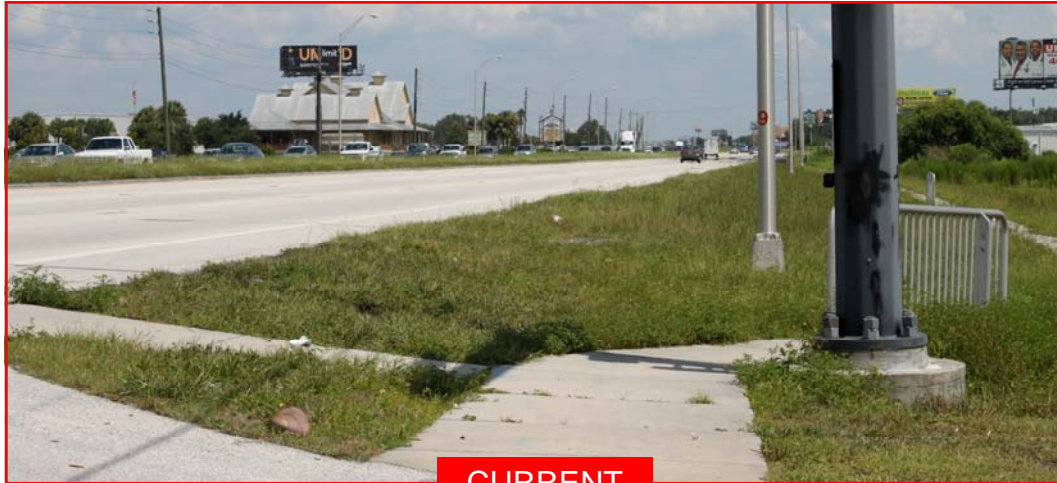


THE EAST 192 ENHANCEMENT COMMITTEE REPORT

*Prepared August 19, 2009 by the East 192 Enhancement Committee
Appointed by the Authority of the Osceola County Commission*



CURRENT



TRANSITION



ULTIMATE

THE EAST 192 ENHANCEMENT COMMITTEE REPORT

Prepared August 19, 2009 by the East 192 Enhancement Committee

(Appointed by the Authority of the Osceola County Commission)

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Section 1

INTRODUCTION

1. INTRODUCTION:

On September 22nd, 2008, by adoption of Resolution 08-033R, the Osceola County Commission appointed nine members from the community at large to serve on an advisory committee to be known as the East 192 Enhancement Committee. The Committee was formed to explore remedies for the distressed area along East US Highway 192, generally located between Michigan Avenue, in Kissimmee, and the C-31 Canal at St. Cloud. The Commission recognized that despite the several community facilities located in this area, improvements to this important gateway to both Kissimmee and St. Cloud are critically needed. The Commission based its appointments on: compliance with Sunshine Law; diverse skill sets offered by individual committee members; and diversity of representation among the members.

Board Of County Commissioners



Mike Harford
Commissioner
District 1



Brandon Arrington
Commissioner
District 2



John Quinones
Commissioner
Chairman
District 3



Ken Smith
Commissioner
Vice-Chairman
District 4



Fred Hawkins, Jr.
Commissioner
District 5

East 192 Enhancement Committee



Bob Whidden, Chairman
Local Planner



Larry Walter, Vice Chairman
Local Engineer



Domingo Sanchez
Local Realtor



Gullermo (Bill) Hansen
Local Editor



Henry Rohde
Local Rancher



Silvia Zapico
Provost for V.C.C.

