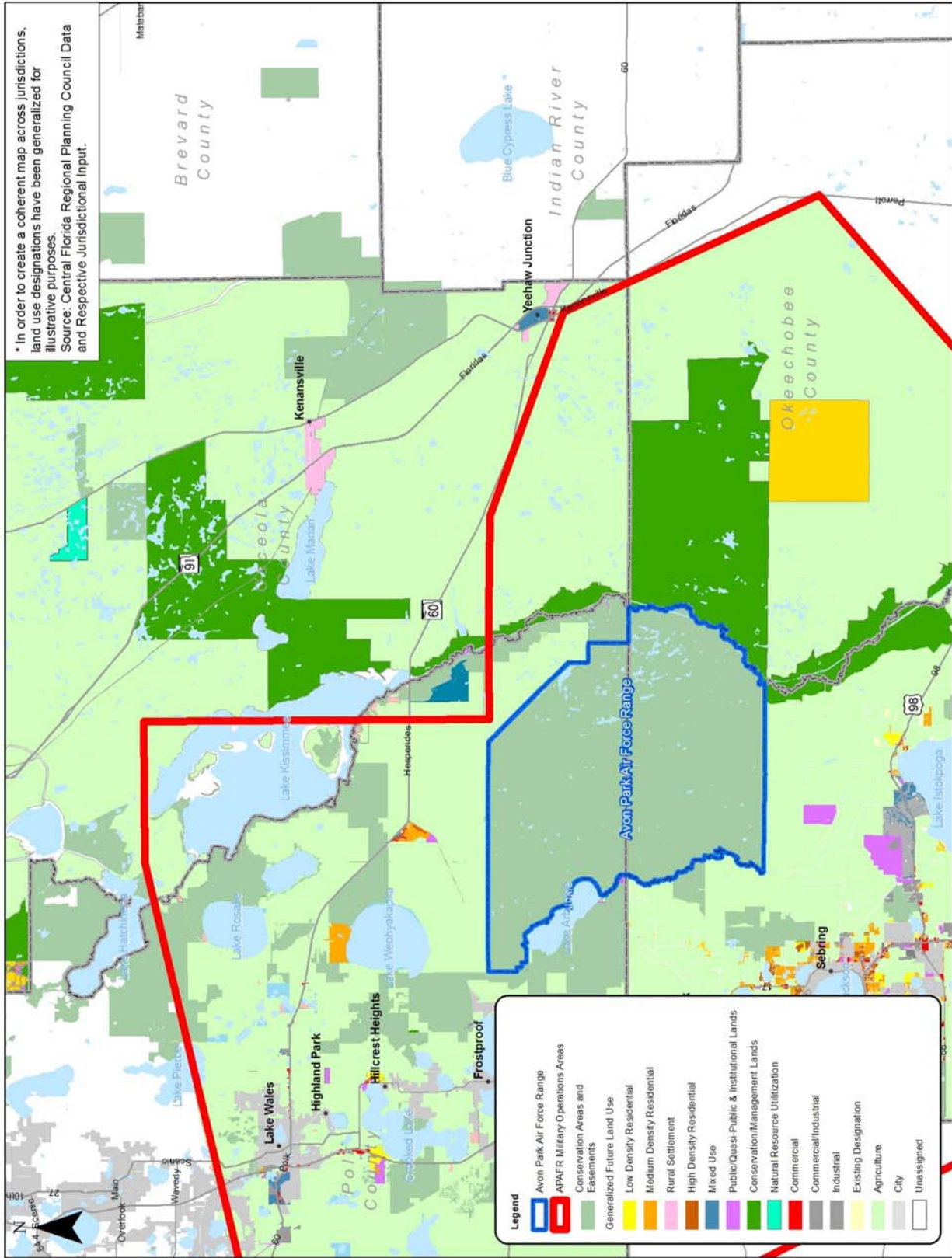
Figure 6-14: Zoning Map





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 6-15: Future Land Use Map





6.3.3 Blast Noise

The nature of the blast noise in the County is in the low to moderate ranges as previously shown in **Figure 6-5**. The low range area covers a area of the southwest section of the County. The moderate blast noise area covers a small area just inside the county line over an area of agriculture and conservation lands. The effects in the moderate blast noise area can be expected to present a moderate risk of noise complaints. The effects in the remaining moderate range area are minimal due to the Agriculture and Conservation designations on the County's Future Land Use Map.

6.3.4 Low Level Flight Areas

The low level flight training area covers two different portions of southwest Osceola County and includes an airspace floor from the ground surface to an airspace ceiling up to 14,000 feet above mean sea level (MSL). The result of land use in this area may be perceived as a nuisance resulting from low level fixed-wing and rotor aircraft flying overhead and increasing sound and having other effects associated with a low flying aircraft. The majority of this area is Conservation or Agriculture according to the County's Future Land Use Map.

Portions of Restricted Airspace R2901 E lie in Osceola County. R2901 E has an airspace floor elevation at 1,000 feet above ground surface, and therefore, objects extending greater than 400 feet would be incompatible with the Range's current mission in these areas.

6.3.5 Aircraft Noise

According to reports provided by APAFR, the only aircraft overflight noise currently modeled for APAFR occurs at the Airfield (see **Figure 6-7**). The APAFR Airfield has one primary runway with straight-in arrivals and departures by aircraft flying to and from the facility. A limited number of pattern operations are flown to the south of the airfield. Environmental noise mapping software (NOISEMAP 7.2) was used by others to calculate and plot the 65-dBA through 75-dBA contours for the flight opera-

tions at the airfield; these contours are shown in the Noise Exposure Zones. As would be expected from an airfield that has only straight-in arrivals and departures and limited patterns to the southeast of the runway, the contours generally extend straight out from the runway ends. The major contributor to the noise at the airfield is the C-141B, followed by the C-130, and the A-10A (Wyle 2005).

The 65-dBA contour is contained within the range boundary. The 65-dBA noise contour extends about 5,000 feet past the end of Runway 05, and 4,200 feet past the end of Runway 23 where it comes within 2,200 feet of the southwest range boundary. It covers an area of about 388 acres. The 70-dBA contour, which remains very close to the airfield, covers an area of about 146 acres. The 75-dBA contour occurs at the beginning of Runway 23 and covers an area of about 20 acres. This is due to the majority of take-offs being conducted on Runway 23 (Wyle 2005).

6.3.6 Bird / Aircraft Strike Hazards (BASH)

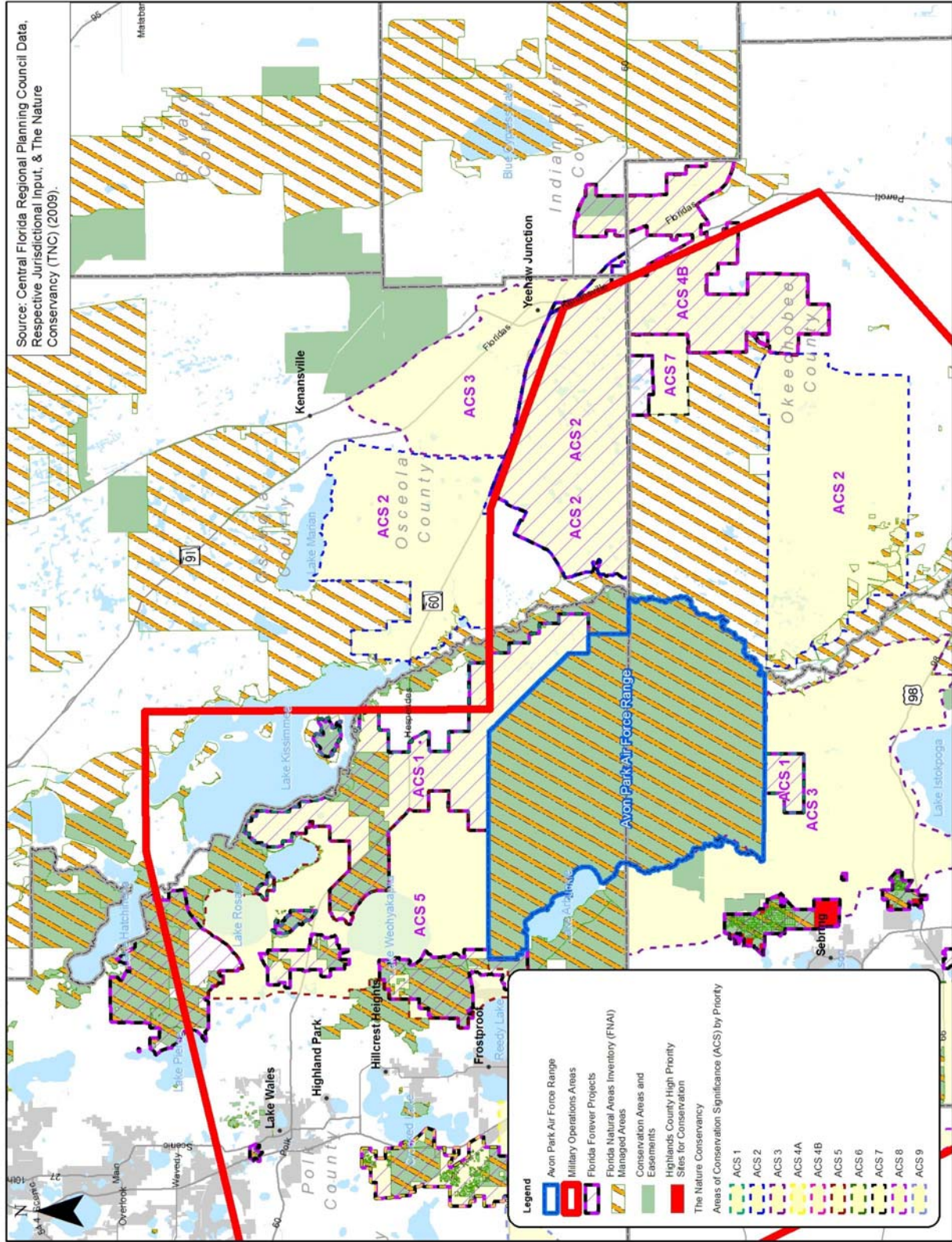
Areas identified having potential effects on BASH near APAFR are natural areas. There are no man-made areas such as landfills in the areas of BASH concern (low level flight area) in Osceola County. The natural areas include the area near Lake Kissimmee comprised of open water and marsh areas and Brahma Island. Whereas these areas create compatible land use buffers, they have the potential to create habitats conducive to nesting and rookeries incompatible with the low level approach areas utilized by APAFR.

6.3.7 Transportation Interchanges and/or Corridors

As previously explained, the secondary effect of new transportation interchanges and/or corridors is the subsequent growth in these areas. With respect to compatible land use near APAFR, future development plans at and near interchanges (new and existing) and along proposed transportation corridors should be coordinated with APAFR and in line with the recommendations found in this report.



Figure 6-17: The Nature Conservancy's Priority Areas of Conservation Significance (ACS) Near APAFR







SECTION 9 - AVON PARK AIR FORCE RANGE



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9-1	Description of MOAs	9-5



9.1 INTRODUCTION

APAFR is a United States Air Force range and air-ground training complex, located east of the City of Avon Park as shown in **Figure 9-1**. APAFR was first opened during World War II under the name of Avon Park Army Air Field. The Third Air Force used the airfield for training B-17 air crews in air-to-ground bombing and for antisubmarine patrols. After World War II ended, the base was closed and placed in a caretaker status. In 1949, the base was transferred to the newly created US Air Force. It was then renamed Avon Park Air Force Base. In 1956, the base was renamed again to Avon Park Air Force Range. At this time a major improvement program was begun. At its height, the base spread across 218,000 acres (880 km²). Over the succeeding years the US Air Force declared much of the land surplus and disposed of it. The last major divestment in 1983 brought the Range to its current size.

APAFR consists of approximately 106,000 acres of land of which about 82,000 acres are open to the public for recreation. APAFR includes Avon Park Air Force Auxiliary Field (also known as MacDill AFB Auxiliary Field). The airfield consists of an 8,000 ft main runway, an operational control tower, an aircraft rescue and firefighting facility and limited ramp and hangar facilities. There are no published instrument approach procedures and the airfield is limited to VFR operations only.

The host unit for the APAFR is the Deployed Unit Complex (DUC), 23rd Wing, Detachment 1, which is a unit of the 23d Wing (23 WG), an Air Combat Command (ACC) composite fighter and rescue wing located at Moody Air Force Base, Georgia. In addition to the Avon Park Air Force Range, the DUC also oversees a flight line facility at nearby MacDill AFB for transient military flight crews, maintenance crews and aircraft utilizing the APAFR. This permits visiting squadrons to have ready access to APAFR while concurrently taking advantage of the more robust billeting and maintenance support capabilities at MacDill. This combination of facilities pro-

vides extensive, diversified and convenient training airspace and ranges with unique training capabilities for military air, ground, and air-to-ground training.

9.2 ISSUES

Based on information provided by APAFR and workshops with the public, JLUS Policy Committee and JLUS Working Group, issues were identified with respect to encroachment on APAFR. During the numerous Public workshops, Policy Committee meetings, Working Group meetings and Public workshops, the issues were identified and explored. Appendix A—APAFR JLUS Public Presentations provides copies of this information plus all public presentations included with this study.

The following are the issues identified for APAFR with respect to joint land use planning activities:

- Development Near APAFR's Boundary
- Airspace Controls
- Blast Noise
- Low Level Flight Areas
- Aircraft Noise
- Bird / Aircraft Strike Hazards (BASH)
- Lighting
- Conservation Resources
- Transportation Interchanges and/or Corridors
- Public Access

Each issue listed above is described further in the following subsections with descriptions and graphics providing additional information.

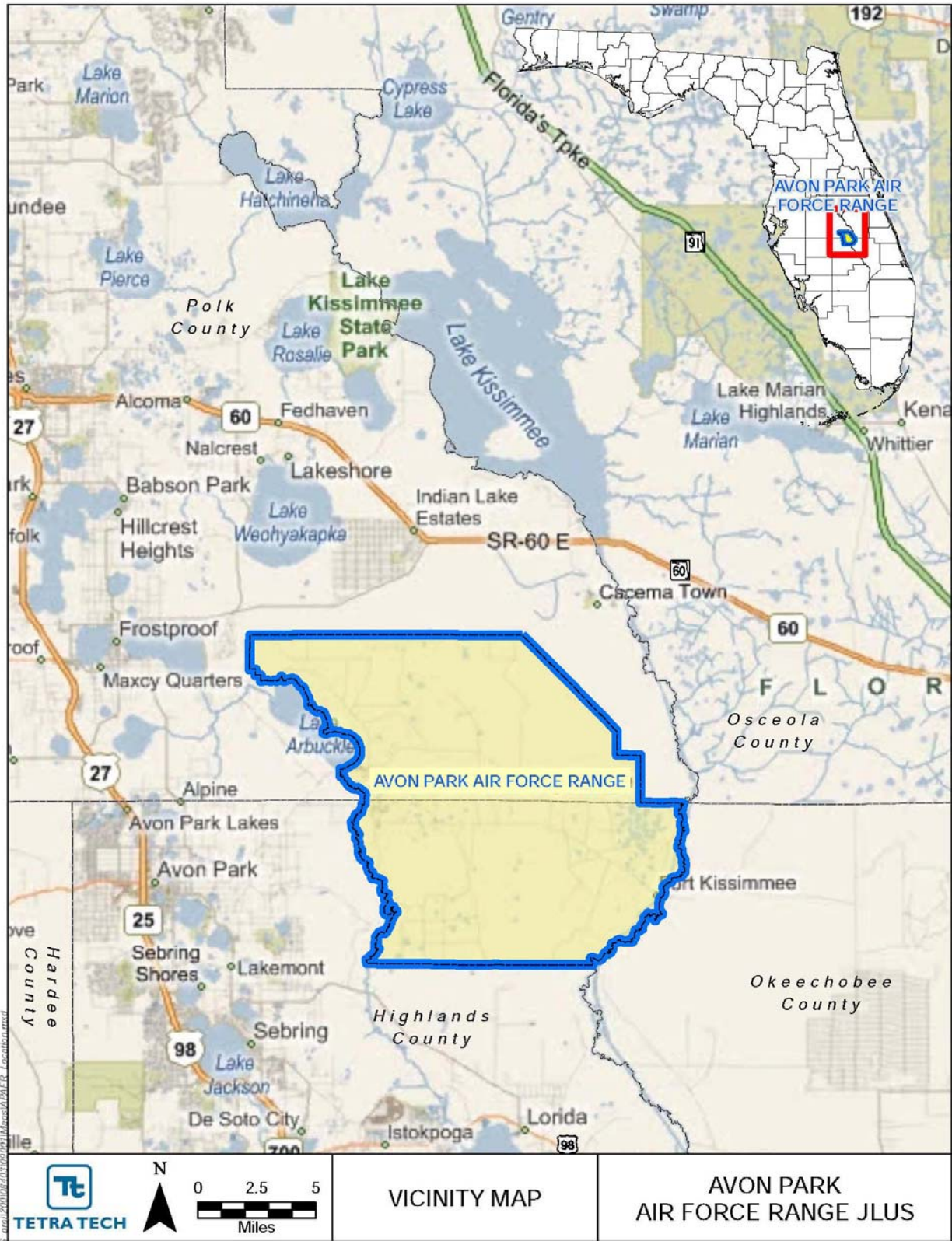
9.2.1 Development Near APAFR's Boundary

Development near the boundary of a military reservation can create security concerns, promote excessive light during nighttime hours, and/or encourage other encroachments. For APAFR, development around APAFR's perimeter is an obvious concern and can be managed by recognizing and implementing necessary land use controls. **Figure 9-2** shows the areas currently within approximately three miles of APAFR's boundary.



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

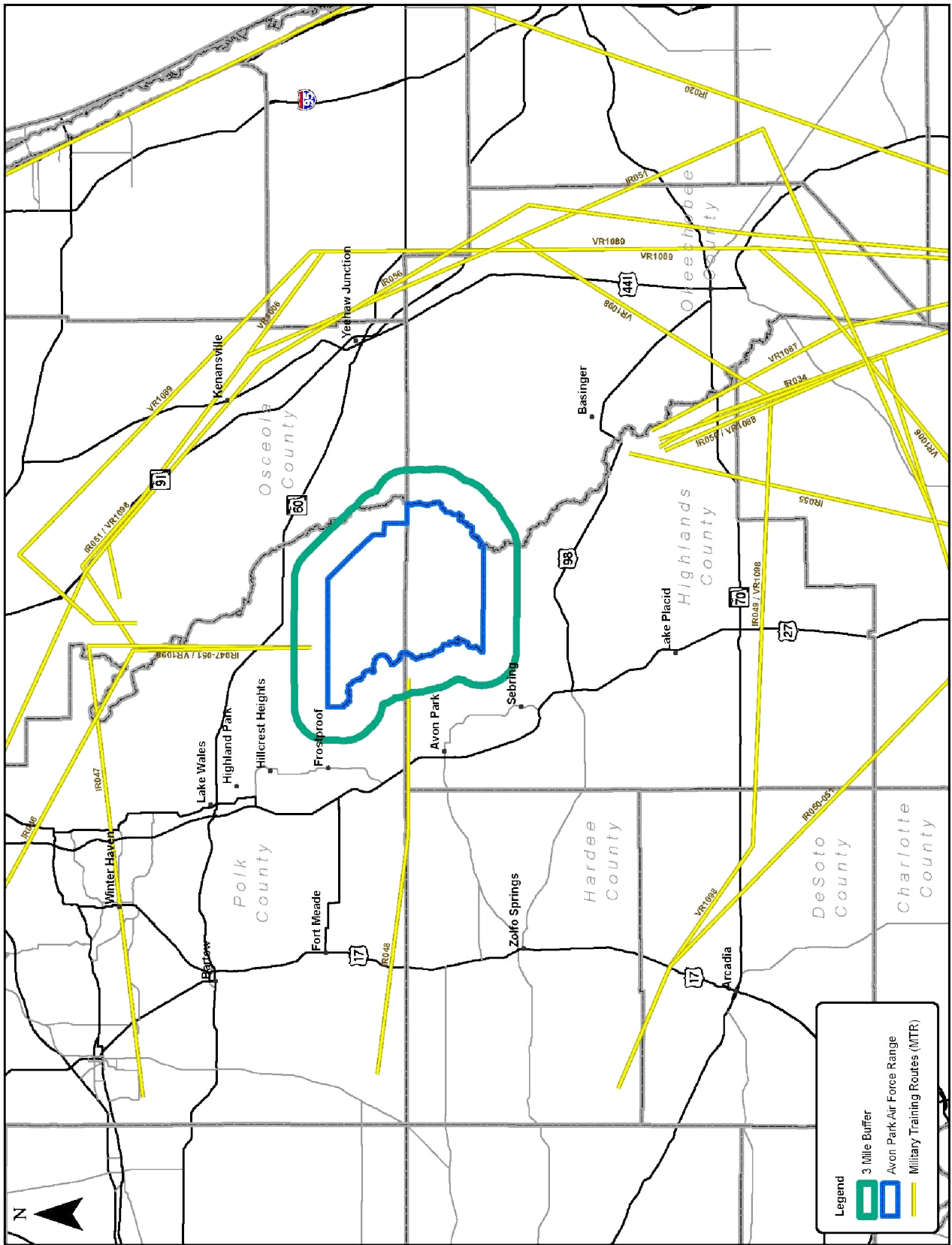
Figure 9-1: Avon Park Range Location Map with Boundary.





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-2: Three Mile Land Use Buffer Around APAFR Boundary



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

9.2.2 Airspace Controls

In addition to 106,034 acres on the Range ground assets, APAFR’s air-to-ground training operations are further enhanced by overlying restricted airspace, military training routes (MTRs), and Military Operations Areas (MOAs). According to the Federal Aviation Administration (FAA), restricted airspace is an area of airspace denoted by the existence of unusual, often visible, hazards to aircraft such as artillery firing, aerial gunnery, or guided missiles. The FAA also views penetration of restricted airspace without authorization from the local controlling agency as being potentially extremely hazardous to the aircraft and its occupants. Restricted airspace is depicted on aeronautical charts with the letter “R” followed by a serial number.

The DoD, in conjunction with the FAA, has established Special Use Airspace (SUA) to separate military sortie operations from other non-compatible aviation activities. The designation of SUAs identifies for other users the areas where such activity occurs, provides for segregation of that activity from other users, and allows charting to keep airspace users informed of potential hazards. Special use airspace includes: Restricted airspace, Prohibited airspace, MOAs, Warning Areas, Alert Areas, Temporary Flight Restriction (TFR), and Controlled Firing Areas.

The SUA overlying APAFR and its immediate sur-

roundings includes Restricted Airspace R-2901 complex and six military operations areas: Avon North, Avon South, Avon East, Lake Placid, Basinger, and Marian. Restricted airspace R-2901 complex, including subareas R-2901A through R-2901I, is used by aircraft to maneuver into position for bombing patterns and simulated attacks on Avon Park Air Force Range’s six weapons impact areas. Entry into R-2901 from the north involves MTRs IR-046, 047, and 051 and VR-1098. Aircraft from the south use MTRs IR-049 and 050 and VR-1088 and 1098. These military training routes are scheduled by MacDill AFB. Total airspace covers approximately 2,200 square miles and is shown in **Figure 9-3**.

Aircraft from all branches of the service—especially Air Force aircraft based at Homestead ARB, Patrick AFB, and Moody AFB—use the Range’s SUA. The operations conducted include laser operations, chaff and flare training, inert/practice ordnance deliveries, drop zone and landing zone operations, and assault field operations.

Military Operations Areas (MOA). A MOA is airspace established outside Class A airspace to separate or segregate certain non-hazardous military activities from instrument flight rule (IFR) traffic and to identify for visual flight rule (VFR) traffic where these activities are conducted (USDOT 2000). The R-2901 complex is surrounded by six MOAs, which provide range-supporting airspace (See **Table 9-1**).

Table 9-1: Description of Military Operations Areas (MOAs)

Airspace	Airspace Floor (feet)	Airspace Ceiling (feet)	Area (acres)	Controlling ARTCC
Avon North	5,000 MSL	17,999 MSL	79,423	Miami
Avon South	5,000 MSL	17,999 MSL	98,752	Miami
Avon East	500 AGL	13,999 MSL	31,359	Miami
Lake Placid	7,000 MSL	17,999 MSL	919,676	Miami
Basinger	500 AGL	5,000 MSL	35,776	Miami
Marian	500 AGL	5,000 MSL	173,567	Miami

Sources: USDOT 2000

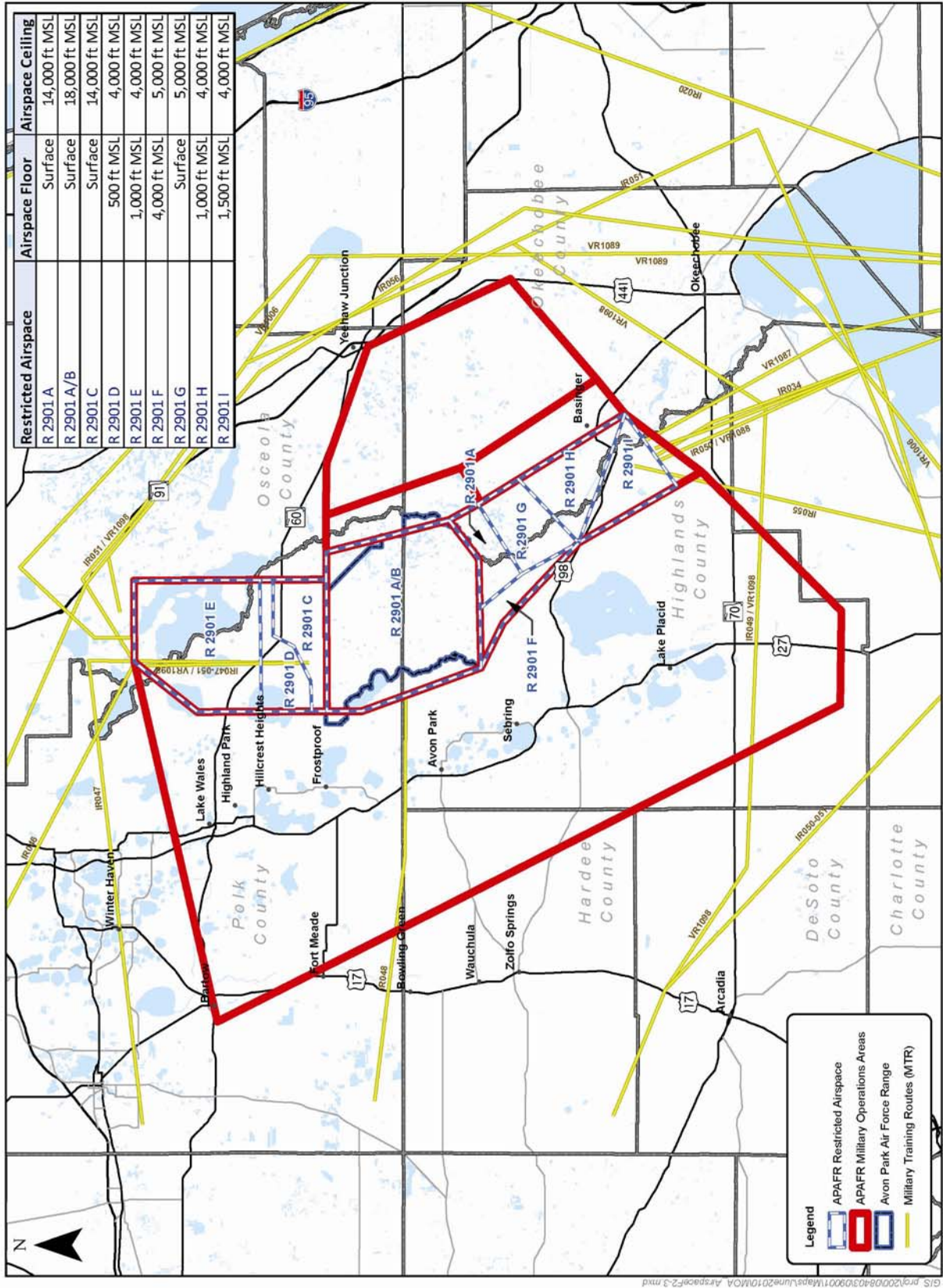
Note: (a) Lake Placid Air Traffic Control Assigned Air Spaces (ATCAA) overlies MOA extending vertical limit of airspace to 23,000 feet MSL.

Key: AGL = Above ground level.
 ARTCC = Air Route Traffic Control Center.
 MSL = Mean sea level.



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-3: APAFR Restricted Airspace and MOAs





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

The Avon North MOA borders the Restricted Airspace on the north; the Avon East MOA borders the Restricted Airspace on the northeast; the Avon South MOA overlies the southern portion of the Restricted Airspace complex. The Basinger MOA borders the Restricted Airspace on the southeast. The Marian MOA borders the eastern boundaries of the Avon East and Basinger MOAs. The Lake Placid MOA borders the entire western side of the R-2901 complex.

Flight Operations. All aircraft operating at APAFR are transient aircraft; they fly in from off-site military installations such as MacDill AFB, Patrick AFB, and Homestead ARB. During the baseline year of CY 2000 only the F-16, A-10A, C-130, C-141B, and H-60 (Air Force) used the airfield facilities. Fixed-wing traffic accounts for about 75% of the total annual operations at the airfield, and rotary-wing traffic accounts for 25%. While only five different types of aircraft used the airfield during baseline year 2000, other aircraft have also used the airfield in the past, such as: F-15, F-117, B-52, B-1, F-14, F/A-18, P-3, S-3, C-5, C-17, UH-1, AH-1, and AH-64 (Wyle 2004a).

Numerous airfields and several federal airways (“Victor” routes) are within the vicinity of APAFR. Seventeen of the airfields are within MOAs and two airfields, River Ranch Resort and Blanket Bay, are located to the north of the Avon East and Marian MOAs. Of the various airfields, 15 are private, three are public, and two are heliports. Although River Ranch Resort Airport, located approximately 9 miles northeast of the Bravo impact area, is not within an SUA associated with the use of APAFR, aircrews using the range are alerted to its presence. **Figure 9-4** shows the airfields within close proximity to the APAFR.

Although no federal airways pass through the Restricted Airspace, several federal airways pass through the MOAs along the perimeter of the Restricted Airspace. Military pilots using APAFR are aware of, and are alerted to, the possible presence

of civil traffic in these areas.

9.2.3 Blast Noise

Noise produced by artillery fire and detonation of air-to-ground or ground-to-ground live ammunition, such as shell bursts, surface blasting, cratering charges and aircraft bombs and rockets are analyzed differently than other noise sources such as aircraft engines. This is because of the significantly higher energy created at low frequencies by these blasts. The higher energy blasts can induce structural vibrations which may generate additional annoyance to people, beyond the audibility of the sound created by the blast. Noise contours resulting from the firing of projectiles from weapons (muzzle blast at firing points) and the detonation of high explosive ordnance from aircraft in the vicinity of the targets extend beyond APAFR’s boundary and are depicted in **Figure 9-5** (Air Force 2008).

- Peak levels between 0-115 decibel (dB) Peak present a low risk of noise complaints (comparable to Noise Zone 1)
- Peak levels between 115-130 dB Peak present a moderate risk of noise complaints (comparable to Noise Zone 2)
- Peak levels between 130-140 dB Peak present a high risk of noise complaints and possibilities of damage claims (comparable to Noise Zone 3)

Note - Peak Levels above 140dB Peak represents the threshold for permanent physiological damage to unprotected human ears. They also represent a high risk of physiological and structural damage claims (Wyle 2005 and AR 200-1 13 Dec 2007, Ch 14).

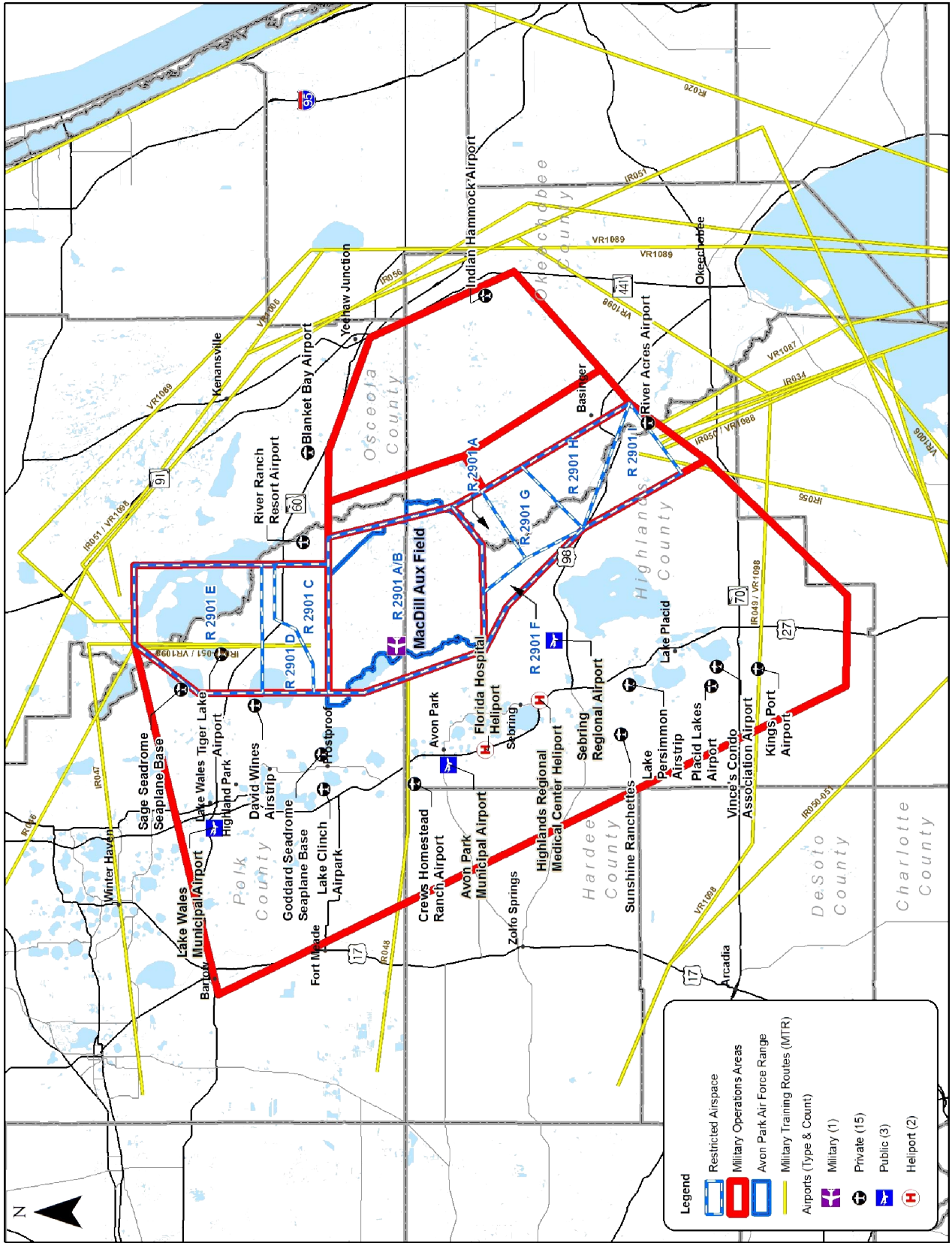
9.2.4 Low Level Flight Areas

Multiple types of aircraft conduct training operations within the low altitude tactical navigation area (designated as R 2901A-I) as shown in **Figure 9-6**. If population density increases underneath the low level training areas, the required altitude for flight



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-4: Private Airfields in Close Proximity to APAFR



Legend

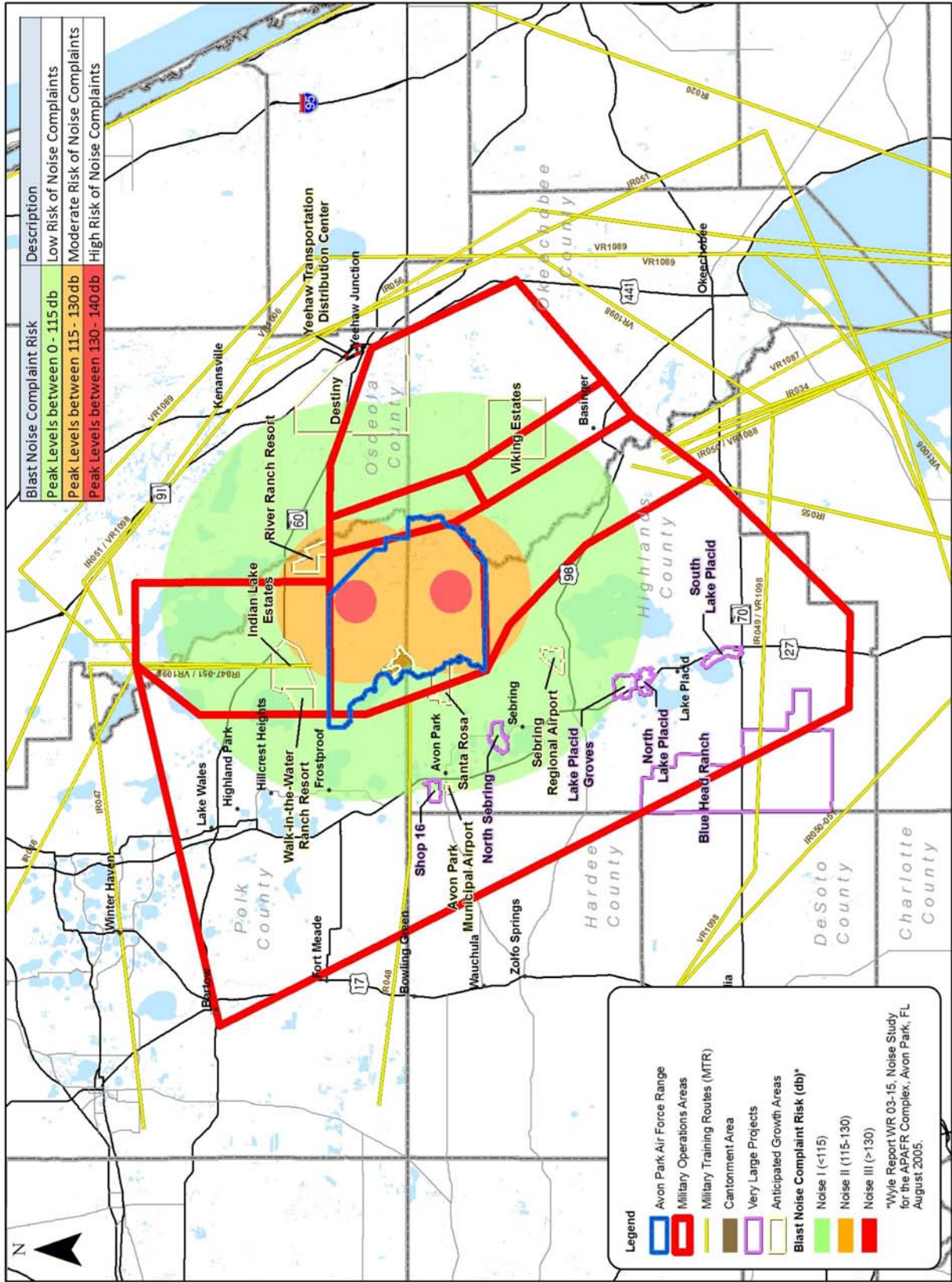
- Restricted Airspace
- Military Operations Areas
- Avon Park Air Force Range
- Military Training Routes (MTR)
- Airports (Type & Count)
- Military (1)
- Private (15)
- Public (3)
- Helipoint (2)

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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

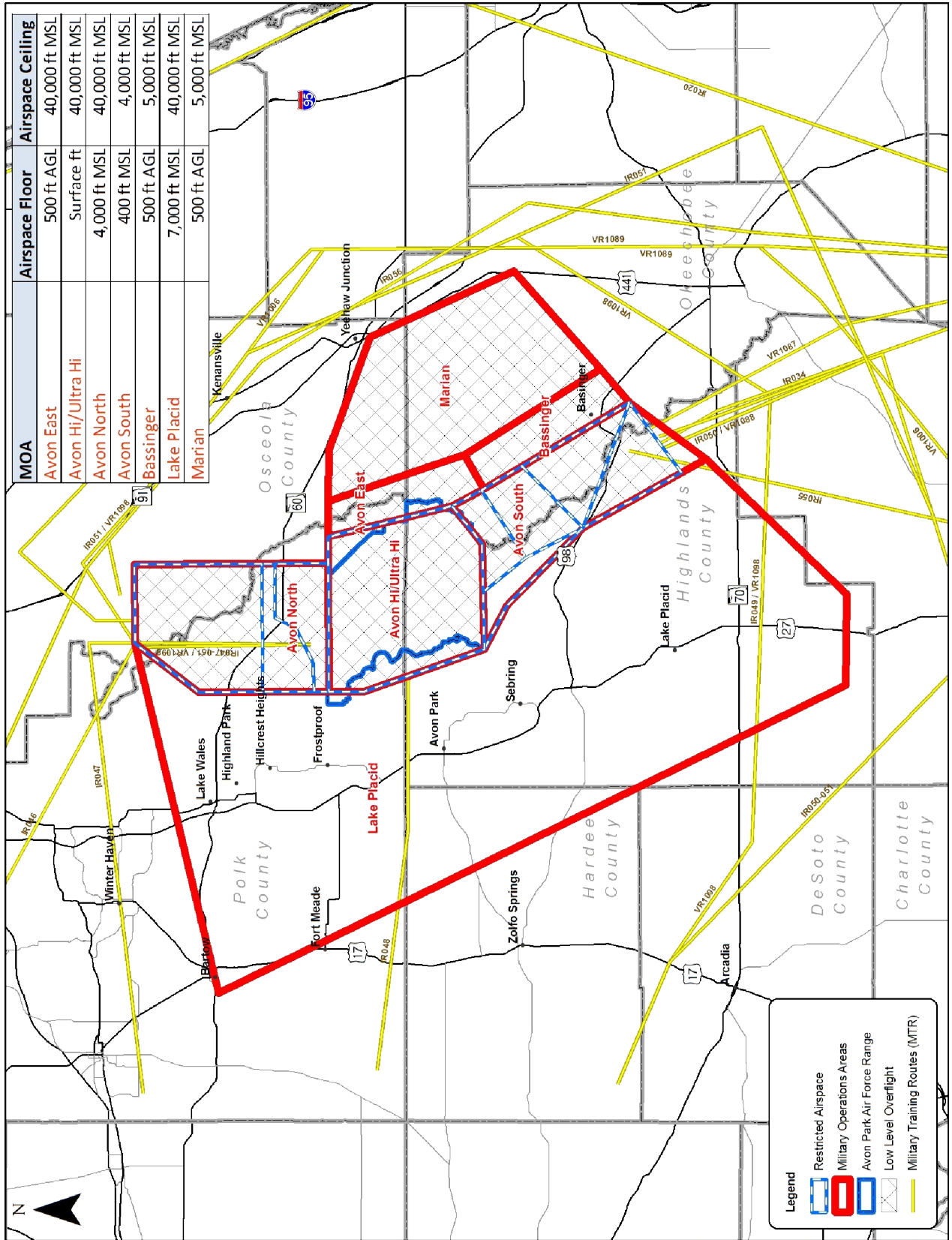
Figure 9-5: Risk of Blast Noise Complaints





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-6: Low Level Over Flight





operations is subject to being adjusted upwards to meet federal regulations and to minimize noise and risk to the population underneath. Increases in altitude would severely impact the training capability of the military utilizing APAFR.

9.2.5 Aircraft Noise

Department of Defense (DoD) Instruction for aircraft noise assessment divides noise exposure into three Noise Zones:

- Noise Zone 1, Day/Night Level (DNL)<65, is an area of minimal impact where limited noise reduction (or sound attenuation) may be recommended.
- Noise Zone 2, DNL 65-75, is an area of moderate impact where some land use controls are needed.
- Noise Zone 3, DNL>75, is the most severely affected area and requires the greatest degree of land use controls to encourage compatibility.

In addition to noise zones, areas of concern may be defined where all land uses are considered to be compatible (less than 65 DNL) but some degree of land use controls is recommended in order to protect the long term viability of the range and ensure public safety; such as areas subject to frequent aircraft overflight and noise exposure. These areas may align with critical ingress and egress corridors or areas under MOAs and MTRs that provide participating aircraft access to the range. There are currently no Noise Zones associated with APAFR impacting areas beyond the installation's boundary from aircraft noise. **Figure 9-7** shows the aircraft noise on record for missions at APAFR.

9.2.6 Bird / Aircraft Strike Hazards (BASH)

A bird strike hazard exists at APAFR due to the presence of resident and migratory bird populations, and the abundance of habitat existing on and in the immediate vicinity of the range. Significant water bodies include Lake Arbuckle, Arbuckle Creek, and the Kissimmee River. Numerous swamps and

marshes throughout the area also provide aquatic habitat. Over 82,000 acres of APAFR (approximately 79% of range property) remain in a natural vegetative state. Additionally, other bird attractants such as landfills can attract birds creating an incompatibility with military operations. For example, the Avon Park Correctional Institution maintains a landfill approximately 3 miles west of APAFR's Bravo Range, which serves as an attractant to vultures, gulls, and raptors. **Figure 9-8** shows the locations of solid waste landfills and construction and demolition landfills, in the vicinity of APAFR based on data obtained from the Florida Department of Environmental Protection (FDEP). This data includes Active and Proposed Solid Waste Facilities according to the FDEP.