Mark Rollins
Local Businessman
Photo not available

Tony Ferentinos
Local Businessman
Photo not available

Almed Darwish
Local Businessman
Photo not available

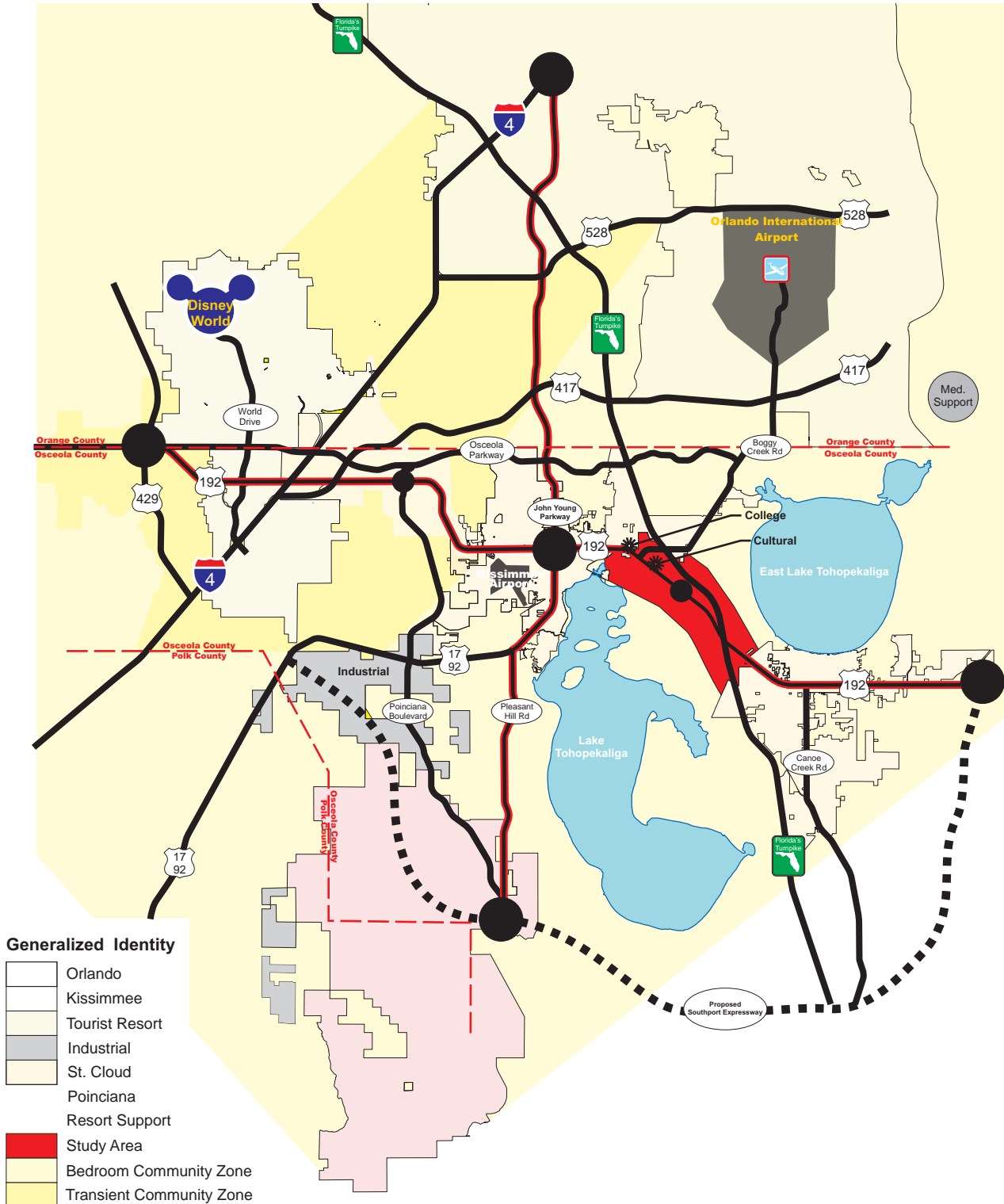
Section 2

LOCATION / BACKGROUND / MISSION

EAST 192 ENHANCEMENT COMMITTEE REPORT

Committee Appointed by the Authority of the Osceola County Commission

Location of Study Area within Region



Note: This map is not intended as a precise measuring tool. It is intended to show the spatial relationship between areas with established identities within the region.

2. LOCATION / BACKGROUND / MISSION:

As shown on FLUM 2025 in the current Osceola Comprehensive Plan, the Study Area is located within the Infill Area between Kissimmee and St. Cloud. Osceola County intended the Infill Area to function as a transitional zone between the existing pattern of conventional suburban, auto-centric growth and the urban pattern of sustainable urban growth proposed in the County's Mixed Use Districts. At 1944.4 acres in size, the scale of the Study Area allows for a planning approach that addresses important economic, social, and environmental elements.

The County's Comprehensive Plan intends for mixed use and multi modal transit principals to be applied, as practical, in the infill areas or seams between the existing development pattern and proposed Mixed Use District. This planning approach, once implemented, will inspire high-quality growth within the Study Area and throughout the region in general. The terms mixed-use and sustainability are sometimes greeted with suspicion by the community; therefore, it may be difficult to envision transforming an area that is now declining into an area connected by transit, that is vibrant, energetic and exciting.