9.2.7 Lighting

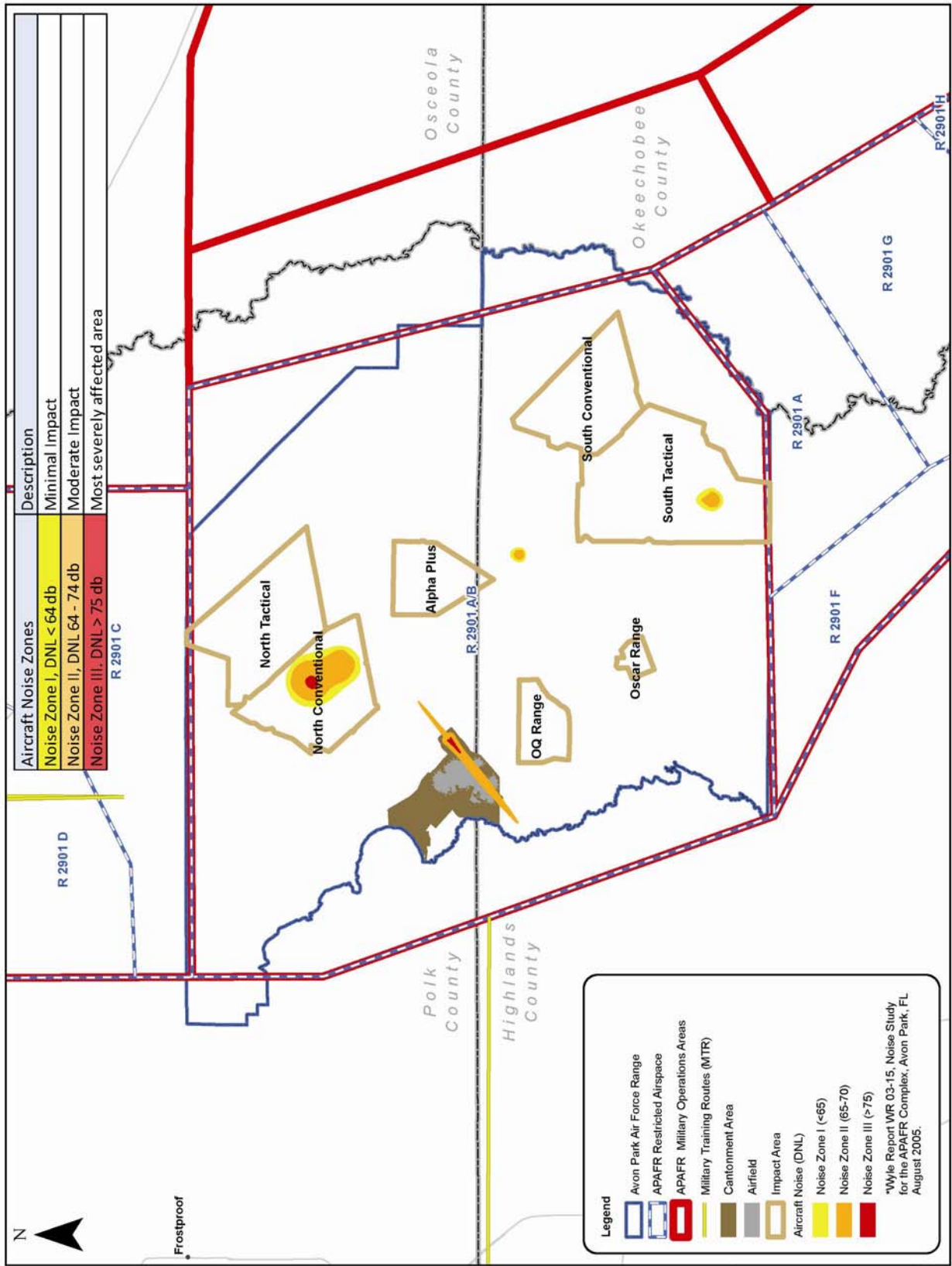
Outdoor lights can cause difficult and unsafe flying conditions when located near airfields or within Military Training Routes used during night hours with night vision equipment. Ground lighting can interfere with a pilot's vision or with night vision instrumentation or equipment. Ground lighting may also cause confusion with approach landing patterns (Santa Rosa 2003). Examples of ground lighting that can interfere with night vision equipment are residential street lighting, stadium lighting, amusement parks, golf courses and driving ranges (if lit at night), and parking lot lighting. Mobile lights (from sources such as motor vehicles or roaming spotlights) can also cause pilot disorientation and difficulty with night vision equipment. APAFR's Restricted Airspace areas (R 2901 A-I) are the locations where this type of training occurs as shown in **Figure 9-9**.

Training for night operations is mission-essential for many APAFR tenants. Light encroachment can be light trespass, glare, sky glow or any unintended consequence from artificial lighting. Light trespass is illuminating areas not intended. Glare results from overly bright lights and interferes with vision. Sky glow is the illumination of the sky from artificial sources.



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

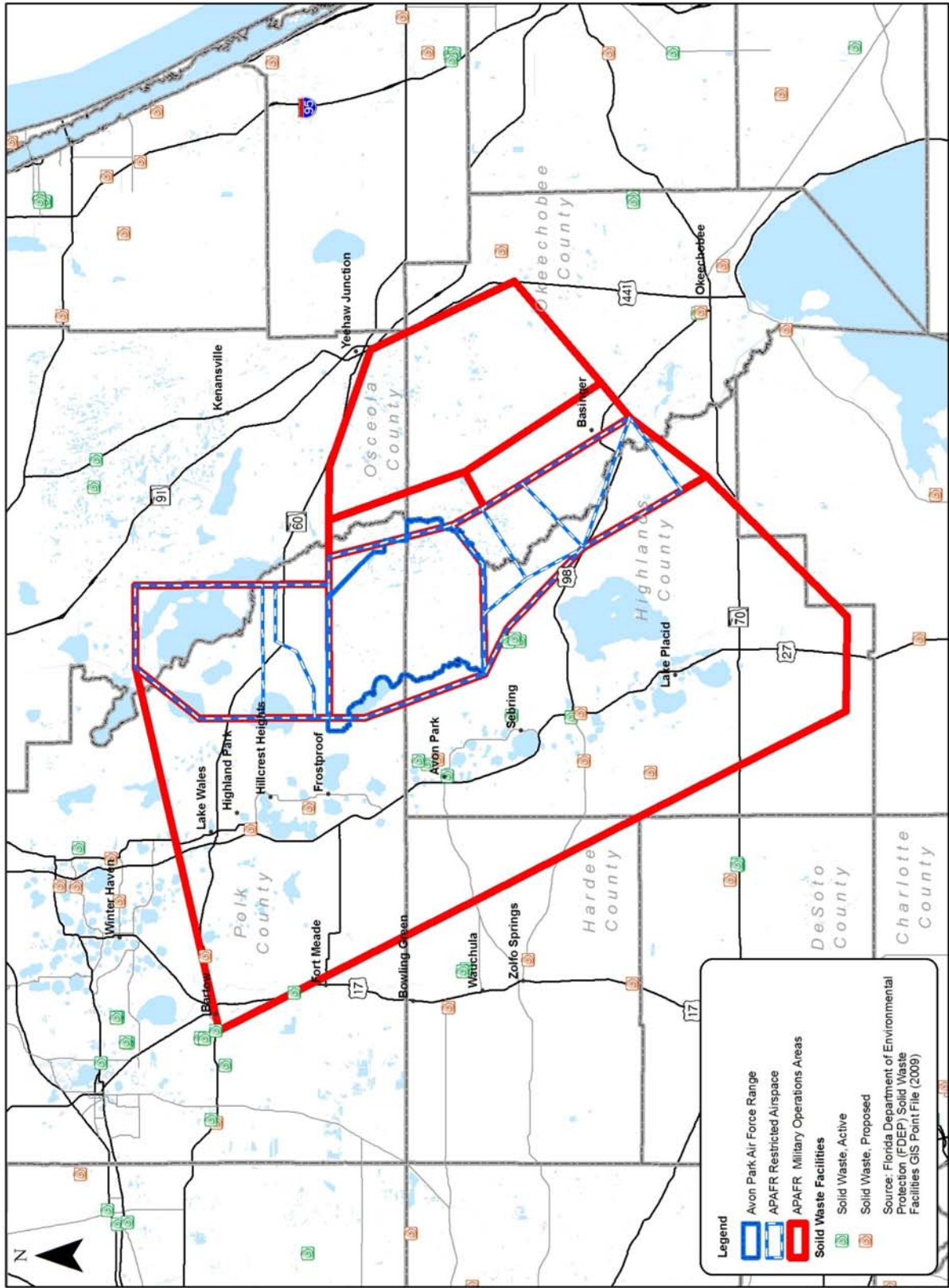
Figure 9-7: Aircraft Noise





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

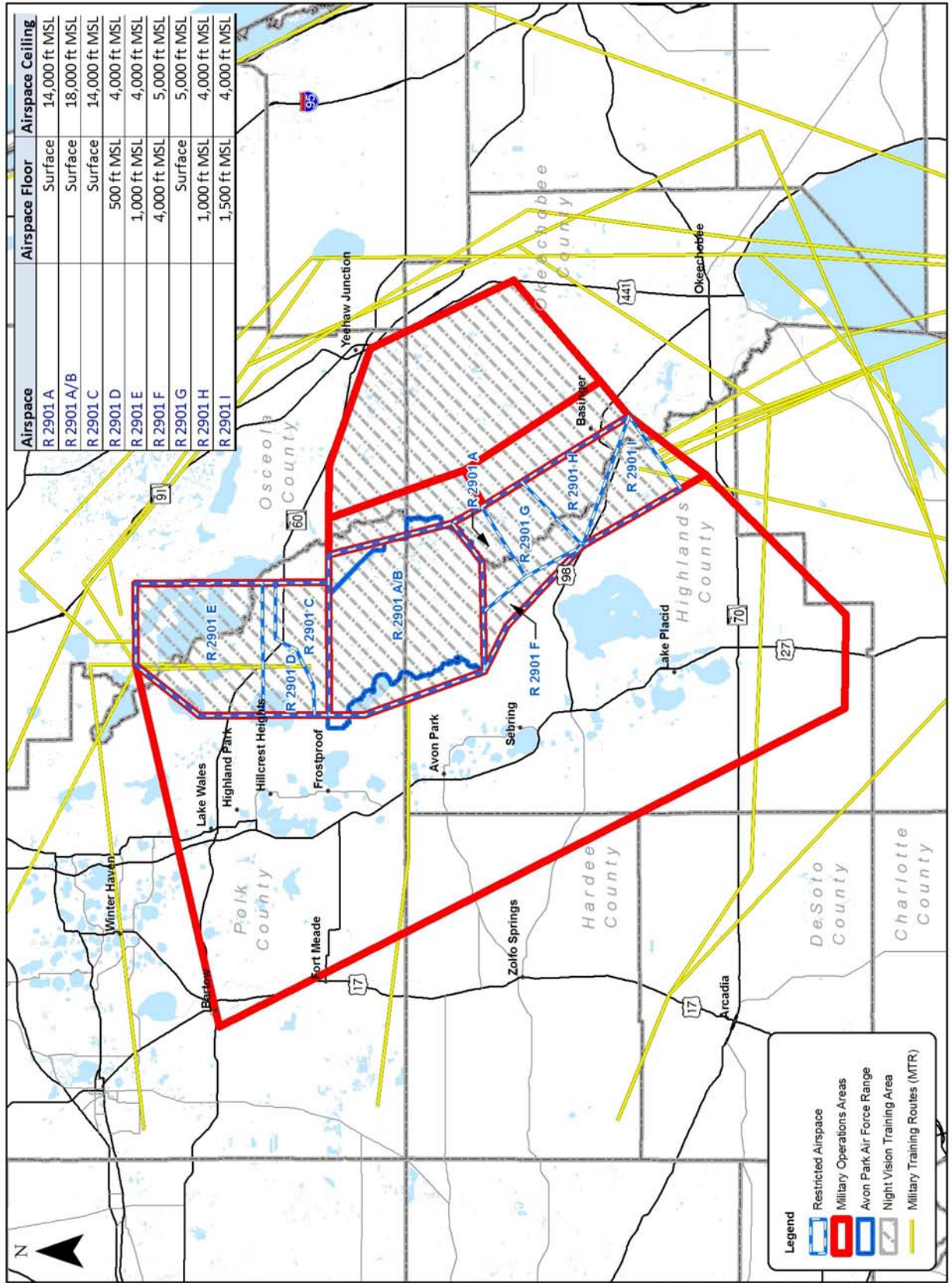
Figure 9-8: Active and Proposed Solid Waste Facilities (Source: FDEP)





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-9: Night Vision Training Areas Near APAFR



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

9.2.8 Conservation Resources

In addition to recreation uses, the property at APAFR is also managed for natural resources benefits, including income generating endeavors such as cattle grazing and forest management.

Cattle Grazing. Approximately 96,000 acres are leased for cattle grazing. The program is implemented in accordance with annual grazing management plans considering herd management needs and natural resource conservation. The cattle grazing program at APAFR is self-sustaining. Approximately \$150,000 is generated annually from grazing leases. Receipts are used to maintain facilities and improvements, as well as for salaries of personnel hired to implement the program. The indirect benefit of cattle grazing includes construction and maintenance of fencing as well as wildfire hazard reduction.

Forest Management. Over 35,000 acres are managed for production of wood fiber. Slash pines are planted on 18,000 acres and are clear cut and replaced at a rate of 250 to 350 acres per year. The remaining 19,000 acres are managed naturally through selective thinning. Forest management is also a self-sustaining program, generating over \$350,000 annually. Income from timber sales pays for the personnel to manage the program and funds the road and trail network necessary to support the program. Forest Management personnel and equipment also support the Range's land management program. Under federal law, four percent of the net income from timber sales is returned to local counties.

Endangered Species. There are numerous federal and state listed species, both plant and animal occurring on the Range. The Air Force has an active management program that monitors individual species' populations and implements management activities to maintain habitat quality for these species.

Wetlands and Floodplain Protection. Over 50 percent of the installation is classified as wetland or

floodplain. The Air Force has inventoried and mapped these sites, as required by federal law (Air Force 2008).

Conservation Through Fire Management. Florida Statutes recognize prescribed burning as being in the public interest and therefore it does not constitute a public or private nuisance when conducted under applicable state air pollution statutes and rules. In addition, Highlands County considers prescribed burning a necessary management strategy for forestland, rangeland, wildlife management areas, parks, preserves, and other areas.

The Range should pursue mechanisms with impacted jurisdictions such as deed restrictions on lots or acreages in areas that may experience smoke and air particulates from prescribed burning on agricultural and conservation lands on the Range. Buyers and potential buyers should be informed of the use of fire management programs such as prescribed burns on the Range and be told that they may experience smoke and odors from these fire management practices.

Figure 9-10 provides the various conservation resources in and around APAFR.

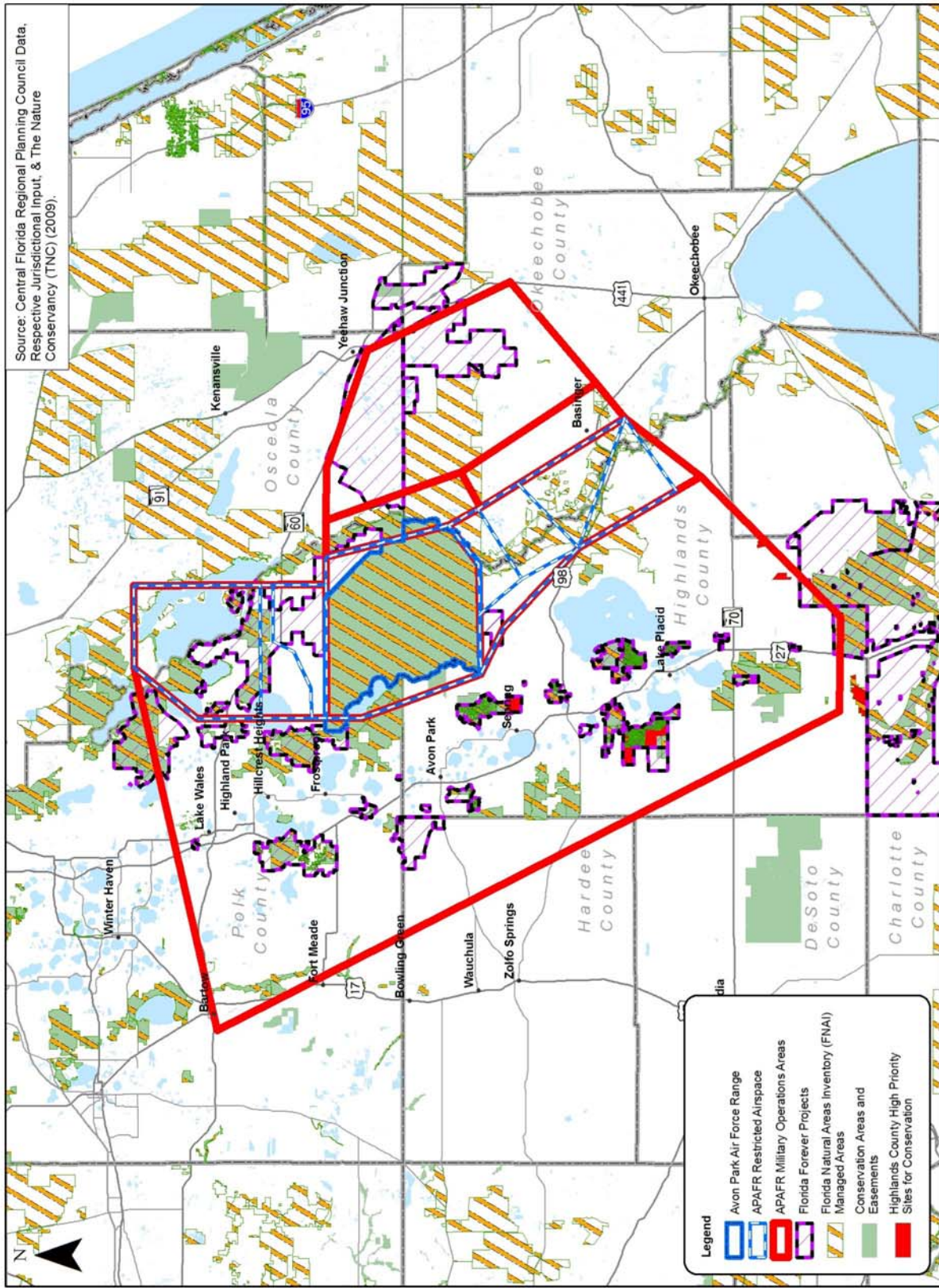
9.2.9 Transportation Interchanges and/or Corridors

The concern associated with transportation interchanges and corridors is based more upon the secondary effects than initial implementation efforts. The construction of new roadway interchanges and/or corridors will promote new development or redevelopment in their vicinity. With respect to APAFR, it is important new interchanges and corridors are planned to avoid the secondary growth nearby that could create an incompatibility issue with the military's mission at APAFR. **Figure 9-11** shows the primary arterial roads near APAFR and the study area for the proposed Heartland Coast to Coast Transportation facility.



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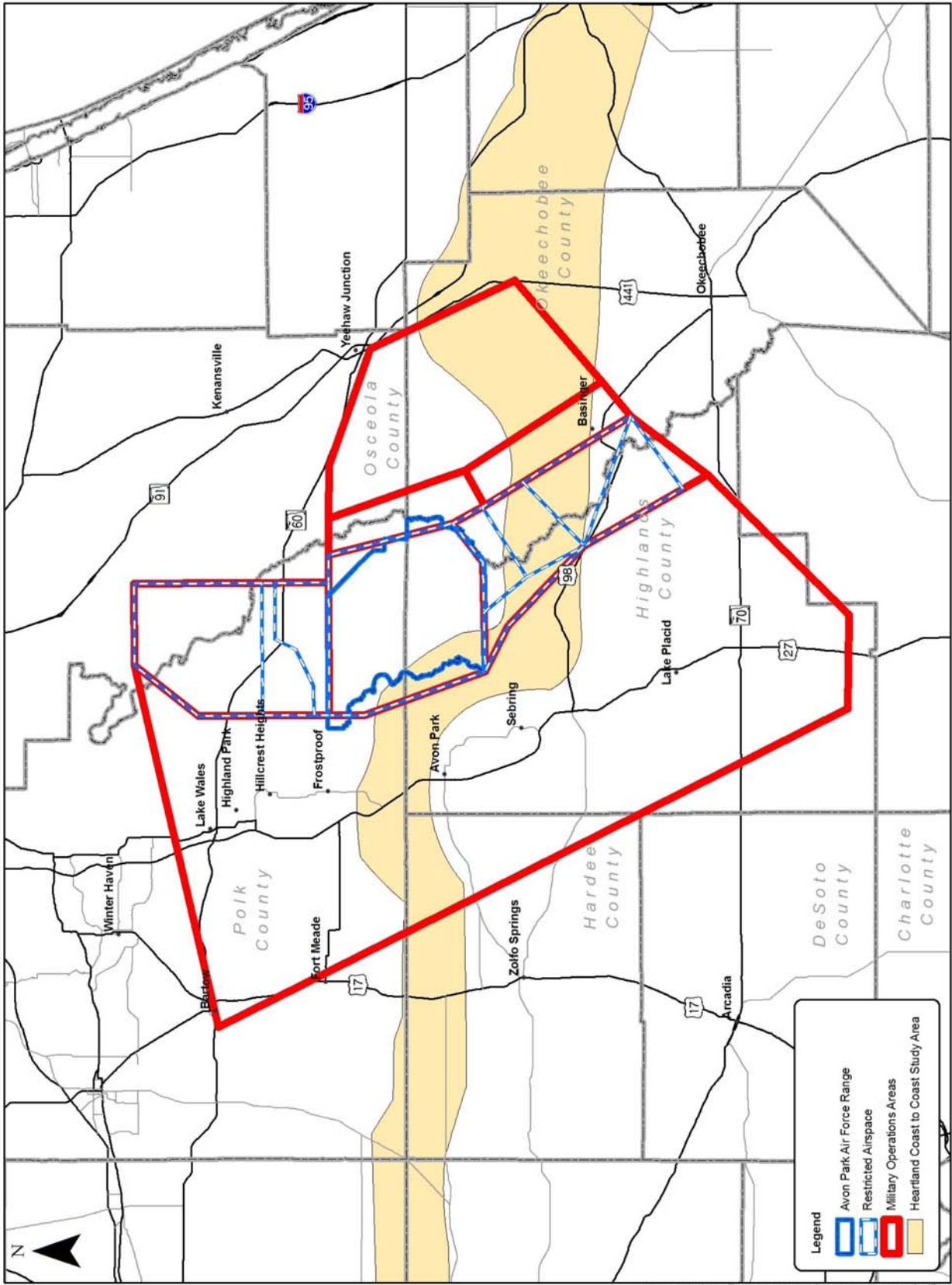
Figure 9-10: Conservation Resources In and Around APAFR





AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-11: Primary Arterial Roads and the Study Area for the Proposed Heartland Coast to Coast Transportation Facility Near APAFR



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

9.2.10 Public Access

Access for all recreational pursuits is determined weekly and is dependent on training activities at APAFR. Military exercises can restrict public access to management units or can close the entire Range. Up-to-date information about open/closed areas is posted at the Outdoor Recreation Office where recreation visitors must check in. Access information is also posted on a public website. Because scheduled mission activities typically occur from Monday through Thursday, most recreational use occurs during the weekend. During a typical year, weekend users of the Range can expect the range to be closed approximately 10% of the time. The majority of APAFR users are from Central and South Florida. Impact areas are always closed to recreation visitors.

The recreational opportunities offered by APAFR focus on dispersed, resource-based recreation such as hunting, bird watching, hiking, fishing, and primitive camping. To manage public access, de-conflict public recreation and military use, and protect public safety, the installation has been divided into public management units which are open or closed as directed by planned military uses.

Of APAFR's 106,073 acres, approximately 82,000 acres are now available for recreation. Camping is allowed in four areas totaling approximately 160 acres; hiking occurs on 36 miles of trails; fishing occurs on approximately 5,025 acres of lakes and ponds and along 24 miles of rivers, streams, and canals; and approximately 130 miles of roads provide driving and sightseeing pleasure. Throughout the year, the public can purchase recreation permits allowing fishing, camping, hiking, and bird-watching.

- **Camping.** Three public use campground areas and a military use campground are located on APAFR:
 - Willingham (near Lake Arbuckle);
 - Morgan Hole (near the center of the range);

- Fort Kissimmee (on Kissimmee River); and
- Austin Hammock (military use campground, main base area).

In addition to the campground areas, there are two day-use areas at APAFR

- Arnold Hammock (northwest, near Lake Arbuckle); and
- Tomlin Hammock Lake (southwest).

- **Fishing.** Fishing is available along 24 miles of rivers, streams, and canals and 5,025 acres of ponds and lakes. Three catfish ponds and Tomlin Lake Hammock are stocked and managed for public access. Fishing can occur at any area on APAFR where access is allowed.
- **Hunting.** Public access to the range for recreational hunting began in 1951. The program was first administered by the Florida Game and Freshwater Fish Commission until 1983 when the Air Force took over management of the program. The Air Force issues recreation permits for public recreation activities. Until recently, annual demand for hunting permits exceeded supply. Increased military activities have impacted demand due to lack of advance planning capabilities (Lichtler 2004).
- **Hiking.** Over 30 miles of hiking trails are available at the Lake Arbuckle National Recreational Trail. The Arbuckle Nature Trail Boardwalk, the Sandy Point Wildlife Refuge Trail, and the Florida National Scenic Trail. Additionally, Avon Park Air Force Range offers 130 miles of roads for windshield wildlife sightseeing. Four trails at Avon Park Air Force Range are designated for hiking, including a loop trail (northwest corner, part of the Florida National Recreation Trail system), a boardwalk (to observation tower at Lake Arbuckle), a trail at the Sandy Point Area, and the Florida National Scenic Trail. Approximately 11 miles of the Florida National Scenic Trail run through APAFR and this trail is one of eight National Scenic Trails in the United States. The



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

trail generally follows the western edge of the Kissimmee River floodplain and is oriented in a north-south direction. The portion of the trail located within Avon Park Air Force Range was incorporated on November 6, 1989, and is cooperatively managed through a certified agreement focusing on protection and management. The Air Force, the USDA Forest Service, and the Florida Trail Association renewed the certified agreement on January 22, 2002. Additionally, the Air Force and the Florida Trail Association developed a cooperative agreement to maintain the trail (Wimmer 2003).

- **Wildlife Observation.** Demand for wildlife observation opportunities and nature study is increasing at Avon Park Air Force Range. A 30-foot observation tower at Lake Arbuckle is a popular year-round site for birdwatchers and organized groups. The 600-acre Sandy Point Area is also popular, receiving a number of visits per year (Air Force 2008).

Figure 9-12 shows the Florida National Scenic Trail running north and south through the southeast section of APAFR as an example of existing hiking trails.

9.3 ANALYSIS

People living or working near a military installation can expect impacts such as noise, smoke, and dust generated from ground and air operations. Quality of life for those living or working near an installation can be negatively affected when these impacts reach levels creating a nuisance. A potential risk to public safety also exists from the possibility of aircraft crashes or other operational accidents at or near an airfield. The extent and frequency of negative impacts affecting people living near airfields will vary based on the type of aircraft, airfield operating hours, airfield ground activities, frequency of flight, ground training activities, and proximity to the airfield. Future residents choosing to live near APAFR will be impacted by flight and ground activi-

ties.

9.3.1 Development Near APAFR's Boundary

The areas within three miles of APAFR's boundary include primarily Agriculture and Conservation Existing and Future Land Use designations. There are portions of Single-Family Residential (Indian Lakes Estates) and Institutional (River Ranch Resort) that are not compatible. Since the lands within the 3-mile buffer are predominately Conservation and Agriculture, they provide an opportunity to preserve security and limit encroachment concerns over the long term.

9.3.2 Airspace Controls

The Secretary of the Air Force has issued guidance documents for the planning, operations, management, safety, facilities, and security of Air Force ranges. Air Force Instruction (AFI) 13-212 Addenda A is one such guidance document identifying overflight avoidance areas both on and off APAFR's range. To the north, the avoidance areas include the populated areas of Walk-in-the-Water Ranch Resort, Indian Lake Estates and Westgate River Ranch Resort. To the west and southwest the avoidance areas include the cities of Avon Park and Sebring, Santa Rosa Ranch, and Avon Park Municipal Airport and Sebring Regional Airport. Within the installation's boundaries, aviators are instructed to avoid the cantonment area and MacDill Auxiliary Airfield.

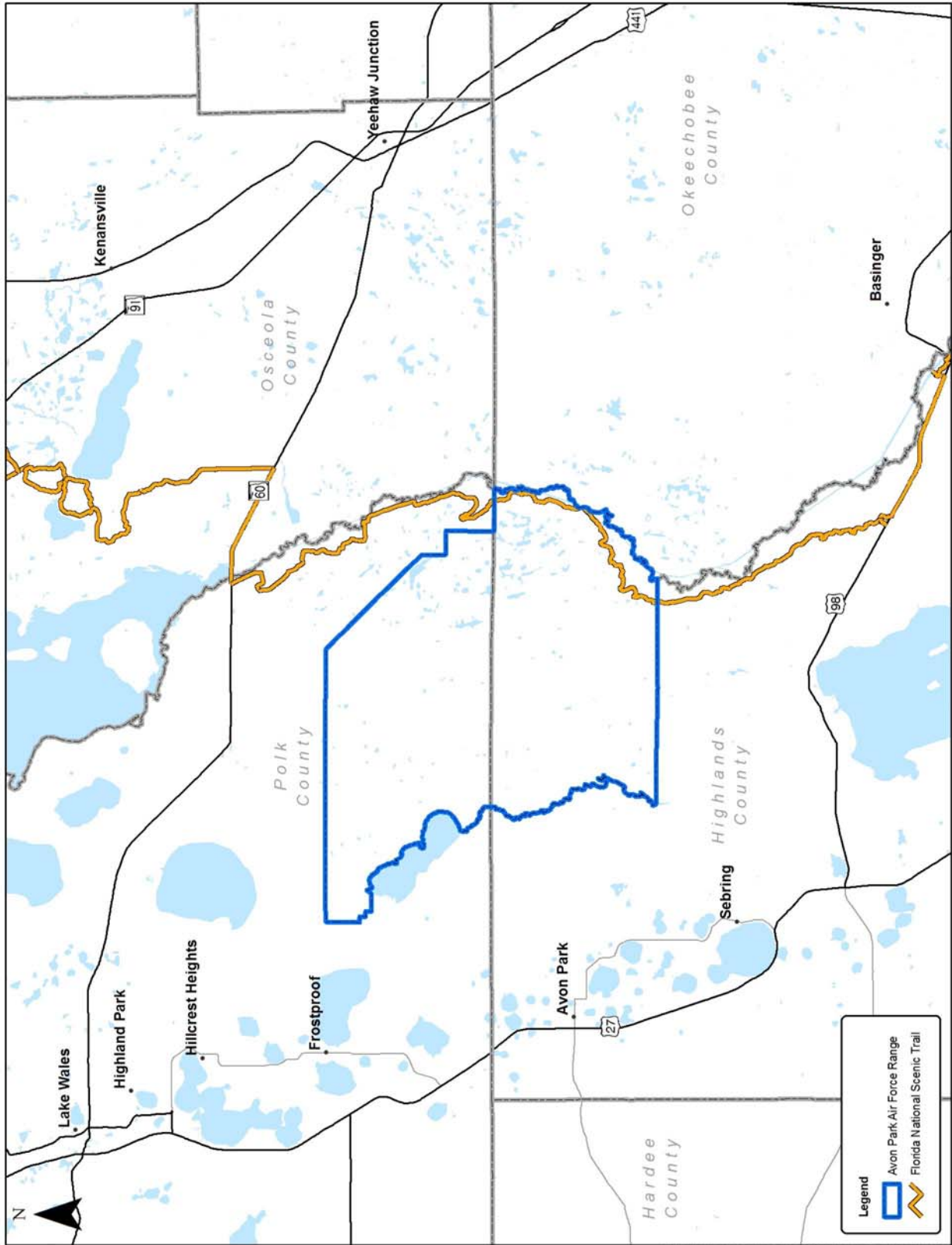
9.3.3 Blast Noise

The nature of the blast noise extending beyond the Range's boundary is in the low to moderate ranges as previously shown in **Figure 9-5**. The low range area covers a very large area of unincorporated limits in each of the four counties—Polk, Osceola, Highlands, and Okeechobee. The moderate blast noise area generally encompasses areas designated with Agriculture and/or Conservation land use. There are a few exceptions to this creating incompatibilities between the military's activities and private property. The effects in the moderate blast



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

Figure 9-12: Hiking Trail (Florida National Scenic Trail) Across Southeast Corner of APAFR



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AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

noise area can be expected to present a moderate risk of noise complaints. The effects in the remaining moderate range area are minimal due to the Agriculture and Conservation designations on the County's Future Land Use Map.

9.3.4 Low Level Flight Areas

The low level flight training area covers portions of all four counties and includes an airspace floor from the ground surface to an airspace ceiling up to 14,000 feet above mean sea level (MSL). This may be perceived as a nuisance resulting from low level fixed-wing and rotor aircraft flying overhead and increasing sound and having other effects associated with a low flying aircraft. The majority of this area is Conservation or Agriculture according to the Future Land Use Maps for each respective jurisdiction. The Indian Lakes Estates and some other smaller developments, represent Single Family Residential, within this area.

9.3.5 Aircraft Noise

According to reports provided by APAFR, the only aircraft overflight noise currently modeled for APAFR occurs at the APAFR Airfield (see Figure 9-6). The APAFR Airfield has one primary runway with straight-in arrivals and departures by aircraft flying to and from the facility. A limited number of pattern operations are flown to the south of the airfield. Environmental noise mapping software (NOISEMAP 7.2) was used by others to calculate and plot the 65-dBA through 75-dBA contours for the flight operations at the airfield; these contours are shown in the Noise Exposure Zones. As would be expected from an airfield that has only straight-in arrivals and departures and limited patterns to the southeast of the runway, the contours generally extend straight out from the runway ends. The major contributor to the noise at the airfield is the C-141B, followed by the C-130, and the A-10A (Wyle 2005).

The 65-dBA contour is contained within the range boundary. The 65-dBA noise contour extends about 5,000 feet past the end of Runway 05, and 4,200

feet past the end of Runway 23 where it comes within 2,200 feet of the southwest range boundary. It covers an area of about 388 acres. The 70-dBA contour, which remains very close to the airfield, covers an area of about 146 acres. The 75-dBA contour occurs at the beginning of Runway 23 and covers an area of about 20 acres. This is due to the majority of take-offs being conducted on Runway 23 (Wyle 2005).

9.3.6 Bird / Aircraft Strike Hazards (BASH)

Areas identified as having potential effects on BASH near APAFR are natural areas. There are no man-made areas such as landfills in the areas of BASH concern (low level flight area) in Polk County. The natural areas include the area near Lake Kissimmee State Park comprised of open water and marsh areas, Lake Wales Region Conservation Lands, Kissimmee River and floodplain, and Florida Eagle nests (2007 survey). Whereas these areas create compatible land use buffers, they have the potential to create habitats conducive to nesting and rookeries incompatible with the low level approach areas utilized by APAFR.

9.3.7 Transportation Interchanges and/or Corridors

As previously explained, the secondary effect of new transportation interchanges and/or corridors is the subsequent growth in these areas. With respect to compatible land use near APAFR, future development plans at and near interchanges (new and existing) and along proposed transportation corridors should be coordinated with APAFR and in line with the recommendations found in this report.

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9.4 RECOMMENDATIONS

Based on the issues identified and the analysis associated with each issue, recommendations focused on addressing each issue or combination of issues have been prepared. It is the intent of the recommendations to provide guidance to the APAFR on land use and related land use policies and procedures with definitive direction and in some cases, applicable examples successfully implemented from across the US.

The following summarize the recommendations for APAFR:

- **APAFR 1:** Continue Ongoing Coordination with the Federal Aviation Administration (FAA) Regarding Airspace Controls and Usage Including Coordination and Planning Efforts for All Airports and Airstrips Within APAFR MOAs
- **APAFR 2:** Implement Public Awareness Measures Such as Public Signage, Website Links, Educational Handouts, etc.
- **APAFR 3:** Coordinate with other Agencies to Manage Public Access to APAFR or Critical APAFR Areas to Avoid Encroachment on Military Missions
- **APAFR 4:** Develop Policies to Protect Critical Areas Supporting Military Readiness and/or Environmental Conservation Including Partnering Opportunities with USAF, The Nature Conservancy, Florida Forever, Florida Defense Alliance, and Others
- **APAFR 5:** Continue Ongoing APAFR Environmental Stewardship Programs
- **APAFR 6:** Seek Funding for an Updated Comprehensive Noise Study
- **APAFR 7:** Conduct Updated Noise Study
- **APAFR 8:** Supplement Final APAFR JLUS Document with Findings of Noise Study (see APAFR 6 and 7)
- **APAFR 9:** Develop and Distribute BASH Educational Material
- **APAFR 10:** Develop Program in Coordination with Local Jurisdictions, and Environmental and

Water Resource Agencies to Explore Methods to Control Bird and Bird Attractors Near APAFR

- **APAFR 11:** Monitor Land Use at Transportation Intersections or Interchanges and Transportation Changes of New or Expanding Corridors and/or Hubs
- **APAFR 12:** Formalize Policy to Implement Cross-Jurisdictional Collaboration and Coordination In Development Review and Planning Process Including Implementing the JLUS Recommendations
- **APAFR 13:** Monitor Recertification of Runway and Seek Funding for the Preparation of APAFR R/AICUZ
- **APAFR 14:** Collaborate with CFRPC as Lead Facilitator of the JLUS Implementation Activities

Implementation Information for Some of the Recommendations. The following information provides additional details with implementation steps and/or examples for the APAFR’s use. These suggestions are not intended to be prescriptive but to offer guidance that should be adapted to their local circumstances as appropriate.

[APAFR 2: Implement Public Awareness Measures Such as Public Signage, Website Links, Educational Handouts, etc.](#) Through a variety of information vehicles, the public can be made aware of APAFR and its operations and community impacts both from physical and economic perspectives. Examples of measures that may be taken include:

- Post signage in areas screened from airfields and other military operations. The intent of this recommendation serves to notify visitors or prospective homeowners or renters to the presence of aircraft and related noise, high intensity impulse noise, and/or low flying aircrafts typically found near an installation. Trees, vegetation, or terrain screen airfields from many areas near airfields and military operations are not always in effect 24 hours a day, 7 days a week.
- Provide website links to maps showing high level aircraft noise zones, high intensity impulse noise



AVON PARK AIR FORCE RANGE JOINT LAND USE STUDY

areas, and MIPAs.

- Distribute maps showing high level aircraft noise zones, high intensity impulse noise areas, and MIPAs to local libraries, real estate offices, county offices, airports, community buildings, and other locations existing and prospective residents and business owners frequent.
- Provide electronic media (video documentary, powerpoint slides, etc.) for information use in public areas such as foyers, waiting rooms, public lobbies, etc. to educate local residents and visitors about APAFR and it's mission. This is also an ideal opportunity to educate the public to the importance of APAFR to national security.

APAFR 3: Coordinate with Other Agencies to Manage Public Access to APAFR or Critical APAFR Areas to Avoid Encroachment on Military Missions.

APAFR's 82,000 acres for public access for hiking, hunting, fishing, camping and other related activities is a tremendous asset for the local community. The Air Force's ability to balance this aspect of the Range with ongoing mission activities is crucial to the vitality of the Range in future years. Military exercises can restrict public access to areas of the Range or can close the entire Range to the public. If the public breaches the restrictions, whether intentional or not, it can cause the military exercise to be scrubbed or entirely canceled. There are opportunities to improve managing public access to APAFR that include signage, public information, public notification, and similar actions. This recommendation focuses on APAFR coordinating the current policies to advertise access information with local jurisdictions to determine how this information can be disseminated in a more efficient and comprehensive manner. Part of this coordination should include APAFR's assessment of closure areas and procedures to ensure all necessary national security measures are covered with respect to the public's access to the Range.

APAFR 4: Develop Policies to Protect Critical Areas Supporting Military Readiness and/or Environmental Conservation Including Partnering Opportunities

with USAF, The Nature Conservancy, Florida Forever, Florida Defense Alliance, and Others.

Through the adoption of the recommendations and proposed implementation steps contained herein, there is the opportunity to continue ongoing efforts to protect critical areas supporting both military readiness and environmental conservation. The partnering opportunities include the USAF, The Nature Conservancy, South Florida Water Management District, Florida Department of Environmental Protection, Florida Forever, Florida Defense Alliance and federal agencies to purchase conservation lands. As part of this program, potential funding sources should be identified and alternative mechanisms to fee simple purchase explored such as restrictive use easements, avigation easements, land exchanges, and transfer of development rights. Prepare a Plan organized with projected costs for acquisitions. Once the Plan's acquisition strategies are adopted, it is important to document the planning efforts completed and adopted to date such as the APAFR JLUS and the recommendations implemented to date in order to maximize grant scoring opportunities.

The work coordinated by the Florida Forever program and The Nature Conservancy should be leveraged as part of the Plan. For example, The Nature Conservancy recently prepared an assessment of lands around APAFR called Areas of Conservation Significance (ACS). This was a broad based ecological assessment of the natural resources surrounding APAFR. There were 10 areas of Conservation Significance identified near APAFR. The areas near APAFR are shown in **Figure 9-13**.

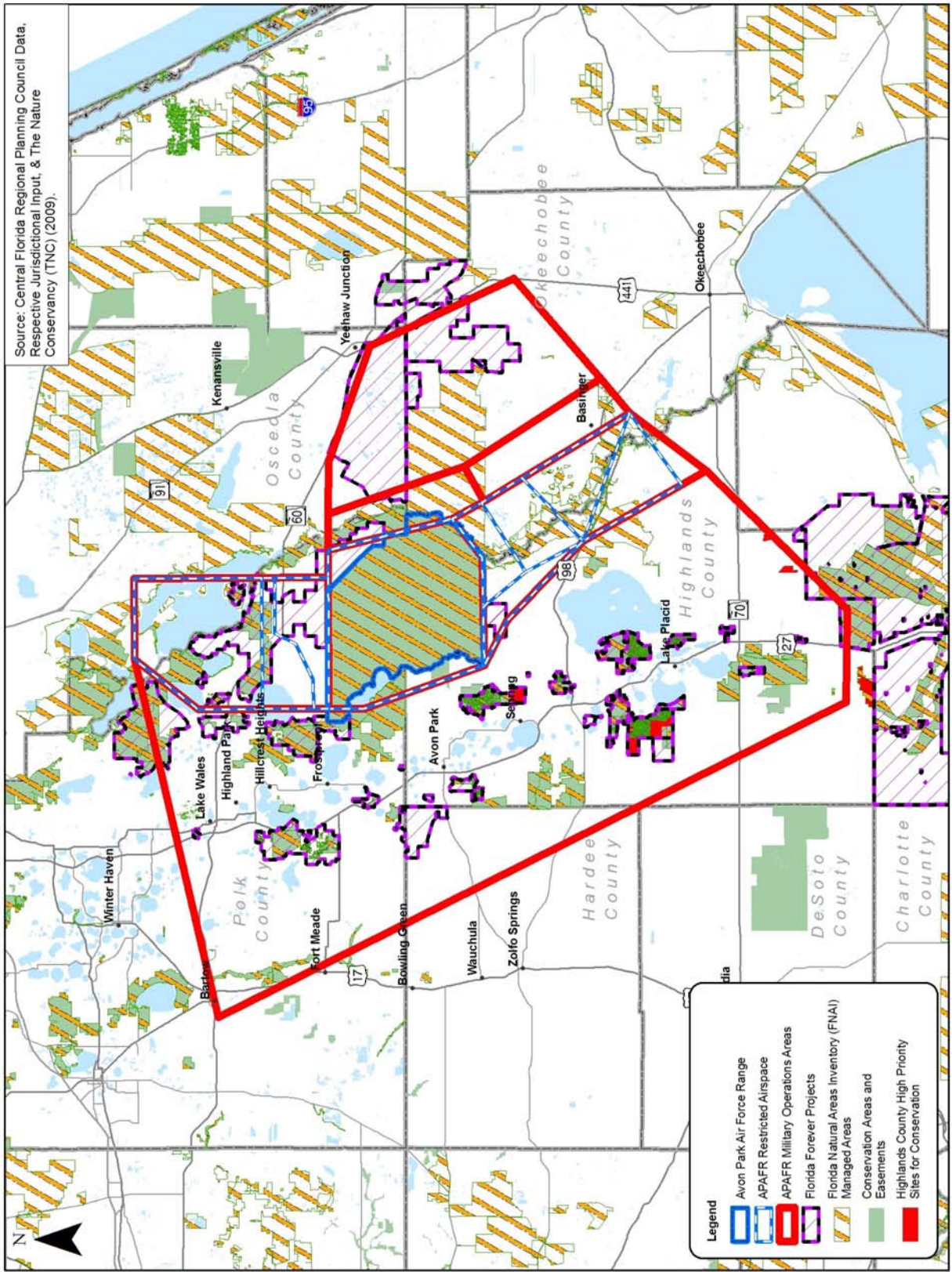
APAFR 10: Develop Program in Coordination with Local Jurisdictions and Environmental and Water Resource Agencies to Explore Methods to Control Bird and Bird Attractors Near APAFR.

A policy should be formalized regarding methodologies to control bird and bird attractors near APAFR to avoid BASH conditions. This should include a formal communication process between local jurisdictions, APAFR, and environmental agencies to



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Figure 9-13: The Nature Conservancy's Priority Areas of Conservation Significance (ACS) Near APAFR





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ensure appropriate parties understand the conditions of the accepted methodologies. There are opportunities to encourage societies/groups and/or individual bird watchers to help participate in the monitoring for this program as an environmental stewardship effort.

[APAFR 11: Monitor Land Use at Transportation Intersections or Interchanges and Transportation Changes of New or Expanding Corridors and/or Hubs.](#) Of particular interest are the proposed corridors for new roadways and the encouragement of development activity at future and/or improved interchanges. At the onset of planning future roadways, increased plans for development at access points occur. With the proximity of certain transportation corridors proposed near APAFR, monitoring of proposed land use at these locations is strongly encouraged. The benefits of the roadway should be recognized to increase roadway capacity and relieve existing and anticipated traffic congestion, improved regional mobility, improved hurricane evacuation times and emergency response, and east/west access across the state of Florida. However, the potential encroachment of unplanned development near a military installation should be recognized and strategies implemented to avoid this potential problem from arising.

[APAFR 12: Formalize Policy to Implement Cross-Jurisdictional Collaboration and Coordination In Development Review and Planning Process Including Implementing the JLUS Recommendations.](#) Formalize a policy to include military participation in the development review and planning process. This should include a formal communication process with APAFR for all communities to ensure appropriate parties are engaged in reviewing information pertaining to proposed developments, redevelopments, or planning issues upon receipt of an application, or preferably as part of a pre-application meeting. This requires working with developers and community leaders from their initial contact with planning staff regarding their prospective plans through to presentations to policy makers such as the Planning Com-

missions and City/County Commissions. A key component of this recommendation is ensuring there are ongoing opportunities for different jurisdictions and APAFR to communicate amongst themselves.

To facilitate the cross communication of the jurisdictions with APAFR, it is recommended the JLUS Technical Committee remain and communicate development activities and planning efforts across jurisdictions to the JLUS Policy Committee, which should also remain active. The Technical Committee should include active participation from each jurisdiction and appropriate representatives from APAFR including those responsible for coordinating activities associated with tenants of APAFR.

Updates of Capital Improvement Projects should be a recurring activity to create a comprehensive understanding of where new projects are being proposed with respect to any potential impact on APAFR missions.

Policy makers stress not only the importance of APAFR to the local region but also to the state itself because of the importance of APAFR to the overall missions of Florida-based military (MacDill AFB, Florida Guard, etc.).

Monitoring state legislation pertaining to compatibility planning and the issues addressed in the APAFR JLUS should be the responsibility of this collaborative group.

[APAFR 13: Monitor Recertification of Runway and Seek Funding for the Preparation of APAFR R/AICUZ.](#) The AICUZ program is a Department of Defense (DOD) discretionary program designed to promote compatible land use around military airfields. The military services maintain an AICUZ program in an effort to protect the operational integrity of their flying mission. DOD Instruction 4165.57 establishes the AICUZ program which is similar to the Federal Aviation Administration's Federal Aviation Regulation Part 150 program for civil airports.