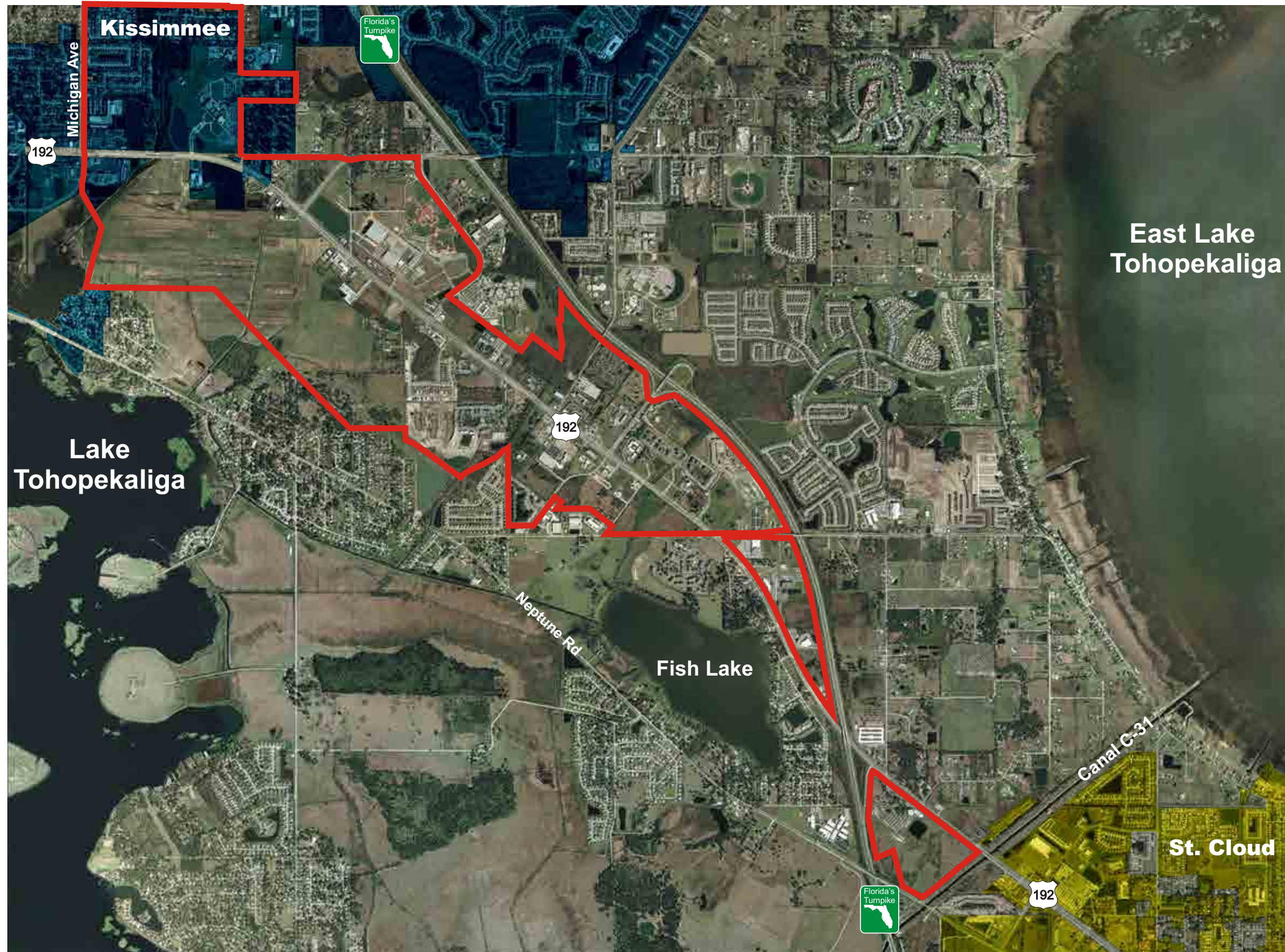
The 2025 Comprehensive Plan concentrates growth in designated urban areas. Osceola County desires to diversify from its present service based employment by pursuing new economic opportunities. The existing economic engines within the Study Area, despite their excellent location along the Turnpike gateway between Kissimmee and St. Cloud, are hampered by poor land use organization. This results in a lack of identity and purpose, culminating in the anemic performance we see today. In brief, the Study Area provides an opportunity for new economic activity through adherence to the basic principles or paradigm for enhancement within the Study Area recommended by the Committee. The maps, [LOCATION OF STUDY AREA WITHIN THE REGION](#), the [AERIAL PHOTOGRAPH WITH STUDY AREA LIMITS](#), and the [EXISTING FLUM WITH STUDY AREA LIMITS](#), included herein, further clarify the Boundary of the Study Area.

Images depicting disparate U.S. 192 character



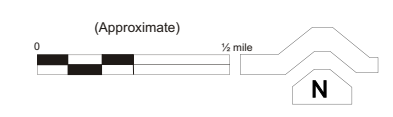
EAST 192 ENHANCEMENT COMMITTEE REPORT

Committee Appointed by the Authority of the Osceola County Commission
Aerial Photograph with Study Area Limits