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Other installations have utilized a very similar approach for ground activities and included the Range aspect of the installation to create a Range/Air Installation Compatibility Use Zone (R/AICUZ) Study. It's important to recognize the R/AICUZ program is a land use planning program not a land acquisition or land management program. The purpose is two-fold: 1) to promote the public health and safety through the local adoption of compatible land use controls and 2) to protect the operational capability of the air installation.

The basic R/AICUZ report provides background information on the R/AICUZ program including the purpose, need, process and procedures involved. It also explains the installation's mission, flying activities and the economic impact that the installation has on the community. The core of the report describes actions the installation has taken to minimize the noise effects of their aircraft operations. It also provides recommendations for achieving land use compatibility with respect to aircraft accident potential, noise, height restrictions and any additional local considerations. It includes graphics showing noise contours and APZs overlaid on a vicinity map. It addresses the relationship between noise exposure and accident potential to existing land use, zoning, and projected future land use, and analyzes potential incompatibilities. The report includes appendices providing more detailed discussions about the R/AICUZ concept, program, methodology and policies plus more technical explanations of the APZs, the noise environment, and height and obstruction criteria. It also contains references to guidelines for reducing noise levels in buildings. In addition to the R/AICUZ report, the installation normally prepares a Citizen's Brochure summarizing key points of the study and showing the noise contours and APZs along with generalized land use recommendations.

To date, neither an AICUZ nor R/AICUZ has been prepared for APAFR. With the community embracing APAFR and the importance of APAFR to national security and training of our armed services,

the development of the APAFR R/AICUZ would provide a key ingredient to long range compatible land use in the Central Florida Region.

As part of the R/AICUZ program, it is desired for the local community to actively participate in the planning, development, and public meetings as part of the drafting of the APAFR R/AICUZ. This recommendation focuses on the need for local jurisdictions to promote the importance of the R/AICUZ, the reason an R/AICUZ is needed, and to publicize the various public meetings taking place as part of the R/AICUZ.

APAFR 14: Collaborate with CFRPC as Lead Facilitator of the JLUS Implementation Activities.

Since the application to OEA for funding of the APAFR JLUS, development of the APAFR JLUS Policy Committee and Technical Advisory Committee, numerous public meetings and stakeholder meetings, and the creation of this report, constructive lines of communication have been established and a nice synergy has formed amongst the local communities on the importance and need to have a viable installation in APAFR while promoting compatible land use in our surrounding communities. This recommendation focuses on the importance of continuing this collaborative effort by keeping the CFRPC as the lead facilitator and manager to continue with implementing the recommendations of this JLUS through the established committees and alliances formed over the past 3 years.

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Appendix – B

Example Noise Disclosure Statements

To: _____

The property at _____ (address) _____ is located within the airport environs of _____ (airport) _____. Santa Rosa County has determined that this is an area of airport operations. The County has placed certain restrictions on the development and use of property within airport environs zones in addition to the restrictions in Article Six of the Land Development Code (the zoning code). Before purchasing or leasing the above property, you should consult Article Eleven of the Santa Rosa County Land Development Code to determine the restrictions which have been placed on the subject property.

Certification

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser/lessee, that the subject property is located in an Airport Environs Zone.

Dated this _____ day of _____, 19 ____.

Witness

Owner

As a prospective purchaser/lessee of the subject property, I hereby certify that I have been informed that the subject property is in an Airport Environs Zone and I have consulted Article Eleven of the Santa Rosa County Land Development Code to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, 19 ____.

Witness

Purchaser/Lessee

Appendix – C

Example Military Area / Dark Skies Lighting Ordinances

Model Lighting Ordinance (MLO)

Developed by the International Dark-Sky Association (IDA) and
the Illuminating Engineering Society (IES)

60% Public Review

NOT FOR ADOPTION OR USE

February 7, 2009

Modifications Published March 2, 2009

- Added "--" to page 1: International Dark-Sky Association
- Added Reference to page 21 of text/22 of PDF "Addendum A for IESNA TM-15-07: Backlight, Uplight, and Glare (BUG) Ratings <http://www.iesna.org/PDF/Erratas/TM-15-07BUGRatingsAddendum.pdf>"
- Change to page 23 of text/24 PDF two references to "Table E" changed to "Appendix A: Table A"
- Added to page 24 of text/25 of PDF "Appendix A: Table A --" to Skyglow Multiplier of Exitant Lumens (interpreted from Baddiley)
- Added to page 25 of text/26 of PDF "Appendix A: Table B --" to Maximum Line of Sight Illuminance at Any Vertical Plane Boundary
- Added to page 25 of text/26 of PDF "Appendix A: Table C --" to Minimum Modified DeBoer Rating Viewed from Any Boundary

1 **IDA-IESNA Model Lighting Ordinance (MLO)**

2
3 **FOR PUBLIC REVIEW**

4 **NOT INTENDED FOR PUBLIC ADOPTION AT THIS TIME**

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1 **I. Preamble**

2 The purpose of this Ordinance is to provide regulations for outdoor lighting
3 that will:

4 Permit reasonable uses of outdoor lighting for night-time safety, utility,
5 security, productivity, enjoyment and commerce.

6 a. Conserve energy and resources to the greatest extent possible.

7 b. Minimize adverse offsite impacts including, light trespass, and
8 obtrusive light.

9 c. Curtail light pollution and preserve the nighttime environment.

10 d. Help preserve the dark night sky for astronomy and enjoyment.

11 e. Help protect the natural environment from the adverse effects of night
12 lighting from electric sources.

13

1 II. Definitions

<i>Authority</i>	The adopting municipality, agency or other governing entity having jurisdiction.
<i>Astronomic Time Switch</i>	An automatic lighting control device that operates as an on/off switch for outdoor lighting relative to time of solar day with time of year correction.
<i>Adjacent Grade</i>	Grade directly below luminaire on a plumb line or, nearest grade thereto.
<i>Backlight</i>	For an exterior luminaire, light emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as frontlight.
<i>BUG</i>	A luminaire classification system that is used in the Prescriptive method for evaluating optical distribution of outdoor luminaires that denotes levels of backlight (B), uplight (U) and glare (G).
<i>Canopy</i>	A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access..
<i>Common Outdoor Areas</i>	One or more of the following: a common parking lot for three or more domiciles or buildings; a common parking garage or covering entrance intended to be used by three or more domicile or buildings; a common entrance for three or more domiciles or buildings.
<i>Curfew</i>	A time defined by the authority when outdoor lighting is reduced to a specified maximum level or extinguished.
<i>Emergency conditions</i>	Loss of electrical power, fire, security alarm, or other situation requiring uninterrupted illumination for the path of egress.
<i>Fully Shielded Luminaire</i>	A residential luminaire with opaque top and sides, capable of only emitting light in the lower photometric hemisphere as installed.
<i>Frontlight</i>	For an exterior luminaire, light emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.
<i>Glare</i>	Light entering the eye directly from luminaires that causes visual discomfort or reduced visibility.
<i>Hardscape</i>	Permanent improvements to a site, including but not limited to parking lots, drives, entrances, curbs, ramps, stairs, steps, and similar construction.
<i>Hardscape Area</i>	Area in square feet of all hardscape including any medians, walkways, landscape areas 10 feet or less in width within the hardscape area used to calculate complete site method allowed lumens.
<i>Hardscape Perimeter</i>	Perimeter in linear feet of all hardscape outside perimeter plus perimeter around buildings and structures greater than 10 feet in width used to calculate complete site method allowed lumens.
<i>IDA</i>	International Dark-Sky Association, Tucson, AZ USA
<i>IES</i>	Illuminating Engineering Society, New York, NY USA
<i>Illuminated area</i>	An exterior area for which lighting of reasonable uniformity and illumination is provided; not incidentally lighted or partially lighted.
<i>Improved area</i>	The area of a specific use, measured in plan view.
<i>Initial Lamp Lumens</i>	Lumen rating of a lamp when the lamp is new and has not depreciated in light output (rated lamp lumens) Lamp lumen depreciation equals 1.0.

<i>Intended manner</i>	The manner of use of the product generally as listed, advertised and/or per manufacturer's standard installation instructions.
<i>Lamp</i>	A generic term for a source created to produce optical radiation (i.e. "light"), often called a bulb or tube.
<i>Lamp Watts</i>	The rated watts of the lamp, not including the watts of external auxiliaries.
<i>Landscape Lighting</i>	Lighting not mounted to poles or buildings, for the purpose of illuminating trees, shrubbery and other natural external elements.
<i>Light Pollution</i>	Light scattered by the atmosphere that interferes with the appreciation or observation of night skies
<i>Light Trespass</i>	Unwanted light that falls on neighboring properties or produces glare or distraction for observers away from the area for which the light is intended (also called "nuisance glare")
<i>Lighting</i>	Light produced by man-made sources, including electric lamps, gas lamps, and similar sources.
<i>Lighting Equipment</i>	Equipment specifically intended to provide electric illumination, including but not limited to, luminaire(s), poles, posts, and related structures, electrical wiring, and other necessary or auxiliary components.
<i>Lighting System</i>	On a site, all exterior man-made lighting sources, associated infrastructure and controls.
<i>Low Voltage Landscape Lighting</i>	Electric lighting powered at less than 15 volts and limited to lamps of 50 watts or less, not mounted to poles or buildings, for the purpose of illuminating trees, shrubbery and other natural external elements.
<i>Lumens (lm)</i>	International unit of luminous flux; light power corrected for V_{λ} , the human photopic sensitivity function.
<i>Lighting Zone (LZ)</i>	A designation assigned by the Authority for specified parcels, areas or districts within its jurisdictional boundaries defining allowable ambient lighting levels, operational characteristics and other control criteria.
<i>Luminaire</i>	The complete lighting unit assembly (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
<i>Mounting height</i>	The height of a luminaire above grade level. The horizontal spacing of poles is often measured in units of "mounting height". Example: "The luminaires can be spaced up to 4 mounting heights apart."
<i>New lighting</i>	Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.
<i>Obtrusive light</i>	Light that produces sky glow, light trespass, glare or other undesirable environmental impacts.
<i>Opaque</i>	A solid material allowing no light to pass through.
<i>Ornamental lighting</i>	Lighting that is not a sign and does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.
<i>Partly Shielded Luminaire</i>	A residential luminaire in which the lamp is shielded by a translucent shade so as to prevent light from being directly emitted by the lamp or reflector into the upper photometric hemisphere

<i>Photoelectric Switch</i>	A control device employing a photocell or photodiode to detect daylight and automatically switch lights off by day.
<i>Project</i>	Installation of a lighting system under a single electrical permit or for a specific construction project, multiple permits when required for phased construction.
<i>Property line</i>	The edges of the legally-defined extent of privately owned property
<i>Public Right of Way</i>	Any sidewalk, planting strip, alley, street, or pathway, improved or unimproved, that is dedicated to public use.
<i>Radiosity</i>	A method for calculating lighting system performance that accounts for direct and reflected light by using Fourier coefficients to describe the transfer of radiative energy from sources to surfaces and among surfaces.
<i>Ray Tracing</i>	A method for calculating lighting system performance that accounts for direct and reflected light by tracing each ray from sources to surfaces and among surfaces until dissipated.
<i>Replacement Lighting</i>	Lighting installed specifically to replace existing lighting equipment that is sufficiently inoperable to be beyond repair(s).
<i>Repair(s)</i>	The reconstruction or renewal of any part of an existing luminaire for the purpose of its on-going operation, including but not limited to relamping or replacement of components such as; capacitor, ballast or photoelectric control.
<i>Residential Luminaire</i>	Luminaires used solely for compliance with Section V.
<i>Sales area</i>	Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.
<i>Seasonal lighting</i>	Temporary lighting installed and operated in connection with holidays, community celebrations or traditions.
<i>Service yard</i>	Uncovered hardscape specifically used for vehicular, marine or aviation service or for outdoor storage and/or loading of goods and materials
<i>Shielded Directional Luminaire</i>	A fully shielded residential luminaire with an adjustable mounting device allowing aiming in a direction other than straight downward.
<i>Sign</i>	Advertising, directional or other signs (governed by the sign ordinance)
<i>Site</i>	A geographic area within the jurisdiction of the Authority delineated by specific dimensions and coordinates or a complete land parcel defined by designated property boundaries as recorded by the Authority..
<i>Skyglow</i>	The illumination of clouds, moisture and airborne matter by lighting
<i>Temporary lighting</i>	Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.
<i>Third Party</i>	A party contracted to provide lighting, such as a utility company.
<i>Time Switch</i>	An automatic lighting control device that operates as an on/off switch for outdoor lighting according to time of day.
<i>Translucent</i>	A material allowing light to pass through while obscuring or diffusing the lamp.
<i>Uplight</i>	For an exterior luminaire, light emitted in the hemisphere at or above the horizontal plane.
<i>Urban Park</i>	A publicly accessible park in or near a town or city and not specified as a wildlife refuge or nature preserve.

1 **III. General Requirements for All Outdoor Lighting**

2 **A. Conformance with All Applicable Codes**

3 All outdoor lighting shall be installed in conformance with the provisions of
4 this Ordinance, applicable Electrical and Energy Codes, and applicable
5 sections of the Building Code.

6 **B. Applicability**

7 Except as described below, all outdoor lighting installed after the effective
8 date of this Ordinance shall comply with these requirements. This includes,
9 but is not limited to, new lighting, replacement lighting, or any other lighting
10 whether attached to structures, poles, the earth, or any other location,
11 including lighting installed by any third party.

12 *Exemptions to III.(B.)* The following are not regulated by this
13 Ordinance:

- 14 a. Lighting equipment within public right-of-way or easement for
15 the principal purpose of illuminating streets, roadways and/or
16 other areas open to public transport by vehicle or pedestrian
17 traffic. No exemption shall apply to any lighting equipment
18 within the public right of way or easement when the purpose of
19 the luminaire is to illuminate areas outside the public right of way
20 or easement.
- 21 b. Lighting equipment for roadway rest areas without gas stations,
22 restaurants or retail stores.
- 23 c. Lighting equipment for public monuments and statuary.
- 24 d. Lighting equipment solely for signs, (as this lighting is regulated
25 by the Sign Ordinance).
- 26 e. Repairs to existing lighting equipment.
- 27 f. Temporary lighting equipment for theatrical, television,
28 performance areas and construction sites.
- 29 g. Lighting equipment in swimming pools and other water features.
- 30 h. Temporary lighting equipment and seasonal lighting equipment
31 provided that individual lamps are 10 watts or less.
- 32 i. Lighting equipment that is only used during emergency
33 conditions.

1 j. Lighting equipment used solely for security and controlled by a
2 motion sensor with photoelectric switch.

3 k. In Lighting Zones 2, 3 and 4, low voltage landscape lighting
4 equipment controlled by a photoelectric switch or programmable
5 time switch.

6 ***Exceptions to III. (B.)*** When the requirements herein conflict with
7 specific lighting provisions of any of the following, only those
8 specific provisions shall take precedence and all other requirements
9 herein shall remain in force:

10 a. Lighting equipment specified or identified in a specific special
11 use permit.

12 b. Lighting equipment required by laws and/or regulation of a
13 government, authority or entity having applicable jurisdiction.

14 **C. Use of Lighting Zones**

15 The Authority shall establish Lighting Zones (LZ) within its jurisdictional
16 boundaries. The Lighting Zone shall define the limitations for outdoor
17 lighting as specified in this ordinance. The descriptive criteria for each
18 Lighting Zone shall be as follows:

19 **LZ0: No ambient lighting**

20 Areas where the natural environment will be seriously and adversely
21 affected by lighting. Impacts include disturbing the biological cycles
22 of flora and fauna and/or detracting from human enjoyment and
23 appreciation of the natural environment. Human activity is
24 subordinate in importance to nature. The vision of human residents
25 and users is adapted to the total darkness, and they expect to see little
26 or no lighting. When not needed, lighting should be extinguished.

27 **LZ1: Low ambient lighting**

28 Areas where lighting might adversely affect flora and fauna or disturb
29 the character of the area. The vision of human residents and users is
30 adapted to low light levels. Lighting may be used for safety, security
31 and/or convenience but it is not necessarily uniform or continuous.
32 After curfew, most lighting should be extinguished or reduced as
33 activity levels decline.

1 **LZ2: Moderate ambient lighting**

2 Areas of human activity where the vision of human residents and
3 users is adapted to moderate light levels. Lighting may typically be
4 used for safety, security and/or convenience but it is not necessarily
5 uniform or continuous. After curfew, lighting may be extinguished or
6 reduced as activity levels decline.

7 **LZ3: Moderately high ambient lighting**

8 Areas of human activity where the vision of human residents and
9 users is adapted to moderately high light levels. Lighting is generally
10 desired for safety, security and/or convenience and it is often uniform
11 and/or continuous. After curfew, lighting may be extinguished or
12 reduced in most areas as activity levels decline.

13 **LZ4: High ambient lighting**

14 Areas of human activity where the vision of human residents and
15 users is adapted to high light levels. Lighting is generally considered
16 necessary for safety, security and/or convenience and it is mostly
17 uniform and/or continuous. After curfew, lighting may be
18 extinguished or reduced in some areas as activity levels decline.
19

20 **D. Lighting Controls and Curfews**

21 1. Automatic Control Requirements

22 Controls shall be provided that automatically extinguish all outdoor
23 lighting by day using a switching device such as a photoelectric
24 switch, astronomic time switch or a control system such as a
25 programmable lighting controller, building automation system,
26 lighting energy management system or equivalent.

27 *Exceptions to III.(D.) 1.* Automatic lighting controls are not
28 required for the following:

- 29 a. Lighting under canopies.
- 30 b. Lighting for tunnels, parking garages, garage entrances, and
31 similar conditions.
32

1 2. Curfews and Automatic Lighting Reduction Requirements

2 The Authority shall establish curfew time(s) specific to each
3 Lighting Zone designation after which the total outdoor lighting
4 lumens shall either be extinguished or at a minimum reduced by
5 30%.

6 *Exceptions to III.(D.) 2.* Lighting reductions are not required for
7 any of the following:

- 8 a. When there is only one (1) conforming luminaire on the
9 property.
- 10 b. Code required lighting for steps, stairs, walkways, and points
11 of ingress and egress to building and other facilities.
- 12 c. When in the opinion of the Authority, lighting levels must be
13 maintained.
- 14 d. Motion activated lighting.
- 15 e. Lighting governed by special use permit in which times of
16 operation are specifically identified.
- 17 f. Residential lighting

18

1 **IV. Requirements for Non-Residential Outdoor**
2 **Lighting**

3 For all non-residential properties, and for multiple residential properties
4 having common outdoor areas, all outdoor lighting shall comply either with
5 Part A or Part B of this section.

6 **A. Prescriptive Method**

7 An outdoor lighting system for applications in this section shall comply with
8 this Ordinance if it meets the requirements as defined in subsections 1 and 2,
9 below.

10 1. Total Site Lumen Limit

11 The total installed initial lamp lumens of all outdoor lighting on the
12 site shall not exceed the total site lumen limit. The total site lumen
13 limit shall be determined using any one of the three methods listed
14 in Table A, (Allowed Total Lumens per Site for Non-residential
15 Outdoor Lighting). Only one method shall be used per permit
16 application. For sites with existing lighting, the existing lighting
17 shall be included in the calculation of total installed lumens.

18 2. Limits to Off Site Impacts

19 All luminaires shall be rated and installed according to Table C,
20 (Maximum Allowable Backlight, Uplight and Glare (BUG)
21 Ratings).

22 **B. Performance Method**

23 An outdoor lighting system for applications in this section shall comply with
24 this Ordinance if when analyzed by the appropriate software it meets the
25 specifications in Appendix A.

26

27

1 **v. Requirements for Residential Outdoor Lighting**

2 For all residential properties including multiple residential properties not
3 having common areas, all outdoor lighting shall comply with Table D,
4 (Residential Lighting Total Wattage Limits). Lighting not listed in Table D
5 shall not be permitted unless exempt according to Section III (B.).

6 *Exceptions to Section IV and Table D.*

7 a. Open flame gas lights (without mantle) are exempt.

8 b. If located more than 75 feet from all property lines, a fully shielded
9 luminaire may be mounted up to 25 feet above adjacent grade.

10 c. Outdoor lighting for sports, agriculture and other uses/activities which
11 exceed the limits defined in this section shall only be permitted by a
12 special use permit.

13

VI. Lighting by Special Use Permit Only

A. High Intensity and Special Purpose Lighting

The following lighting systems are prohibited from being installed or used except by special use permit:

1. Temporary lighting in which any single luminaire exceeds 250 watts or the total lighting load exceeds 2000 watts.
2. Aerial Lasers.
3. Searchlights.
4. Other very intense lighting defined as having a light source exceeding 200,000 lumens or an intensity in any direction of more than 2,000,000 candelas.

B. Complex and Non-Conforming Uses

Upon issuance of a special use permit by the Authority, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites/uses or special uses including, but not limited to, the following applications:

1. Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
2. Construction lighting.
3. Lighting for industrial sites having special requirements, such as petrochemical manufacturing or storage, shipping piers, etc.
4. Parking structures.
5. Bridges, public monuments, public buildings and urban parks.
6. Theme and amusement parks.

1 To obtain such a special use permit, applicants shall demonstrate that the
2 proposed lighting installation:

3 a. Has been analyzed using the Performance Method and for which
4 Sky Glow, Light Trespass and Glare values have been calculated.

5 b. Has sustained every reasonable effort to mitigate Sky Glow, Light
6 Trespass and Offensive Glare supported by a signed statement
7 describing the mitigation measures. Such statement shall be
8 accompanied by computer calculations indicating the light trespass
9 levels (horizontal and vertical at ground level) at the property line.

10 c. Employs lighting controls to reduce lighting at a Project Specific
11 Curfew (“Curfew”) time to be established in the special use permit.

12 d. Complies with the Prescriptive or Performance Method after
13 Curfew.

14 The Authority shall review each such special use permit application. A
15 special use permit may be granted if, upon review, the Authority believes
16 that the proposed lighting will not create unwarranted glare, sky glow, or
17 light trespass.

18

VII. Existing Lighting

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Amortization

On or before [amortization date], all outdoor lighting shall comply with this Code.

B. New Uses or Structures, or Change of Use

Whenever there is a new use of a property (zoning or variance change) or the use on the property is changed, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations

1. Major Additions.

If a major addition occurs on a property, lighting for the entire property shall comply with the requirements of this Code. For purposes of this section, the following are considered to be major additions:

- a. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after the effective date of this Ordinance.
- b. Single or cumulative additions, modification or replacement of 50 percent or more of installed outdoor lighting luminaires existing as of the effective date of this Ordinance.

2. Minor Modifications, Additions, or New Luminaires for Non-residential and Multiple Dwellings

For non-residential and multiple dwellings, all additions, modifications, or replacement of less than 50 percent of outdoor luminaires existing as of the effective date of this Ordinance shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.

Any new lighting shall meet the requirements of this Ordinance.