Legend

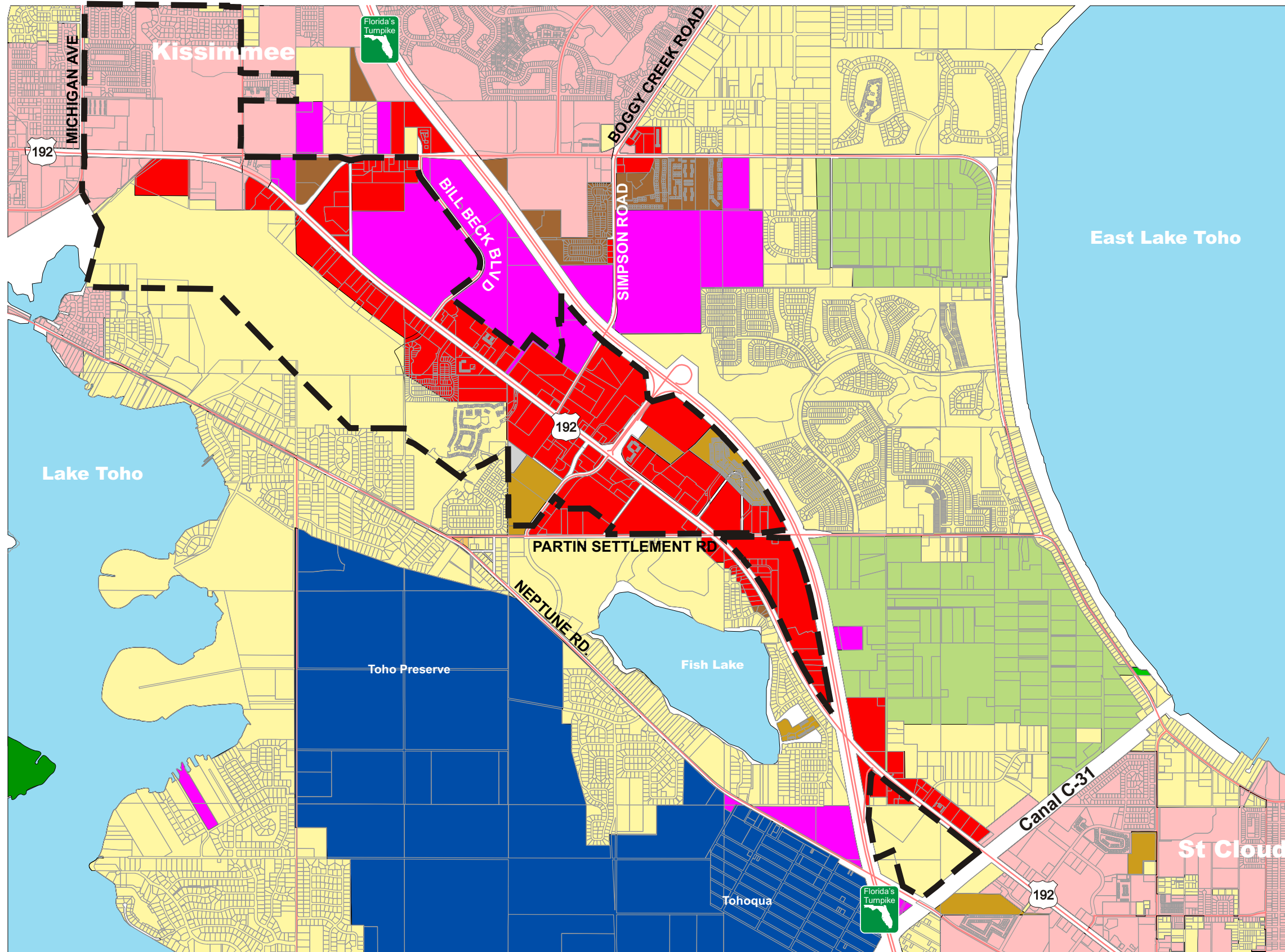
-  Study Area
-  Kissimmee
-  St. Cloud



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Existing FLUM with Study Area Limits



Legend

- Mixed Use
- Conservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Rural Enclave
- Commercial
- Industrial
- Institutional
- Office
- Incorporated
- Study Area



Section 3

PROCESS UNDERTAKEN BY THE COMMITTEE

3. THE PROCESS UNDERTAKEN BY THE COMMITTEE:

3.1 VISIONING:

3.1.1 Forming Fundamental Guiding Principals:

Given the mission tasked by the County Commission to study ways and means to improve the East 192 Study Area, the Committee recognized the importance of establishing fundamental, guiding principals to serve as a measuring stick for any recommendations considered. Suggested recommendations that adhered to the guiding principals were deemed appropriate. Those that were found to be inconsistent were ruled out. The following is a list of the fundamental guiding principles embraced by the Committee:

- Minimize economic or political conflicts that might arise beyond the Study Area
- Grow existing economic catalysts and develop / re-develop with supporting uses
- Employ mixed-use planning principles to the greatest extent practical
- Pursue MMTD connectivity within and beyond the Study Area
- Require an East 192 Beautification Program
- Sunset existing uses that will eventually become non-conforming

3.1.2 Recognizing Regional Economic Drivers:

The [INTER-FUNCTIONALITY DIAGRAM](#), included herein, illustrates the various areas within and adjacent to the northwest quadrant of the County with earned workplace identities, and diagrams transportation linkages between them. At present, the northwest quadrant of Osceola County is a bedroom community for Orlando and the Tourist Corridor. Orlando tends to have higher paying jobs while the Tourist Corridor generates lower paying service and hospitality jobs. This is reflected by the enormous amount of morning and evening traffic flow that occurs daily within the region. The present Osceola County Commission is actively seeking ways to create good, higher paying jobs for its citizens. The Study Area provides an opportunity for this to occur while simultaneously improving its quality. Important workplace identities and economic drivers within the region are:

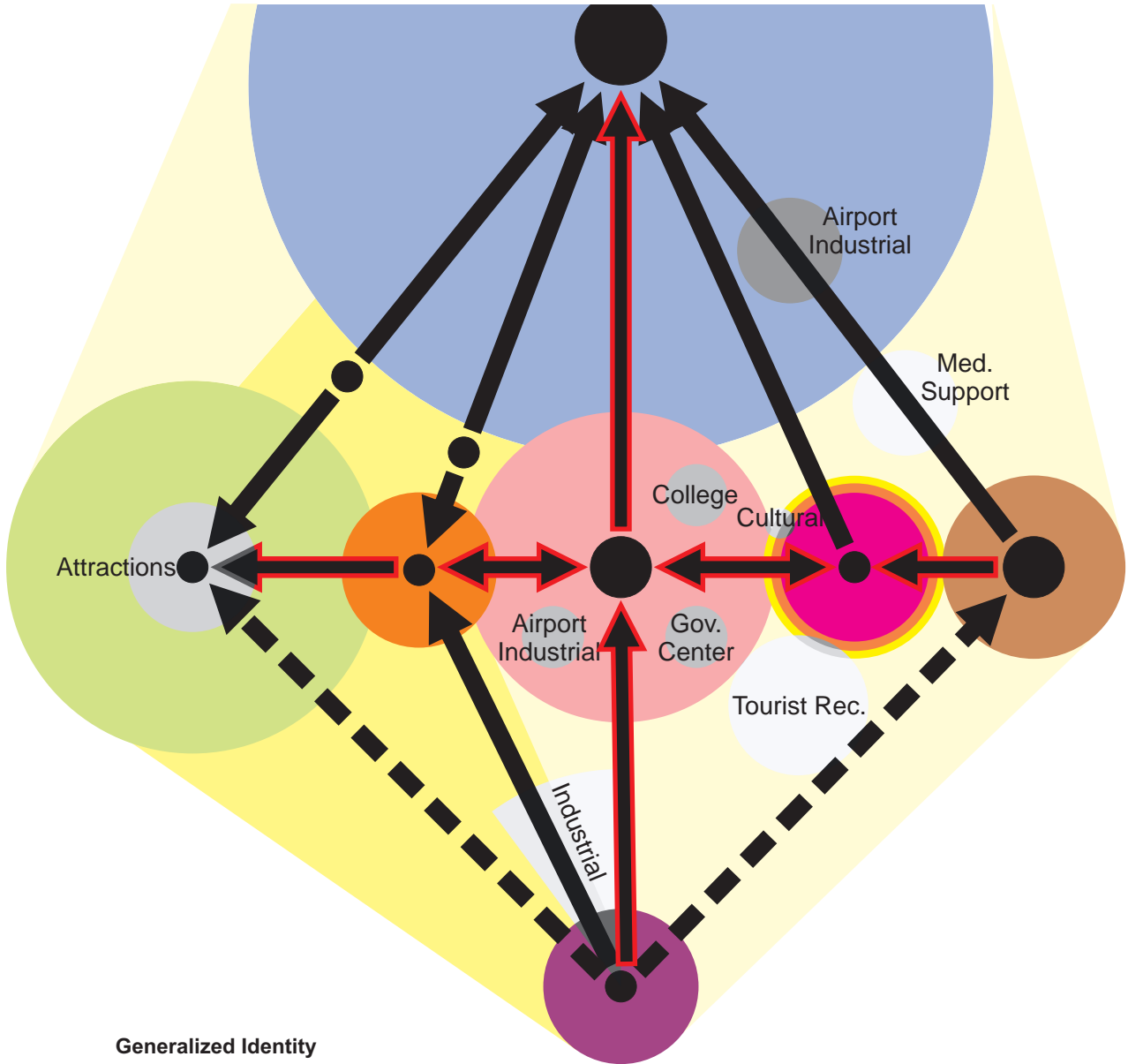
- Downtown Kissimmee, St. Cloud, their Governmenters and their hospitals
- Poinciana Industrial Park
- Disney World and the Tourist Corridor
- Orlando and OIA
- Valencia Community College
- Osceola Heritage Park
- Medical City