- 1 3. Resumption of Use after Abandonment
- 2 If a property with non-conforming lighting is abandoned for a
- 3 period of six months or more, then all outdoor lighting shall be
- 4 brought into compliance with this Ordinance before any further use
- 5 of the property occurs.
- 6

1 **viii. Enforcement and Penalties (Reserved)**

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3

4

1 **IX. Tables**

2

3 **Non-Residential Prescriptive Method**

4 Table A - Non-residential Outdoor Lighting Prescriptive Method - Allowed
5 Total Lumens per Site.....18

6 Table B - Additional Lumen Allowance for Specific Applications.....19

7 Table C Prescriptive Method - Maximum Allowable Backlight, Uplight and
8 Glare (BUG) Ratings.....21

9

10 **Residential Lighting**

11 Table D - Residential Lighting Total Wattage and Lumen Limits for each
12 Luminaire.....22

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1 **Table A - Non-residential Outdoor Lighting Prescriptive Method -**
 2 **Allowed Total Lumens per Site**

3 Only one (1) method may be used for each project.

Per Parking Space Method					
	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
May only be applied to projects up to 12 parking spaces (including handicapped accessible spaces).	500 lm/space (lumens per parking space)	700 lm/space	900 lm/space	1200 lm/space	1500 lm/space

Simple Hardscape Method					
	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
May be used for any project	1.5 lm/ ft ² of hardscape*	2.5 lm/ ft ² of hardscape*	4.0 lm/ ft ² of hardscape*	8.0 lm/ ft ² of hardscape*	12.0 lm/ ft ² of hardscape*

Complete Site Method						
		Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
May be used for any project <i>The total allowance is the sum of each of the Basic, Perimeter, Area and Specific Use Allowances</i>	Basic Allowance	N/A	22,000 lm per site	33,000 lm per site	55,000 lm per site; plus	80,000 lm per site; plus
	Perimeter Allowance	10 lm per linear foot of hardscape perimeter	20 lm per linear foot of hardscape perimeter	30 lms per linear foot of hardscape perimeter	65 lm per linear foot of hardscape perimeter	100 lm per linear foot of hardscape perimeter
	Area Allowance	1 lm/ft ² of hardscape	2 lm/ft ² of hardscape	3 lm/ft ² of hardscape	7 lm/ft ² of hardscape	10 lm/ft ² of hardscape
	Specific Use Allowance	Reference Table B (LZ 0)	Reference Table B (LZ 1)	Reference Table B (LZ 2)	Reference Table B (LZ 3)	Reference Table B (LZ 4)

4 **When lighting intersections of site drives and public streets or roads the effective*
 5 *property line for the purpose of this section may be extended to the center line of the*
 6 *public right of way up to 5 times the width of the drive or site road on either side of the*
 7 *centerline of the intersecting drive or site road.*

8

1 **Table B - Additional Lumen Allowance for Specific Applications**
 2 All of the following are “use it or lose it” allowances. All area and distance
 3 measurements in plan view unless otherwise noted.

Lighting Application	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Building Entrances or Exits. This allowance is per door. In order to use this allowance, luminaires must be within 20 feet of the door.	750 lm	2,000 lm	4,000 lm	6,000 lm	8,500 lm
Entrances at Senior Care Facilities, Police Stations, Hospitals, Fire Stations, and Emergency Vehicle Facilities. This allowance is lumens per primary entrance. To use this allowance, luminaire(s) must be installed within 100 feet of the entrance door.	N/A	4,000 lm	8,400 lm	12,000 lm	16,500 lm
Building Facades. This allowance is lumens per square foot of building façade that is illuminated. To use this allowance, luminaires must be aimed at the façade and capable of illuminating it without obstruction.	N/A	N/A	12 lm/ft ²	25 lm/ft ²	40 lm/ft ²
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, Luminaires must be within 10 mounting heights of the sales lot area.	N/A	10,000 lm plus 10 lm/ft ²	10,000 lm plus 40 lm/ft ²	15,000 lm plus 60 lm/ft ²	22,000 lm plus 125 lm/ft ²
Outdoor Sales Frontage. This allowance is for linear feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area.	N/A	N/A	1,650 lm/ft	2,850 lm/ft	4,500 lm/ft
Hardscape Ornamental Lighting. This allowance is in lumens per square foot of the total illuminated hardscape area. In order to use this allowance, luminaires must be rated for 100 watts (3000 lumens) or less.	N/A	N/A	1.2 lm/ft ²	2.4 lm/ft ²	3.6 lm/ft ²
Drive Up Windows. This allowance is lumens per window. In order to use this allowance, luminaires must be within 2 mounting heights of the sill of the window.	N/A	2,700 lm	4,000 lm	8,000 lm	13,000 lm

4

Guard Stations. This allowance is lumens per square foot of guardhouse area plus 2,000 sf per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	N/A	10 lm/ft ²	25 lm/ft ²	50 lm/ft ²	80 lm/ft ²
Outdoor Dining. This allowance is lumens per square foot for the total illuminated hardscape of outdoor dining area. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining.	N/A	1 lm/ft ²	10 lm/ft ²	15 lm/ft ²	25 lm/ft ²
Special Security Lighting for Retail Parking and Pedestrian Hardscape. This allowance is lumens per square foot for the total area of illuminated retail parking and pedestrian hardscape identified as having special security needs. This allowance shall be in addition to the building entrance or exit allowance.	N/A	0.2 lm/ft ²	2 lm/ft ²	3 lm/ft ²	N/A
Vehicle Service Station Hardscape. This allowance is lumens per square foot for the total illuminated hardscape area less any area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building, below a canopy, beyond property lines, or obstructed by a sign or other structure.	N/A	5 lm/ft ²	10 lm/ft ²	25 lm/ft ²	40 lm/ft ²
Vehicle Service Station Canopies. This allowance is lumens per square foot for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	N/A	30 lm/ft ²	60 lm/ft ²	80 lm/ft ²	150 lm/ft ²
Vehicle Service Station Uncovered Fuel Dispenser. This allowance is lumens per fueling side (2 max) per dispenser. In order to use this allowance, luminaires shall be within 2 mounting heights of the dispenser.	N/A	7,500 lm	15,000 lm	20,000 lm	40,000 lm
All Other Sales Canopies. This allowance is lumens per square foot for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	N/A	10 lm/ft ²	40 lm/ft ²	65 lm/ft ²	100 lm/ft ²
Non-sales Canopies. This allowance is lumens per square foot for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	N/A	5 lm/ft ²	12 lm/ft ²	25 lm/ft ²	45 lm/ft ²

1 **Table C Prescriptive Method - Maximum Allowable Backlight, Uplight**
 2 **and Glare (BUG) Ratings**

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A luminaire may be used if it is rated as follows according to the Lighting Zone of the Site. If the luminaire is installed in other than the intended manner, the rating shall be determined to account for the actual photometric geometry. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Backlight Rating					
>2 mounting heights from property line	B0	B1	B2	B3	B4
1 to 2 mounting heights from property line and properly oriented*	B0	B1	B2	B3	B3
0.5 to 1 mounting height to property line and properly oriented*	B0	B0	B1	B2	B2
<0.5 mounting height to property line adjacent to a street and properly oriented*	B0	B0	B1	B2	B2
<0.5 mounting height to property line and properly oriented*	B0	B0	B0	B1	B2
Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed Glare Rating	G0	G1	G2	G3	G4

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** The luminaire must be mounted with backlight towards the property line.*

Note: Backlight, Uplight, and Glare ratings are defined based on specific lumen limits for IESNA TM-15-07 solid angles.

Addendum A for IESNA TM-15-07: Backlight, Uplight, and Glare (BUG)

Ratings <http://www.iesna.org/PDF/Erratas/TM-15-07BUGRatingsAddendum.pdf>

1 **Table D - Residential Lighting Total Wattage and Lumen Limits for**
 2 **each Luminaire**

3 Each luminaire shall not exceed the lower of either the allowed Watts or
 4 Lumens.

Allowable Lamp Wattages	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Total Lamp Watts or Lumens for General Exterior Lighting**	25 watts plus .05 watts per ft ² of site structures*	75 watts plus .05 watts per ft ² of site structures*	150 watts plus .05 watts per ft ² of site structures*	200 watts plus .05 watts per ft ² of site structures*	200 watts plus .05 watts per ft ² of site structures*
	750 lumens plus 0.45 lumens per ft ²	2250 lumens plus 0.45 lumens per ft ²	4500 lumens plus 0.45 lumens per ft ²	6000 lumens plus 0.45 lumens per ft ²	6000 lumens plus 0.45 lumens per ft ²
Maximum Allowed Lamp Watts or Lumens Each for Fully Shielded Luminaires	25W	40W	60W	100W	100W
	750 lumens	1200 lumens	1800 lumens	3000 lumens	3000 lumens
Maximum Lamp Watts or Lumens Each for Partly Shielded Luminaires	N/A	15W	40W	40W	40W
	N/A	450 lumens	1200 lumens	1200 lumens	1200 lumens
Maximum Lamp Watts or Lumens each for Low Voltage Landscape Lighting	N/A	N/A	50W	50W	50W
	N/A	N/A	1500 lumens	1500 lumens	1500 lumens
Maximum Watts or lumens each for Shielded Directional Flood Lighting	N/A	N/A	60W	100W	100W
	N/A	N/A	1800 lumens	3000 lumens	3000 lumens

5 ** The sum of the land area of residential buildings on the site including*
 6 *habitable structures, garages, recreational buildings, and storage and*
 7 *equipment structures.*

8 *** For sites exceeding one acre, an additional allowance of 100 watts per*
 9 *acre is allowed.*

10

Appendix “A” Performance Method

The Performance Method requires the use of computer software that employs either radiative transfer (radiosity) and/or ray tracing methods to predict lighting system performance. Such software is typically used for lighting design and illuminating engineering, and most current programs include CAD interfaces to enable rapid and accurate data input. For the purposes of this analysis, input data shall include all buildings, structures and significant topography and may, at the option of the analyst, include trees and minor topography.

The software must be modified to perform the following tests and then return a “pass” rating only if all three tests are passed for the Lighting Zone of the Project. In addition, the software should provide the analyst with feedback to aid in interpreting the results and correcting deficiencies.

Test 1: Analysis of Off-site Lumen Impact (or “Light Pollution” or “Skyglow”)

1. Calculate the *allowed* offsite lumens as follows:
 - a. Determine the total allowed on-site lumens using the “Complete Site Method” under the Prescriptive Method (Section IV (A.))
 - b. Multiply by 0.1. This is the allowed offsite lumens.
2. Calculate the *relative skyglow* produced by off-site lumens as follows:
 - a. Establish the worst-case condition: Multiply the allowed offsite lumens calculated in step 1b by the skyglow multiplier for the 90-100° range of exitant angles from Appendix A–Table A. This is the *maximum relative average sky luminance* that would be produced by the allowed offsite lumens.
 - b. (This calculation includes direct and reflected light.) Determine the amount and exitant angles of all lumens leaving the site using the vertical angular increments in the following Table. Multiply the lumens leaving the site in each of these angular zones by the corresponding multiplier from Appendix A–Table A. These products are the *relative average sky luminance* produced by the lumens leaving the site. Lumens that are emitted downward and not blocked (that is between 0° and 90°) are counted only if they leave the site. All lumens emitted upward and not blocked are counted.

(NOTE: the reference document (B.)(1.) below shall be consulted as shall new data from this and other sources. At such time as additional data warrants, the table shall be modified to account for location, climate and other conditions.)

- c. Add the relative average sky luminances from all solid angles. This is the total relative average sky luminance (“skyglow”) produced by all the offsite lumens.

Appendix A: Table A – Skyglow Multiplier of Exitant Lumens
(interpreted from Baddiley)

Vertical exitant angles	Skyglow Multiplier
0-10°	0.002
10-20°	0.002
20-30°	0.003
30-40°	0.003
40-50°	0.005
50-60°	0.009
60-70°	0.015
70-80°	0.029
80-90°	0.337
90-100°	1.000
100-110°	0.774
110-120°	0.587
120-130°	0.436
130-140°	0.236
140-150°	0.170
150-160°	0.134
160-170°	0.102
170-180°	0.033

- 3. The design passes Test 1 if the ratio of the total relative average sky luminance produced by all the offsite lumens calculated in step 2b is less than or equal to *****TBD***%** of the worst case relative average sky luminance calculated in step 2a.

1 **Test 2: Analysis of Light Trespass Impact**
 2 Calculate line of sight illuminance at or above grade on a vertical plane at
 3 the property line, up to the highest point of structures or luminaires.
 4 Calculate the direct light from individual luminaires and light reflected from
 5 all solid surfaces on the site. Assume the reflecting surfaces are diffuse. If
 6 no point illuminance exceeds defined threshold values for each lighting
 7 zone, then the design passes Test 2.

8

9 **Appendix A: Table B – Maximum Line of Sight Illuminance at Any**
 10 **Vertical Plane Boundary**

Maximum Illuminance	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
	0.5 lux (0.05 fc)	1.0 lux (0.10 fc)	3.0 lux (0.30 fc)	8.0 lux (0.8 fc)	15.0 lux (1.5 fc)

11

12 **Test 3: Analysis of Glare Impact**
 13 Calculate the modified DeBoer glare rating according to the reference
 14 document (B.)(2.) below for E_l and E_s at or above grade (within 55 degrees
 15 above horizontal and 75 degrees below horizontal) on a vertical plane at the
 16 property line, up to the highest point of structures or luminaires within the
 17 site. The design passes if the rating is higher than or equal to the following
 18 ratings:

19

20 **Appendix A: Table C Minimum Modified DeBoer Rating**
 Viewed from Any Boundary

	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
	TBD	TBD	TBD	TBD	TBD

21

22

23 **Minimum DeBoer Rating**

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25 **Reference Papers**

- 26 1. Skyglow Impact (Reserved for Baddiley paper)
 27 2. Modified DeBoer Method for Rating Glare (Reserved for LRC Paper)

1 4 6 0 1 0 0

Chapter 15.30
Dark Sky Ordinance
(Ord. 2002-11)

- 15.30.000 [Purpose](#)
- 15.30.010 [Definitions](#)
- 15.30.020 [Scope and Applicability](#)
- 15.30.030 [Exemptions and Exceptions](#)
- 15.30.040 [Approved materials and methods of installation](#)
- 15.30.050 [Submittals](#)
- 15.30.060 [General Standards](#)
- 15.30.070 [Non-Permitted Lighting](#)
- 15.30.080 [Appeals](#)
- 15.30.090 [Violations](#)
- 15.30.100 [Penalties](#)
- 15.30.110 [Severability](#)

15.30.000 PURPOSE

The purpose of the Sandy Dark Sky Ordinance is to regulate outdoor lighting in order to reduce or prevent light pollution. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and promotion of safety and security. (Ord. 2002-11)

15.30.010 DEFINITIONS

The "IES" (Illuminating Engineering Society of North America) Lighting Handbook, most recent edition, the City of Sandy Development Code, and Building Code, shall be used for the definition of terms used in this ordinance but not defined herein. In the case where a definition of a term of this ordinance is found to be in conflict with a definition of a term of any other ordinance, "IES" handbook or regulation, the more restrictive definition will apply.

Area Light: Light that produces over 2050 lumens (See Table 2 for Light Output of Various Lamps). Area lights include, but are not limited to, street lights, parking lot lights and yard lights.

Automatic timing device: A device that automatically controls the operation of a light fixture or fixtures, circuit or circuits. Photocells and light and or motion sensors shall be considered automatic-timing devices

Average Footcandle: The level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the ground.

Bulb: The source of electric light. To be distinguished from the whole assembly (See Luminaire).

Candela (cd): Unit of luminous intensity.

Eighty-five (85) Degree Full Cut-Off Type Fixtures: Fixtures that do not allow light to escape above an 85-degree angle measured from a vertical line from the center of the lamp extended to the ground.

Exterior Lighting: Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outside. Fixtures that are installed indoors that are intended to light something outside are considered exterior lighting for the intent of this Ordinance.

Fixture: The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Flood Light: Light that produces up to 1800 lumens (See Addendum 1 for Light Output of Various Lamps) and is designed to "flood" a well-defined area with light. Generally, floodlights produce from 1000 to 1800 lumens.

Foot-candle: Illuminance produced on a surface one foot from a uniform point source of one candela. Measured by a light meter.

Full cutoff fixture: A fixture which, as installed, gives no emission of light above a horizontal plane.

Glare: Intense light that results in discomfort and/or a reduction of visual performance and visibility.

Holiday Lighting: Festoon type lights, limited to small individual bulbs on a string, where the output per bulb is no greater than 15 lumens.

IESNA - Illuminating Engineering Society of North America (IES or IESNA): The professional society of lighting engineers, including those from manufacturing companies, and others professionally involved in lighting.

Illuminance: Density of luminous flux incident on a surface. Unit is foot-candle or lux.

Illuminating devices:

1. Light fixture types

- a. Full cutoff fixture types - A fixture which, as installed, gives no emission of light above a horizontal plane.
- b. Floodlights and Spotlights - Fixtures defined as having a full beam width or beam spread of less than 110 degrees.

2. Lamp types

- a. Incandescent lamps - Lamps which produce light via an electrically heated metallic filament.
- b. Fluorescent lamps - Lamps that use fluorescence of a phosphor to produce visible light.
- c. High Intensity Discharge Lamps - Lamps, which produce visible light directly by the electrical heating or excitation of a gas. Examples of such lighting include, but are not limited to, Metal Halide, High Pressure Sodium, Low Pressure Sodium and Mercury Vapor. For purposes of this Ordinance, fluorescent lights are not considered HID lighting.

Lamp or Bulb: The light-producing source installed in the socket portion of a luminaire.

Light Pollution: Any adverse effect of manmade light including, but not limited to, light trespass, uplighting, the uncomfortable distraction to the eye, or any manmade light that diminishes the ability to view the night sky. Often used to denote urban sky glow.

Light trespass: Light emitted by a luminaire falls where it is not wanted or needed or shines beyond the property on which the luminaire is installed.

Lighting: Any or all parts of a luminaire that function to produce light.

Lumen: Unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela. One foot-candle is one lumen per square foot. One lux is one lumen per square meter.

Luminaire: The complete lighting unit, including the lamp, the fixture, and other parts.

Luminance: At a point and in a given direction, the luminous intensity in the given direction produced by an element of the surface surrounding the point divided by the area of the projection of the element on a plane perpendicular to the given direction. Units: candelas per unit area. The luminance is the perceived brightness that we see, the visual effect of the illuminance, reflected, emitted or transmitted from a surface.

Measurement:

1. Lamp output

- a. Total output: Measurement of total output is in lumens. This should be understood to be the initial lumen for the lamp.
- b. Illuminance: Measurements of illuminance are expressed in initial lumens per square foot. (A desktop illuminance of twenty (20) initial lumens per square foot is adequate for most purposes.)

In measuring illuminance, the light detector should be pointed directly at the light source or sources. The intervening light path should be free of obstruction.

Outdoor light fixture: An outdoor illuminating device, outdoor lighting or reflective surface, luminous tube, lamp similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:

- A. parking lot lighting;
- B. roadway lighting;
- C. buildings and structures;
- D. recreational areas;
- E. landscape lighting;
- F. billboards and other signs (advertising or other);
- G. product display area lighting;
- H. building or structure decoration;
- I. building overhangs and open canopies.

Recessed: When a light is built into a structure or portion of a structure such that the light is fully cut-off and no part of the light extends or protrudes beyond the underside of a structure or portion of a structure.

Partially Shielded: The bulb of the fixture is shielded by a translucent siding and the bulb is not visible at all. Light may be emitted at the horizontal level of the bulb.

Shielded: When the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The bulb is not visible with a shielded light fixture, and no light is emitted from the sides of the fixture. Also considered a full cut-off fixture.

Spotlight or Floodlight: Any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction (see definition for floodlight).

Temporary Lighting: Lighting that is intended to be used for a special event for seven (7) days or less.

Uplighting: Lighting that is directed in such a manner as to shine light rays above the horizontal plane.

15.30.020 SCOPE & APPLICABILITY

- A. **New Lighting.** All exterior outdoor lighting installed after the effective date of this Chapter in any and all zones in the City shall conform with the requirements established by this Chapter and other applicable ordinances unless otherwise exempted. This ordinance does not apply to indoor lighting.
- B. **Existing Lighting.** All existing lighting located on a subject property that is part of a land use application or building permit, dependent on the value of the project, shall be brought into conformance with this Ordinance. The value of the project will be determined in accordance with Chapter 15.20.040 and 15.20.050. If the value exceeds the threshold in Chapter 15.20.020 and 15.20.030, all lighting on the property must be brought into full compliance before reoccupation or reuse.
- C. **Nonconforming Uses or Structures.** If a nonconforming use or structure has been abandoned for more than twelve months all lighting on the property must be brought into full compliance before reoccupation or reuse.
- D. Conformity shall occur prior to issuance of Certificate of Occupancy, Final Inspection, or Final Plat Recordation, when applicable. For other permits, the applicant shall have a maximum of thirty days from date of permit issuance to bring the lighting into conformance.
- E. Preferred Source - Low-pressure Sodium (LPS) lamps are the preferred illumination source throughout the city and their use is encouraged.
- F. When an existing fixture is replaced, the replacement fixture shall meet the requirements of this chapter.
- G. Architectural design, site planning, landscaping and lighting may be further restricted elsewhere in the Sandy

Municipal Code.

- H. All governmental agencies, federal, state or county, which operate within the city limits of Sandy - should experience no difficulty meeting the requirements of this ordinance and are encouraged by the city to comply with its provisions.
- I. In the event of a conflict with any other chapter of the Sandy Municipal Code, the more stringent requirements shall apply.

15.30.030 EXEMPTIONS AND EXCEPTIONS

- A. Residential fixtures consisting of lamp types of 2050 lumens and below (the acceptability of a particular light is decided by its lumen output, not wattage. Check manufacturer's specifications). Examples include:
 - 1. 100 Watt Standard Incandescent and less
 - 2. 100 Watt Midbreak Tungsten-Halogen (quartz) and less
 - 3. 25 Watt T-12 Cool White Fluorescent and less
 - 4. 18 Watt Low Pressure Sodium and less
- B. Federally funded and state funded roadway construction projects, are exempted from the requirements of this division only to the extent it is necessary to comply with federal and state requirements.
- C. Fossil Fuel Light. Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this article.
- D. Full cutoff street lighting, which is part of a federal, state, or municipal installation.
- E. Holiday lighting.
- F. Lighting of sports facilities or stadiums prior to 11:00 p.m. Illumination after 11:00 p.m. is also permitted if necessary in order to conclude a recreational, sporting or other scheduled activity, which is in progress prior to that time.
- G. Specialized lighting necessary for safety, such as navigated or runway lighting of airports, or temporary lighting associated with emergency operations, road hazard warnings, etc.
- H. Traffic control signals and devices.

15.30.040 APPROVED MATERIALS AND METHODS OF INSTALLATION

The provisions of this chapter are not intended to prevent the use of any design, material or method of installation or operation not specifically prohibited by this chapter, provided such alternative design, material or method conforms with the intent of this division and has been approved by the building official.

The Building Official administrator may approve an alternative design provided he finds that:

- A. It complies with the applicable specific requirements of this division; or
- B. It has been designed or approved by a registered professional engineer and complies with the purpose of this division.

15.30.050 SUBMITTALS

All applications for building permits or land use planning review which include installation of outdoor lighting fixtures shall include lighting plans conforming to the provisions of this Ordinance. The Planning Director and/or Building Official shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

- PLANNING DEPARTMENT
- August 2018
- A. The submittal shall contain the following information and submitted as part of the site plan to the Planning and Building departments for approval.
 1. Plans indicating the location, type, intensity, and height of luminaries including both building and ground-mounted fixtures;
 2. A description of the luminaries, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;
 3. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission and the foot-candles on the ground; and
 4. Additional information as may be required by the city in order to determine compliance with this Ordinance.
 - B. Applications for single/multi-family residential or other projects where any single outdoor light fixture exceeds (2050 lumens output) shall be required to comply with paragraph A above.