EAST 192 ENHANCEMENT COMMITTEE REPORT

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Inter-Functionality Diagram



3.1.3 Understanding and Minimizing Economic and Political Conflicts that Could Emerge:

The Committee recognized that regardless of the County's economic health, it is best to enhance the Study Area in a manner that minimizes economic conflicts, and therefore political conflicts, with existing economic drivers in Osceola County. For example, any recommendation that would move government services from Downtown Kissimmee or St. Cloud would adversely impact the economic health of either city. For purposes of this study, the Committee assumed that both St. Cloud and Kissimmee wish to maintain and improve their small town character; therefore the Committee's recommendations are intended protect, rather than adversely affect their present status.

3.1.4 Existing Catalysts or Hubs within the Study Area That Will Spawn Re-Development:

The poorly organized land uses in the outskirts between St. Cloud and Kissimmee are typical of many cities and towns. Less desirable uses often occur in these zones. Less attention to landscaping and architectural detail is often the case. U.S. 17-92 heading north from Kissimmee and U.S. 192 heading east from St. Cloud are two more examples. In the Study Area, there is an excellent opportunity for an important community gateway because of the Turnpike interchange and because of the several important economic drivers and community facilities that coexist and thrive in this generally blighted area. As shown on the HUB PLAN included herein, the Committee identified four vital facilities that, properly nurtured, should spawn opportunities for their own expansion, and for new development and re-development. The Committee recommends that each of these facilities be considered the core for an activity hub. The uses in each activity hub should complement and support its core. The four existing facilities that have this potential within the Study Area are:

- Valencia Community College (V Hub)
- Osceola Heritage Park (OHP Hub)
- The West Turnpike Interchange (Gateway Hub)
- Osceola Government Services (Admin Hub)



Valencia Community College



Osceola Heritage Park



The West Turnpike Interchange

Osceola Government Services

3.1.5 Recommended Goals and Objectives

Consistent with the fundamental guiding principals formed in Section 3.1.1 above, the Committee recommends the following goals and objectives:

- Plan for the eventuality for multimodal transit to interconnect St. Cloud, Kissimmee and Disneyworld
- Expand and improve existing economic drivers and support them with mixed-use elements
- Maximize Osceola Heritage Park and consolidate cultural and entertainment venues and provide supporting mixed-use elements
- Plan for Valencia Community College expansion to include student housing and supporting mixed-use elements
- Introduce mixed-use employment (office) center between St. Cloud and Kissimmee
- Capitalize on the market for tourist recreation (amateur athletics) and provide supporting hospitality
- Provide for gateway tourist lodging, tourist residential and workforce housing
- Expand select administrative governmental services convenient to St. Cloud and Kissimmee, and provide a mix of workforce housing
- Provide regional bicycle/pedestrian connectivity with elevated cross bridges over U.S. 192
- Ensure beautification program for Turnpike interchange and the U.S. 192 frontage
- Where practical, interlace roadways to improve connectivity with neighboring areas
- Recommend that staff creates financial mechanisms to stimulate re-development
- Recommend that a regional storm water facility be introduced to relieve untreated Mill Slough runoff
- Sunset existing uses that will be considered non-conforming with Study Area recommendations
- Recommend the County produce a policy plan to include the framework for development within the Study Area.

3.2 OBTAIN DATABASE INVENTORY NECESSARY FOR MAPPING RECOMMENDATIONS:

Before applying any Committee recommendations to the various maps included herein, it was necessary to preliminarily assess geographic constraints, location opportunities, geometric limitations, existing onsite and neighboring conditions and environmental concerns. The Committee utilized available GIS information, data provided by Osceola County staff, and its own collective knowledge and local expertise of its Committee members. See Section 3.2.1 below for a tabular summary of [EXISTING PHYSICAL USES](#) and Section 4 for general database inventory and a discussion of public service providers necessary to support the

recommendations of Committee for the Study Area.

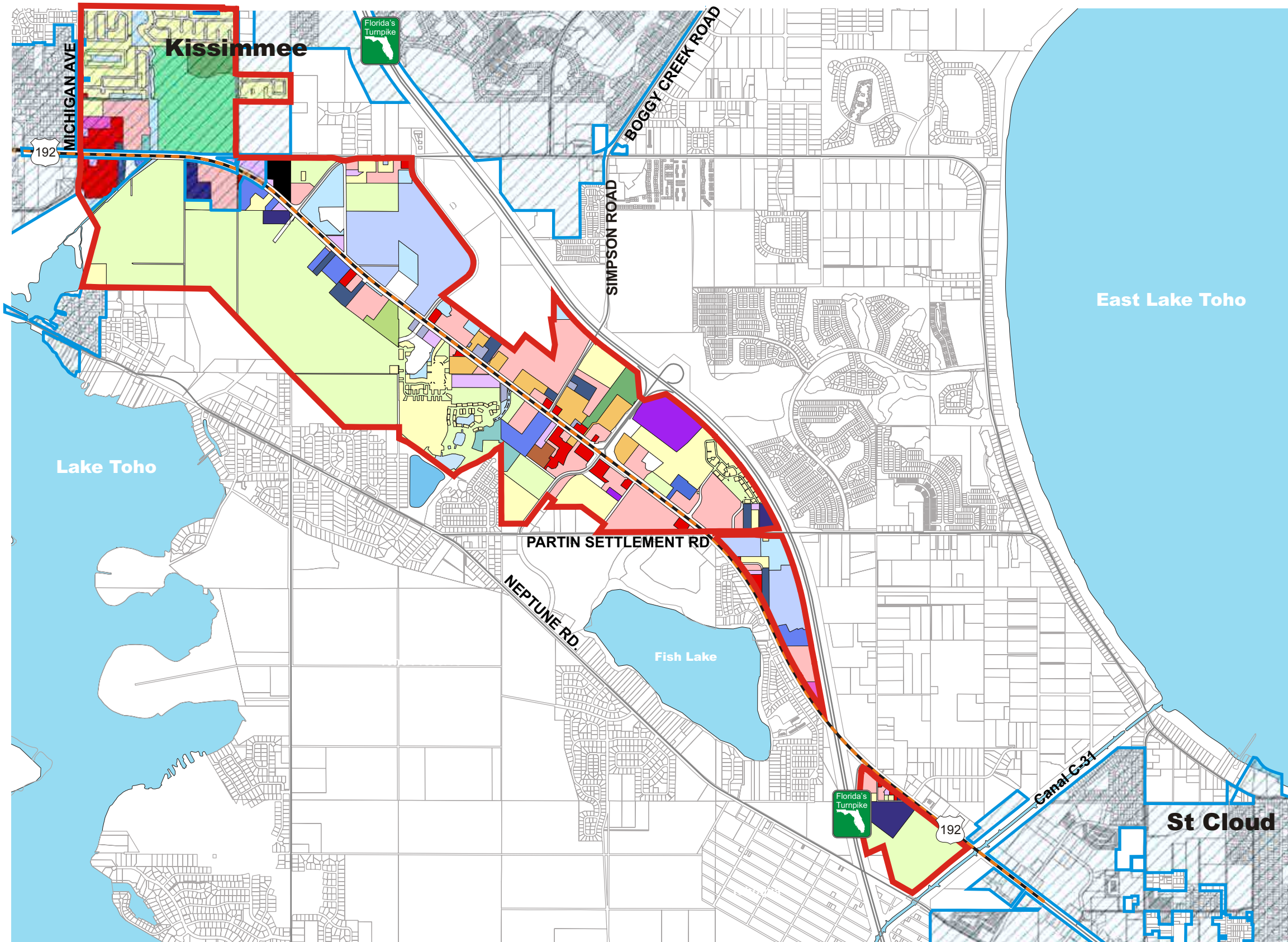
3.2.1 Table of Existing Physical Uses:

Physical Uses per County GIS	Acres	%
Center for the Arts	5.2	0.3
Churches	39.5	2.0
Valencia CC	99.0	5.1
Community Shopping	61.4	3.2
County Improved Property	159.2	8.2
County Owned Vacant Property	52.4	2.7
Forested Land & Dog Park	38.3	2.0
Hotels and Motels	44.3	2.3
Lumber Yards	8.1	0.4
Mortuary / Cemetery	11.0	0.6
Municipal Improved Property	13.3	0.7
Municipal Vacant Property	36.0	1.9
Office	28.8	1.5
Ornaments and Miscellaneous	11.6	0.6
Private Schools	32.7	1.7
Public Schools	5.6	0.3
Residential	300.0	15.4
Restaurant	7.1	0.4
Vacant Commercial Property	663.8	34.1
Other Vacant Property	258.8	13.3
Vehicle Sales & Repair	40.3	2.1
Warehouse and Mini-storage	28.0	1.4
Total	1944.4	100.0

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Existing Physical Use Exhibit