15.30.060 GENERAL STANDARDS

The following general standards shall apply to all outdoor lighting installed after the effective date of this ordinance, which is not exempted above:

- A. **Area Lights:** All area lights, including street lights and parking area lighting, shall be full cut-off fixtures and are encouraged to be eighty-five (85) degree full cut-off type fixtures. Street lights shall be high-pressure sodium, low-pressure sodium, or metal halide, unless otherwise determined by the city that another type is more efficient. Street lights along residential streets shall be limited to a 70-watt high-pressure sodium (hps) light. Street lights along nonresidential streets or at intersections shall be limited to 100 watts hps, except that lights at major intersections on state highways shall be limited to 200 watts hps. If the city permits a light type other than high-pressure sodium, then the equivalent output shall be the limit for the other light type.
- B. **Canopy Lights:** All lighting shall be recessed sufficiently so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent property.
- C. **Illumination Levels:** Illumination levels and uniformity shall be in accordance with current recommended practices of the Illuminating Engineering Society. Recommended standards of the illuminating engineering society shall not be exceeded.
- D. All outdoor lighting systems shall be designed and operated so that the area 10 feet beyond the property line of the premises receives no more than .25 (one quarter) of a foot-candle of light from the premises lighting system.
- E. **Temporary Lighting:** Temporary lighting that conforms to the requirements of this Ordinance shall be allowed. Nonconforming temporary exterior lighting may be permitted by the Building Official only after considering 1) the public and/or private benefits which will result from the temporary lighting; 2) any annoyance or safety problems that may result from the use of the temporary lighting; and, 3) the duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Building Official.
- F. **Towers:** All radio, communication, and navigation towers that require lights shall have dual lighting capabilities. For daytime, the white strobe light may be used, and for nighttime, only red lights shall be used.

15.30.070 NON-PERMITTED LIGHTING

- A. Newly installed fixtures, which are not full-cutoff fixtures.
 - Lighting which presents a clear hazard to motorists, cyclists, or pedestrians.
- C. **Laser Source Light.** The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.

15.30.080 APPEALS

If an application is denied, an individual shall have the right of appeal to the City Council. The fee for an appeal shall be the same as a Type III review (Section 2-Master Fee Resolution).

15.30.090 VIOLATIONS

This section may be enforced on the basis of a formal complaint filed in writing with the city.

15.30.100 PENALTIES

See Section 1.16.010 of the Sandy Municipal Code.

15.30.110 SEVERABILITY

The provisions of this ordinance are severable and if any paragraph, section, subsection, or part of this ordinance is held to be invalid, unenforceable, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair the remainder of this ordinance.

TABLE 1: CODE REQUIREMENTS TABLES FOR SHIELDING

WATTAGE - SEE SECTION 1 BELOW

Lamp Type	25	30	35	40	50	60	75	100	110 OR MORE
JW PRESSURE SODIUM	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
HIGH PRESSURE SODIUM	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
METAL HALIDE	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
FLUORESCENT	UNSHIELDED	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
QUARTZ	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
TUNGSTEN HALOGEN	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
MERCURY VAPOR	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD	DIRECTED SHIELD
INCANDESCENT	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED	UNSHIELDED

1. For the purpose of this section wattage ratings for lamp types will be for either a single lamp source or multiple lamp sources when installed in a cluster.
2. Lamp types not listed in the table may be approved for use by the building official providing installation of these lamps conforms to the lumen limits established in this section.
3. Glass tubes filled with argon, neon or krypton do not require shielding.

Table 2: TYPICAL LUMEN VALUES FOR VARIOUS LAMP WATTAGE **

WATTAGE	LOW PRESSURE SODIUM	HIGH PRESSURE SODIUM	METAL HALIDE	FLUORESCENT	QUARTZ	MERCURY VAPOR	INCANDESCENT
9				600			
18	1,800						
35	4,725	2,250					
40		4,000		2,250			480
50					1,400	1,140	480
55	7,925						
60							870
70		5,800	5,500				
75						2,800	1,190
90	14,400						
100		9,500	8,000			4,300	1,750
110				6,600			
150		16,000					2,850
175			14,000			8,600	
200		22,000					4,010
250		27,500	20,500			12,100	
300							6,360
400		50,000	36,000			22,500	
500							10,850

** Taken from data supplied by Portland General Electric - Energy Resource Center



Polk County

From: Martinez, Ana [AnaMartinez@polk-county.net]
Sent: Friday, July 23, 2010 5:01 PM
To: Helen Sears
Subject: RE: JLUS

Helen, I left early and missed your email. Nobody else had a comment, so the one below is the only one. Have a great weekend Ana

From: Helen Sears [hsears@cfrpc.org]
Sent: Friday, July 23, 2010 2:56 PM
To: Martinez, Ana
Subject: RE: JLUS

Hi Ana, We need the County's comments asap. I know you are up to your EARS—but could you could get something to me this week? Please let me know. Helen

From: Martinez, Ana [mailto:AnaMartinez@polk-county.net]
Sent: Wednesday, June 30, 2010 10:11 AM
To: Helen Sears
Subject: JLUS

Helen, I have been looking at the JLUS for Polk County. There is a lot in there that was not in the draft I had. Most of the stuff I think we can incorporate into our processes with o problem, but there is a couple of things that might take longer to incorporate into our system. I am going to give copies of the Polk county section to our Land Development people (Chandra's group) to read because they are the ones mainly involved with the LDC. I didn't see anything that is totally out there, but there is some strategies that might take some time/effort to implement. The only thing that I didn't catch before is in the section that talks about land uses and it says River Ranch has land use designations of Institutional and mixed use (page 7-19, column on the right, first and third paragraphs) . There might be a church or something in there, but that development is a DRI with permanent and seasonal residents as well as resort facilities. The land use designation is still DRI. DO you have an idea of when we are going to meet again? I want to make sure I have comments or questions from everyone by then. Thanks, Ana

Ana Martinez-Hubert
Long Range Planning Division
Ph # (863) 534-6486
Fax # (863) 534-6471
Drawer TS05
Post Office Box 9005
Bartow, Florida 33831-9005

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Morgan Jr, John [jmorganj@sfwmd.gov]
Sent: Tuesday, July 20, 2010 12:57 PM
To: Helen Sears
Cc: Barletto, Margaret; Braun, Rod
Subject: Joint Land Use Study Report

Helen:

I have reviewed the draft report and have mostly editorial comments. I am sending you the marked up report. Please give me a call when you have an opportunity to review the comments. I focused my comments primarily in the Highlands County section but they also pertain to the other local governments.

I do have some general comments that should be considered in the report:

1. In the current report, the Bird/Aircraft Strike Hazards (BASH) issue focuses primarily on landfills. This discussion should be expanded to consider water resources civil works projects such as stormwater treatment areas (STAs), water storage facilities (reservoirs), ecosystem restoration projects such as the Kissimmee River Restoration, and efforts to store and treat water and conserve natural resources on private lands. Implementation of plans for the Lake Okeechobee Watershed and Kissimmee River will likely result in habitat improvements which will tend to attract birds.
2. The height restrictions proposed for facilities could impact the water management district's structures and communications network (towers) for operating structures and collecting water resources data. Planned recreational facilities such as wildlife observation towers may also be impacted.

Thanks for the opportunity to comment. I look forward to discussing the comments with you.

John Morgan
Policy & Planning Analyst - Lead
Intergovernmental Policy and Planning Division
South Florida Water Management District
(561)682-2288 Office
(561)719-4423 Cellular

SWFWMD- JLUS comments

From: Daniel L. Kushmer [Danny.Kushmer@swfwmd.state.fl.us]
Sent: Monday, June 21, 2010 5:10 PM
To: Helen Sears
Subject: JLUS

One error I found, on page ES-6 you have me associated with South Florida Water Management District (SFWMD) it should be Southwest Florida water Management District (SWFWMD).

Danny Kushmer
Community Affairs
SWFWMD
863-559-8062

Sent from BlackBerry

IMPORTANT NOTICE: All E-mail sent to or from this address are public record and archived. The Southwest Florida Water Management District does not allow use of District equipment and E-mail facilities for non-District business purposes.

<p>GEORGE HENSLEY, JR</p> <p>COUNCIL: JOHN CLARK, PRESIDENT SCOTT STANLEY, PRO-TEMPORE JOHN GRIFFIN MARGIE RHOADES BUDDY WHITLOCK</p>	<p>THE CITY OF</p> <p>SEBRING</p> <p>368 SO. COMMERCE. AVE. SEBRING, FL 33870 (941) 471-5102 (941) 471-5438(FAX)</p>	<p>KATHY HALEY, CMC CITY CLERK</p> <p>SCOTT NOETHLICH CITY ADMINISTRATOR</p> <p>JIM POLATTY Planning & Zoning Director</p>
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July 19, 2010

TO: Helen Sears, Senior Planner, Central Florida Regional Planning Council

FROM: Jim Polatty, Planning and Zoning Director

SUBJECT: Input into the Joint Land Use Study June 2010 Draft

Thank you for providing the opportunity for input in the JLUS study. These are my comments and not the City of Sebring's. This study is very important to our Country's national defense but also to the economic well being of our County. The continued existence of the Range's use for military training depends upon the implementation of many of these recommendations.

1. Each local government should be asked to either adopt or at least approve this study by resolution. It would be a serious mistake for any local government, especially a County government to "put this study on the shelf" and not implement many of its recommendations.
2. What is the relative importance of each of the recommendations? For instance, some of the recommendations seem to be of critical importance for the successful maintenance of the Range's military mission. You may want to give a priority rating or evaluation to each recommendation or at least group them by level of importance. For example, the disclosure provisions seem to be critical and can be implemented immediately. Some of the other recommendations depend upon further study and can be grouped in a category for future action.
3. There are a few typos that need correcting, including Figures 2-15 and 4-12 are "Future" Land Use, not "Figure" Land Use. Sebring recommendations # 14 and # 15 on the second column of page 4-20 are incorrectly numbered and should be # 16 and # 17.
4. The Land Use Compatibility Chart in Table 4-3 on page 4-29 shows that "potential uses and related structures are normally compatible without restrictions" for the MIPA-3 (Military Influence Planning Area). However, if Table 4-3 purports to show the compatibility between the land use categories and the MIPA-3, then there is a disconnect between the fact that Sebring is located in the MIPA-3 and the recommendations contained on pages 4-19 and 4-20 and the detailed recommendations on pages 4-20 through 4-28. Some clarification is needed. How

are these recommendations needed when the table seems to say “uses and structures are normally compatible without restrictions”?

5. A clear statement or table is needed to state what are the noise levels in the MIPA-1, MIPA-2, and MIPA-3. What are the db levels in all three MIPAs?. Can Figure 4-5 on page 4-9 be used to guess that area is the same as the MIPAs? Can the MIPA db be calculated by applying the noise level from Figure 4-5 as the db in the MIPA-3?
6. Recommendation # 3 (disclosure statements) located on page 4-19 and discussed in greater length on page 4-22 seems critically important in the MIPA-1 and MIPA-2 but it is not required in the MIPA-3. It is not clear how important the disclosure statement is in the MIPA-3. The discussion of Recommendation # 3 does not even mention the MIPA-3. With a decibel level of up to 115 db (if using Figure 4-5 to calculate the db level in the MIPA-3 is the correct methodology), then the disclosure statement may also be important in the MIPA-3.
7. It seems that given the discussion above, many of the land use recommendations on pages 4-26 and 4-27 are not applicable. For instance, why, how, and where does the City need to regulate tall buildings (second column on page 4-26), outdoor lighting (second column on page 4-27) and the use of radio frequency spectrum bands on wireless LAN and microwave cordless devices? These regulations are not explained for their applicability in the MIPA-3.
8. Sebring recommendation # 14 lists declarative statements for the MIPA-1 and MIPA-2 when Sebring is in neither area and it does not look like the City will ever annex land in those areas. The only focus for the City of Sebring should be the MIPA-3. Recommendations about compatibility between existing and future land use and development and military operations that are to occur at the Range should be directed to the MIPA-3 for the City of Sebring.
9. Page 4-28 contains detail discussion of an overlay district. First, when you are dealing with the entire jurisdiction of Sebring in one MIPA, then it is not logical to adopt the MIPA as an overlay but as a city wide ordinance. Second, does a City in the MIPA implement in such an overlay district? This discussion of recommendation # 14 must be revised and clarified to answer these questions. It is understandable to adopt such overlay districts in the County where all three MIPAs exist. Third, what are the differences in approaches for regulating land uses in each MIPA?

From: Tricia Martin [tricia_martin@tnc.org]
Sent: Thursday, June 24, 2010 1:53 PM
To: Helen Sears
Subject: JLUS comments

Helen,

Sorry I can't make it tomorrow. I've quickly looked over the document (pls. excuse me if I've overlooked something). Here are some observations/comments:

- ? Pg. 2-2 -Not sure why they haven't wanted to identify fire/smoke as an issue (many military activities start fires; the installation does extensive burning to reduce the risk of wildfires and for ecological reasons) – I've brought it up a few times.
- ? Indicate on the Figures entitled TNC Areas' of Conservation Significance – the limit of the study – 10 mile buffer around APAFR.
- ? Also on those Figures make the FF areas stand out more – hard to read.
- ? Again on that Figure the Areas of Conservation Significance aren't explained anywhere that I could find.
- ? No literature citation throughout the entire document? (where did the history on the range come from etc.; include reference to TNC's study used to make the above figures)
- ? Maybe even include a glossary for all the acronyms.
- ? Appendices not included.

Tricia

From: Tricia Martin
Sent: Thursday, June 24, 2010 11:17 AM
To: hsears@cfrpc.org
Subject: easments

Helen,

Here's a map of "official" easements around APAFR. If Tetra Tech doesn't have these, their GIS person can contact me and we can let them know where to get the data. (I haven't checked Tom's shape files.)

Tricia

Tricia Martin
Peninsular Florida Programs Director

tricia_martin@tnc.org
 (863) 635-7506 (Phone)
 (863) 528-2718 (Mobile)
 (863) 635-6456 (Fax)

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The Nature Conservancy
Lake Wales Ridge
 P.O. Box 630
 674 Pfundstein Rd
 Babson Park, FL 33827



October 4, 2010

Helen Sears, Principal Planner
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

**RE: Avon Park Air Force Range Joint Land Use Study
Osceola County Comments**

Dear Ms. Sears,

Osceola County staff has reviewed the June, 2010 version of the Avon Park Air Force Range (APAFR) Joint Land Use Study (JLUS) and is conveying comments in this letter. To date, the County has actively participated in the development of the JLUS by attending and participating in five Policy Committee meetings, four Working Group meetings, and the Community meetings held in Kenansville on January 19, 2010 and April 20, 2010. In addition, we are holding meetings with property owners impacted by the Military Influence Planning Areas (MIPAs), specifically MIPAs I and II. After these meetings, to be held over the next three months, we can forward final comments for your use.

To assist, I've attached the County's comments on the JLUS. Attachment 1 addresses recommendations proposed in the JLUS and Attachment 2 addresses the proposed text. Attachment 3 is the County's adopted Comprehensive Plan language addressing coordination with the APAFR and Attachment 4 is the County's adopted Map TRN 10 illustrating the Military Operations Areas.

As background, please note the portions of Osceola County in proximity to the APAFR are designated on the County's Future Land Use Map as either Conservation, which allows no new development, or as Rural/Agricultural, which restricts development primarily to agricultural uses or to residential uses at one unit per five acres. Additionally, properties in Osceola County in proximity to the APAFR are outside of the County's Urban Growth Boundary (UGB), and the maximum residential density permitted outside the UGB is one unit per five acres. Further, expansion of public facilities supporting development is prohibited outside the UGB. As a result, we believe that Osceola County has already achieved a land use pattern compatible with the operations of the APAFR. Likewise, Osceola County is aware that Chapter 163, F.S., mandates Comprehensive Plan amendments addressing compatibility of military installations to adjacent and proximate land uses as well as increased cooperation and coordination between local governments and military installations regarding land use decisions that could impact military operations. We intend to address these requirements not already met in our Plan by the statutory deadline of June 30, 2012.

**DEPARTMENT OF
COMMUNITY
DEVELOPMENT**

Dave Tomek
Director

Robert Deatherage
Building Official

Joe Johnston
Customer Resources

Mahmoud Najda P.E.
Development Review

Mary Beth Salisbury
Extension Services

**Osceola
County**

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

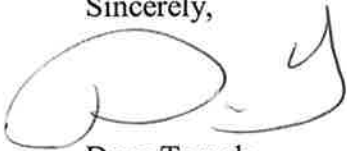
On August 16, 2010, the Osceola County Board of County Commissioners, as part of its EAR-based amendments, amended its Future Land Use Element (FLUE) to include policies addressing coordination with the APAFR regarding land use decisions and proposed changes on property in proximity to the Range. These proposed policies can be found in Attachments 3 and 4 and address the following:

- Appointing a non-voting representative of the APAFR to the County's Planning Commission;
- Developing a process to notify APAFR staff of proposed Comprehensive Plan and Zoning Map amendments or proposed Conditional Uses that could affect the density or intensity of land adjacent to or in close proximity to the APAFR; and
- Providing opportunities for APAFR staff to comment on the proposals.

Thank you for the opportunity to comment on the JLUS. We look forward to working with you and the staff of the Central Florida Regional Planning Council to finalize the JLUS and to implement the Study.

Please contact Steven Josephson of our staff either by e-mail at sjos1@osceola.org or by phone at (407)742-0295 if you have questions.

Sincerely,



Dave Tomek
Community Development Director

CC: Chairman Fred Hawkins, Jr., member, Avon Park Air Force Range Joint Land Use Study Policy Group
Donald Fisher, County Manager
Kerry Godwin, Principal Planner

ATTACHMENTS: Attachment 1-Comments on the JLUS Recommendations\
Attachment 2-Comments on the JLUS Text
Attachment 3-Comprehensive Plan Future Land Use Policies Adopted as Part of CPA08-0018 on August 16, 2010 by the Osceola County Board of County Commissioners
Attachment 4-TRN10: Air Transportation Facilities & Special Planning Areas-2025

ATTACHMENT 1

Listed below are comments on the JLUS recommendations for Osceola County.

- *OSCEOLA 1: Continue ongoing coordination with the Federal Aviation Administration, regarding airspace controls and usage including coordination and planning efforts for all airports and airstrips within the APAFR MOAs. **The County's Land Development Code requires that new aircraft landing fields in Osceola County be approved as conditional uses. Meeting all relevant Federal and State regulations is a conditional use requirement. Osceola County would notify the APAFR of any proposed new aircraft landing fields within the Military Operations Areas.***
- *OSCEOLA 2: Identify Low Level Aircraft Approach Zones and High Noise Zones on County Maps and Reports and Require Developers To Identify Same Information on All Proposed Project Maps and Reports. **Osceola County has amended the Transportation Map series of its Comprehensive Plan to include the Military Operations Areas as identified in the APAFR JLUS. This action will meet the recommendation that the County identify low level aircraft approach zones.***
- *OSCEOLA 3: Implement public awareness measures such as public signage, website links, educational handouts, etc. **Osceola County has used its website links to provide information regarding the APAFR and the JLUS. Handouts regarding the JLUS have been set out in the County's Administrative Building. Amendments to the Comprehensive Plan addressing land use compatibility with the APAFR will be publicized by the County.***
- *OSCEOLA 4: Implement effective disclosure measures notifying buyers and lessees that property is near a military installation subject to high aircraft noise, low level aircraft, explosive impulse blast noise, and and/or other military-related issues. **Osceola County will evaluate the need to implement effective disclosure measures.***
- *OSCEOLA 5: Implement lighting standards to avoid glare and reflection at key points. **Osceola County will evaluate its Dark Sky lighting requirements to determine if they will effectively reduce glare and reflection at key points.***
- *OSCEOLA 6: Evaluate opportunities to manage public access to the APAFR or critical APAFR areas to avoid encroachment on military missions. **Osceola County presently does not have any recreational facilities that connect to the Florida National Scenic Trail at this time; therefore, the County cannot at this time manage public access to the APAFR.***

- *OSCEOLA 7: Develop policies to protect critical areas supporting military readiness and/or environmental opportunities with the United States Air Force, The Nature Conservancy, the Florida Forever program, the Florida Defense Alliance, and others. The JLUS discusses the potential for performing a plan identifying critical areas and possible funding sources and mechanisms for acquiring those areas. Alternative funding mechanisms, such as the use of easements and the transfer of development rights, would be discussed. Included in this plan would be projected costs for acquiring those critical areas. Additional clarification of what would constitute County support and/or collaboration with these programs is required.*
- *OSCEOLA 8: Support and/or collaborate with ongoing APAFR environmental stewardship programs. The APAFR is involved in cattle grazing, forest management, endangered species monitoring, and inventorying and mapping wetlands and floodplains. Additional clarification of what would constitute County support and/or collaboration with these programs is required.*
- *OSCEOLA 9: Support funding for an updated comprehensive noise study. Obtaining funding for the noise study is the responsibility of the APAFR, and the funding is available through the Department of Defense. Support on the part of the County would be an endorsement of the APAFR's efforts to secure the funding for a study.*
- *OSCEOLA 10: Supplement final APAFR JLUS document with noise study. The last noise study was performed in 2005. A new noise study has yet to be funded. It is assumed that either the APAFR or the CFRPC are responsible for conducting the noise study and bringing the results to the JLUS Policy Committee for their comments. It is also assumed that either the APAFR or the CFRPC will be responsible for supplementing the APAFR JLUS if the Policy Committee accepts the noise study.*
- *OSCEOLA 11: Develop a program between the APAFR, local jurisdictions, and environmental agencies to explore methods to control birds and bird attractors near the APAFR. Presently, no manmade bird attractors exist in Osceola County in the proximity of the APAFR. Clarification of the program's purpose and scope would allow the County to evaluate supporting and/or collaborating in this program.*
- *OSCEOLA 12: Monitor Land Use at Transportation Intersections or Interchanges and Transportation Changes of New or Expanding Corridors and/or Hubs. No intersections or interchanges are located within the areas of Osceola County proximate to the APAFR, nor are there plans to add corridors or hubs to that area. The areas proximate to the APAFR are located outside of the County's Urban Service Area (UGB) and are not areas where new development is proposed; therefore, adding new transportation facilities in the vicinity of the APAFR area would be inconsistent*

with the Osceola Comprehensive Plan, which calls for new transportation facilities to serve new development within the UGB. Therefore, the County requests the removal of this recommendation.

- *OSCEOLA 13: Formalize a policy to implement cross-jurisdictional collaboration and coordination in development review and planning process including implementing the JLUS recommendations. As discussed in the letter, Osceola County, as part of its EAR-based amendments, amended its Future Land Use Element (FLUE) to include policies addressing coordination with the APAFR regarding land use decisions and proposed changes on properties adjacent to and in close proximity to the Range.*
- *OSCEOLA 14: Actively participate and promote the public's participation in the APAFR's Range/Air Installation Compatibility Zone (R/AICUZ) Study. The R/AICUZ is a Department of Defense program designed to promote compatible land use around military airfields. A R/AICUZ is an extensive analysis of the effects of aircraft noise, aircraft accident potential, and land use development upon present and future neighbors. Should the APAFR undertake a R/AICUZ, Osceola County would voluntarily assist in the process and promote public participation.*
- *OSCEOLA 15: Update the Comprehensive Plan and Land Development Code to include language meeting state requirements designed to strengthen uses compatible to the APAFR's missions on proposed developments, land use amendments, and/or related change requests. As part of the Second Round Cycle of Comprehensive Plan Amendments for 2010, Osceola County amended its Transportation Map series to show the location of the Military Operations Areas as recommended in the JLUS. In accordance with HB 7129 and Chapter 163, F.S., Osceola County shall, by June 30, 2012, review the Future Land Use Element (FLUE) of its Comprehensive Plan and, if required, adopt criteria for locating compatible land uses closely proximate to the APAFR as well as amend its Future Land Use Map series to depict any zones of influence of a military installation. Policies developed as part of the FLUE update could include proposed changes to the Land Development Code to implement the proposed amendments.*

As was noted earlier in this letter, Osceola County, through the utilization of its adopted Future Land Use Map, the UGB, and existing policies within the Comprehensive Plan, has achieved a land use pattern that is compatible with the operations of the APAFR.

- *OSCEOLA 16: Establish Military Influence Planning Area (MIPA) Overlay Districts in Osceola County as a proposed planning tool to restrict uses that would conflict with the APAFR operations. As part of the requirements in Chapter 163, F.S., addressing*

compatibility between military installations and adjacent or proximate land uses, Osceola County shall amend its Comprehensive Plan to portray zones of influence of the APAFR. Osceola County shall evaluate whether the MIPAs in the JLUS portray military installation zones of influence.

- *OSCEOLA 17: Revise Land Development Regulations to be compatible with MIPA I and MIPA II. If the MIPA Overlay Districts are adopted as part of the Comprehensive Plan, amending the Land Development Code to be compatible with the Overlay Districts would be required.*
- *OSCEOLA 18: Implement noise attenuation design and construction standards for new construction in the MIPA I and II overlay districts. Osceola County staff will evaluate the need for noise attenuation design and construction standards as well as the effectiveness of these standards prior to implementation.*
- *OSCEOLA 19: Limit object heights in the MIPA I and II overlay districts to ensure anti-terrorism/force protection measures are met and to mitigate vertical obstructions in established Military Operating Areas (MOAs). Portions of Osceola County are within the low level flight areas identified in the JLUS. Osceola County requests that by December, 2010, the JLUS be amended to recommend maximum objects heights in feet within the MIPAs I and II.*
- *OSCEOLA 20: Adopt resolution supporting the JLUS recommendations and implementation. Please clarify if any action is required from the Board of County Commissioners or other governing bodies prior to finalization of the JLUS. Is a resolution or other official act of adoption or acceptance required? Property owners in the proposed MIPAs I and II as well as other stakeholders will be notified by the County prior to any action taken by the County Commission related to the JLUS.*
- *OSCEOLA 21: Collaborate with Central Florida Regional Planning Council continuing as lead facilitator of the JLUS implementation activities. Osceola County anticipates future cooperation with the CFRPC in the implementation of the JLUS.*

ATTACHMENT 2

Listed below are comments on the proposed text.

- On page 6-7, under “Flight Operations”, please state in the text there is only one airfield in Osceola County in the vicinity of the APAFR;
- Section 6.2.9 on page 6-15 contains discussion of the proposed Heartland Coast to Coast facility. It is our understanding this project is currently inactive. Please discuss the current funding status of the Heartland Coast of Coast facility in the text;
- Figure 6-13, “Existing Land Use Map” appears on page 6-21. A portion of land in Osceola County is shown with a light-green color that is not in the figure’s legend. This area should be shown as agricultural. Please change the color to match the shade of green in the figure’s legend;
- In Figure 6-15, “Future Land Use Map”, on page 6-23, please clarify the generalized map designations of the light yellow shading in the areas of Kenansville and Yeehaw Junction. Both of those areas, which area outside of the APAFR’s Military Operations Areas, are designated on the County’s Future Land Use Map as “Rural Settlement” and have a maximum density of two units per acre. As the Rural Settlement category recognizes existing development, it would be appropriate to designate Kenansville and Yeehaw Junction as “Existing Designation”;
- Figure 6-16 on page 6-27 illustrates proposed MIPAs in Osceola County. The locations of the proposed MIPAs were presented at a public information workshop on April 20, 2010. As we discussed, notifying the individual property owners of proposed MIPAs will be the responsibility of local governments during the JLUS implementation phase;
- On page 6-29, in the first full paragraph, please identify Appendix” B” as the example noise disclosure statement;
- On page 6-30, in the second paragraph, please identify Appendix” C” as the example lighting ordinances; and
- Osceola County has concerns regarding land use compatibility. Table 6-3 of the JLUS lists several uses deemed as not compatible with the APAFR and recommended for prohibition within the proposed Military Influence Planning Areas I and II. Single-family and mobile home residential development limited to one unit per five acres is permitted in the County’s Rural Agricultural Future Land Use Map designation, and several other uses proposed for prohibition are allowed within the County’s Rural Agricultural Future Land Use designation as Conditional Uses in the corresponding Agricultural Development and Conservation (AC) zoning district. Osceola County is concerned about

the balance of the rights of its property owners with the statutory requirements for compatibility with a military installation. The Conditional Use process is utilized by the County to determine if a potential use is compatible with its surroundings and whether any potential negative impacts can be mitigated or negated through the use of conditions. The County's existing Conditional Use process may prove to be an effective method to achieve land use compatibility between the Range and the properties located with the proposed MIPAs I and II.

ATTACHMENT 3

COMPREHENSIVE PLAN FUTURE LAND USE POLICIES ADOPTED AS PART OF CPA08-0018 ON AUGUST 16, 2010 BY THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS

Policy 1.7.3: *Avon Park Air Force Range Coordination.*

Osceola County shall coordinate with the Avon Park Air Force Range (APAFR) regarding land use decisions and changes to the Comprehensive Plan that which if approved, would affect the intensity, density or use of land proximate to the Range. Coordination with the APAFR shall include, but not be limited to, the following:

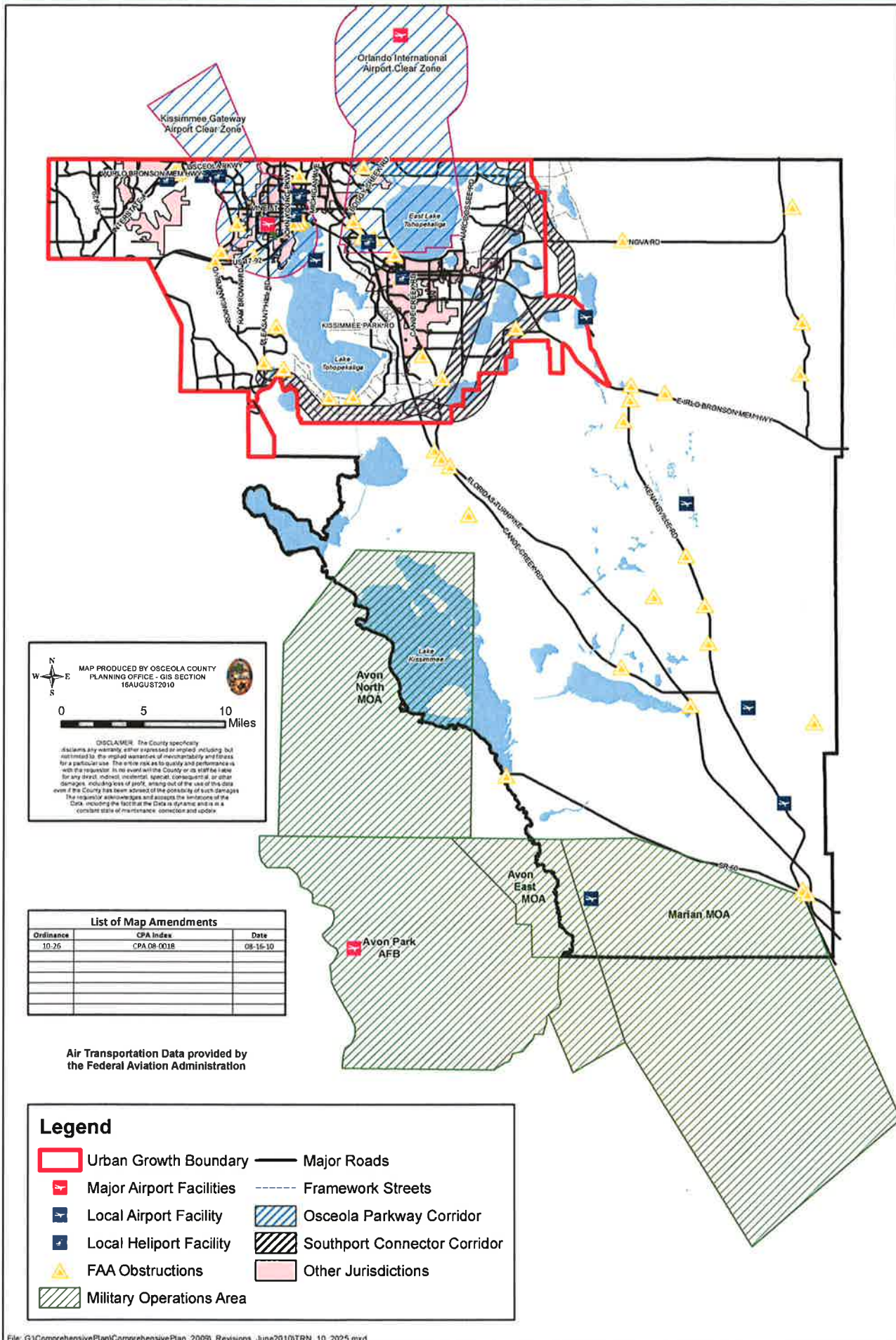
- The Osceola County Planning Commission (local planning agency) shall include a representative appointed by the APAFR as an ex-officio, non-voting member;
- Osceola County shall require pre-development meetings between County staff and the applicant prior to submittal of an application for any proposed Comprehensive Plan Map Amendments, Zoning Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Conditional Uses within the Military Operating Areas (MOAs), as depicted on Map TRN 10: Air Transportation Facilities & Special Planning Areas. Osceola County shall notify the APAFR base commander or designee of the pre-development meeting;
- Osceola County shall provide any applications for Comprehensive Plan Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Zoning Map Amendments or development applications that would affect the intensity, density or use of land within the MOAs to the APAFR base commander or designee;
- Osceola County shall notify the base commander or designee of the County's application review process schedule and of all meetings that are part of the application process;
- Osceola County shall consider any comments provided by the APAFR base commander or designee as well as any criteria listed in Section 163.3175(5), Florida Statutes, when evaluating applications within the MOAs;
- Osceola County shall forward any comments received from the APAFR base commander or designee regarding proposed Comprehensive Plan Amendments to the Florida Department of Community Affairs.

Policy 1.7.4: *Avon Park Air Force Range Compatibility Criteria.* Prior to the statutory deadline, the County shall adopt criteria to address compatibility of lands adjacent to or in close proximity to the APAFR.

ATTACHMENT 4

TRN 10: Air Transportation Facilities & Special Planning Areas-2025

TRN 10: Air Transportation Facilities & Special Planning Areas - 2025



MAP PRODUCED BY OSCEOLA COUNTY PLANNING OFFICE - GIS SECTION 16AUGUST2010

0 5 10 Miles

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 entire risk as to quality and performance is with the purchaser. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of the data even if the County has been advised of the possibility of such damages. The purchaser acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction and update.

List of Map Amendments		
Ordinance	CPA Index	Date
10-26	CPA 08-0018	08-16-10

Air Transportation Data provided by the Federal Aviation Administration

Legend

- Urban Growth Boundary
- ✈ Major Airport Facilities
- ✈ Local Airport Facility
- ✈ Local Heliport Facility
- ⚠ FAA Obstructions
- Military Operations Area
- Major Roads
- - - Framework Streets
- Osceola Parkway Corridor
- Southport Connector Corridor
- Other Jurisdictions

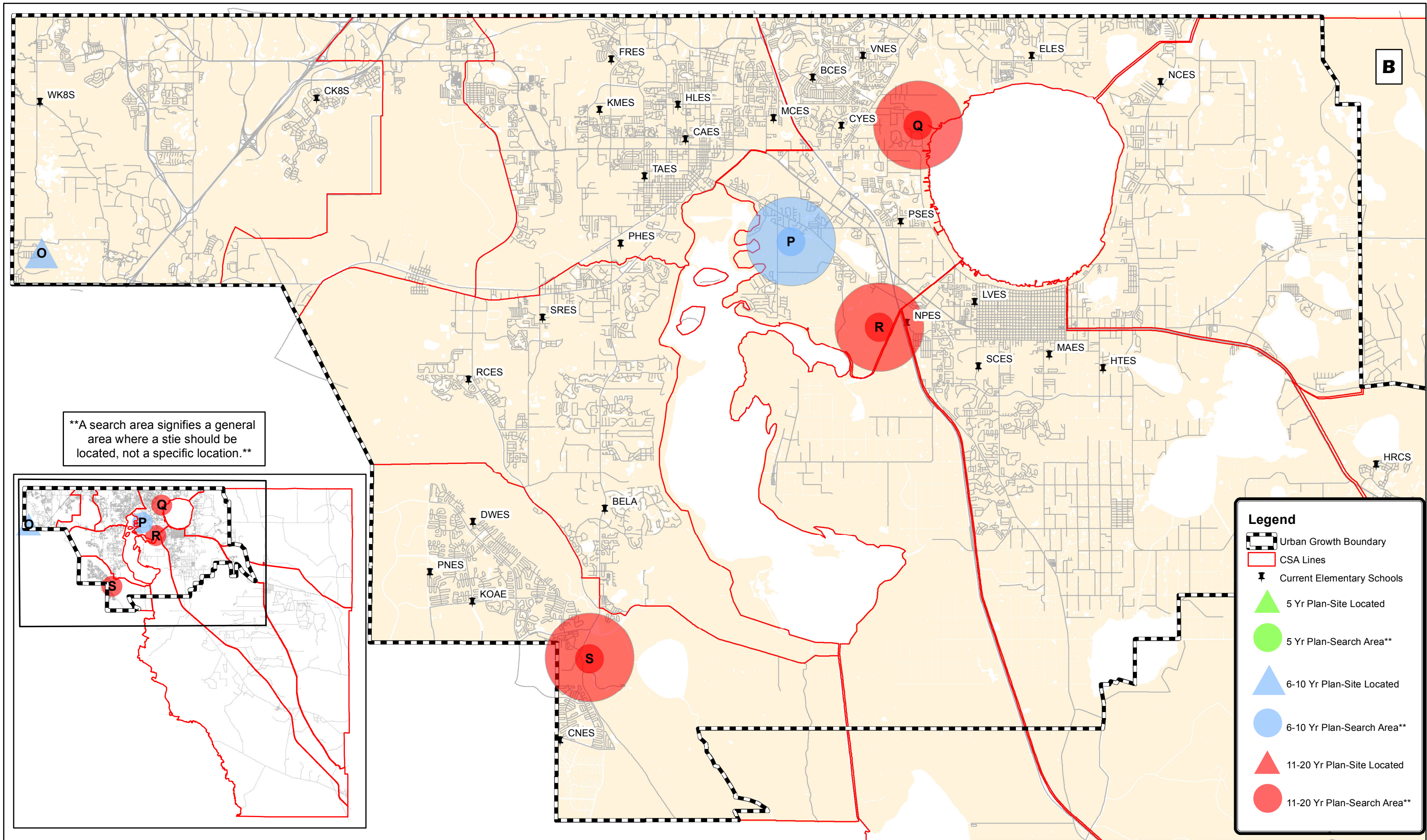


Prepared by:

Osceola County Community Development Department

1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741





A search area signifies a general area where a site should be located, not a specific location.

Legend

- Urban Growth Boundary
- CSA Lines
- Current Elementary Schools
- 5 Yr Plan-Site Located
- 5 Yr Plan-Search Area**
- 6-10 Yr Plan-Site Located
- 6-10 Yr Plan-Search Area**
- 11-20 Yr Plan-Site Located
- 11-20 Yr Plan-Search Area**



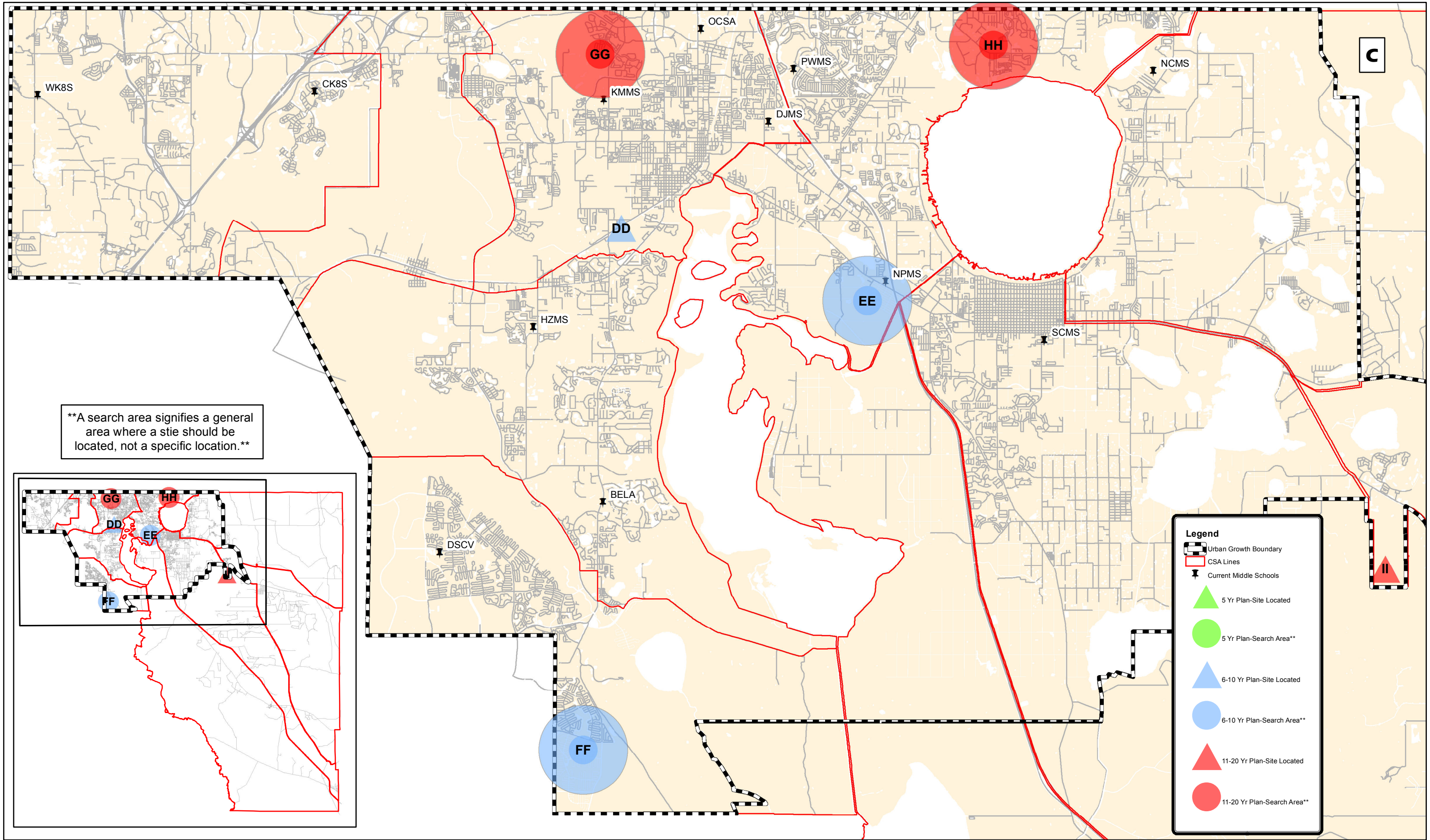
Facilities - Planning
August 31, 2012 LWall

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20 Year School Siting Master Plan Elementary Schools

"The School District of Osceola County, FL
Student Achievement - Our Number One Priority"





A search area signifies a general area where a site should be located, not a specific location.

Legend

- Urban Growth Boundary
- CSA Lines
- Current Middle Schools
- 5 Yr Plan-Site Located
- 5 Yr Plan-Search Area**
- 6-10 Yr Plan-Site Located
- 6-10 Yr Plan-Search Area**
- 11-20 Yr Plan-Site Located
- 11-20 Yr Plan-Search Area**



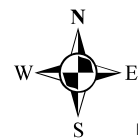
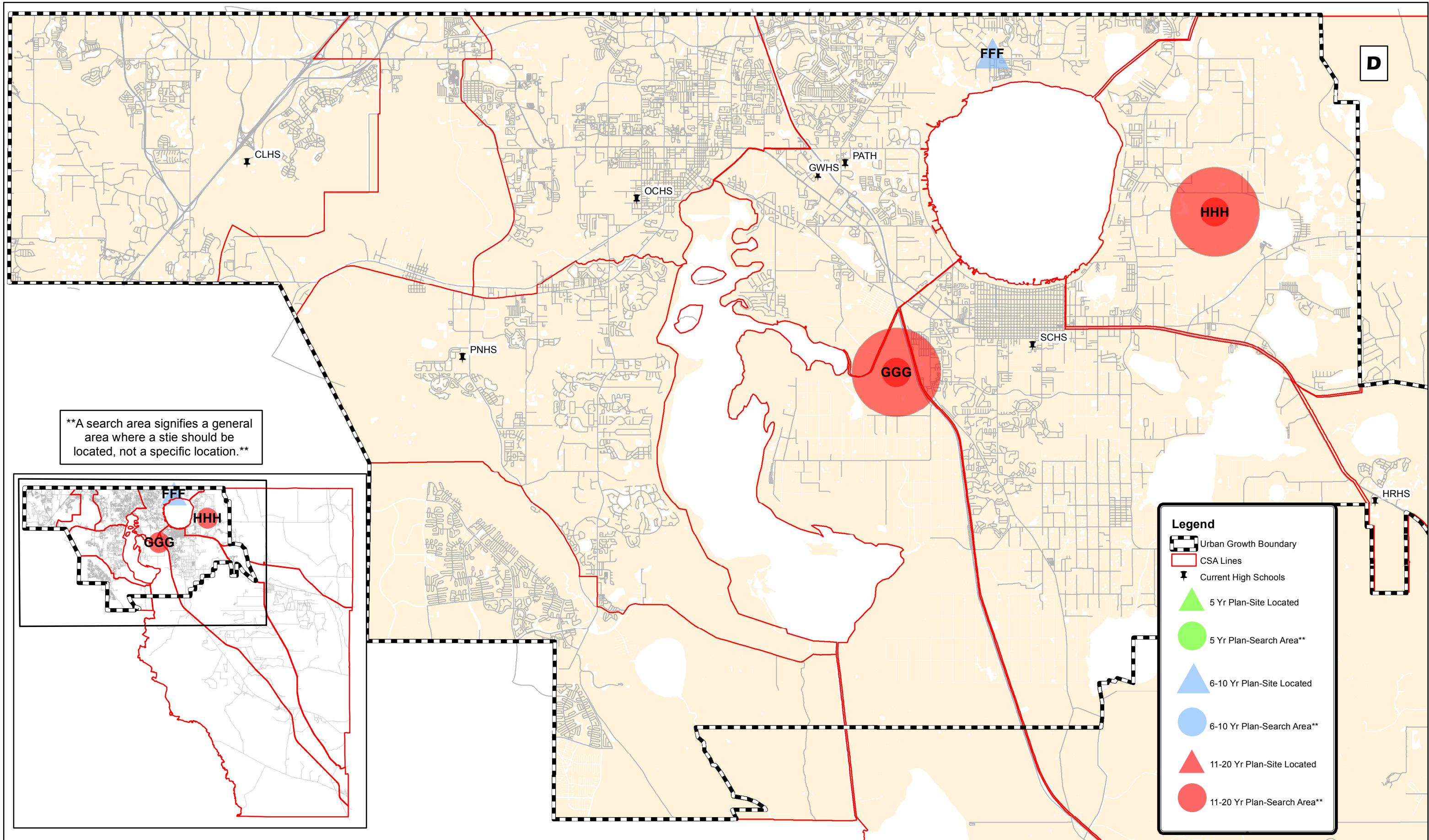
Facilities - Planning
August 31, 2012 LWall

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20 Year School Siting Master Plan Middle Schools

"The School District of Osceola County, FL
Student Achievement - Our Number One Priority"





20 Year School Siting Master Plan High Schools