Legend & Summary

Land Use	Acres	%
CENTER FOR THE ARTS	5.17ac	0.27%
CHURCHES	39.54ac	2.03%
COLLEGES-IMP	99.03ac	5.09%
COMMUNITY SHOP-IMP	61.41ac	3.16%
COUNTY-IMP	159.23ac	8.19%
COUNTY-VAC	52.38ac	2.69%
FOREST/PARK/REC	38.27ac	1.97%
HOTELS & MOTELS	44.27ac	2.28%
LUMBER YARD-IMP	8.13ac	0.42%
MORTUARY/CEMETRY-IMP	11.04ac	0.57%
MUNICIPAL-IMP	13.29ac	0.68%
MUNICIPAL-VAC	35.97ac	1.85%
OFFICE	28.84ac	1.48%
ORNAMENTALS,MISC	11.62ac	0.6%
PRIVATE SCHOOLS-IMP	32.73ac	1.68%
PUBLIC SCH-IMP	5.56ac	0.29%
RESIDENTIAL	299.97ac	15.43%
RESTUARANT	7.10ac	0.36%
VACANT	663.81ac	34.14%
VACANT COMMERCIAL	258.79ac	13.31%
VEH SALE/REPAIR-IMP	40.33ac	2.07%
WAREHS.MINI-IMP	27.95ac	1.44%
TOTALS:	1944.4ac	100%



3.3 RECOMMENDATIONS FOR ENHANCEMENT and REDEVELOPMENT WITHIN STUDY AREA:

3.3.1 Catalytic Hub Concept and Recommended Land Uses within Hubs:

There is an excellent opportunity within the Study Area to create an important community gateway due to the Turnpike interchange and several important economic drivers and community facilities that coexist and thrive in this generally blighted area. The Committee recognized the potential to capitalize on the existing facilities, mostly institutional in nature, by creating hub districts, four of which center on each of the four existing drivers in the Study Area. A fifth hub district, located on suitable vacant land at the east end of the Study Area is also recommended. Each hub district would be unique in function, supported with complimentary uses; but synergistic with one another. A U.S. 192 beautification program, coupled with multimodal mass transit provisions and an enhanced street network, would visually and functionally integrate all the components of the Study Area with Kissimmee, St. Cloud and the Disney Tourist Area. The following is a detailed description of the primary elements of the catalytic hub concept:

- **MMT District** - A critical provision within or parallel to the right of way for U.S. 192, multimodal transit (MMTD) is recommended to interconnect St. Cloud, Kissimmee and the Study Area with Disneyworld.
- **V Hub District** - As shown on the HUB PLAN included herein, establishes a V Hub focusing on Valencia Community College. Committee member Zapico shared startling projected student population growth and enrollment profiles. The V Hub would consist of property on both sides of US 192, east of Michigan Avenue to the new Boggy Creek Road Extension. In consideration of anticipated student population growth, and drawing from the experience of other Valencia campuses, the V Hub would consist of its current institutional uses, mixed use and conventional student housing, parks and natural preservation, retail services and office. The Committee recommends the following for consideration:

V Hub North would include the existing retail / service center north of US 192 at Michigan Avenue. Valencia Community College would continue to grow based on its current approved master plan to accommodate a population of approximately 15,000 students. Based on approximately 20% of the student population needing student housing, 3,000 student housing units would be required at such time. Substantial primary housing, much of it modest, lies west, north and east of the existing campus. This area would probably convert over a period of years to some of the student housing needs, particularly for those students with families. A small park and dog walk borders Valencia's campus on the west and north. Osceola Memorial Gardens and Tompkins Plaza are located to the east.

V Hub South would include the existing Mill Creek retail / service center south of U.S. 192 at Michigan Avenue. The area east of Mill Slough, as shown on the HUB PLAN included herein, would include a mixed use student housing village at a multifamily density sufficient to make up the balance of the required 3,000

student housing units. The mixed use village would include a community center, iconic park, hospitality lodging and restaurants and support retail/services. An elevated pedestrian and bike path should bridge U.S. 192 connecting the two sides of the V Hub.

- **OHP Hub District** - As shown on the HUB PLAN included herein, establish an OHP Hub that includes property on both sides of U.S. 192 at Osceola Heritage Park. The OHP Hub would consist of its current institutional uses, employment center and amateur tourist recreation. The existing OHP facilities do not break even financially; but could provide an even more important community role than they presently do. At present, some of its uses appear forced; therefore resulting in marginal outcomes. The Committee recommends that all aspects of OHP be carefully examined with the County Manager as a separate and special exercise. The Committee has intentionally made no attempt to analyze the business and financial aspects of the present OHP operation. From a strict planning context, the Committee recommends the following for consideration:

The existing OHP site, north of U.S. 192, should be maximized to the limits of Bill Beck Boulevard and Boggy Creek Road. Complimentary, supporting mixed-use facilities, in a main street western theme, leading to the arena would include retail, farmers market, a small hotel and restaurant. As space allows, cluster and consolidate other County cultural and entertainment venues. Consider substantial commitment and expansion to accommodate regional and national organized equestrian events and shows. Beautify the site with improved landscaping. Create an atmosphere and environment that invites visitors; but also advocates passive use such as a perimeter walking trail for County residents.

The OHP Hub would also include a portion of Judge Farms, south of US 192. The frontage along U.S. 192 is suitable for a mixed use employment center, business or office park. Lodging and restaurant(s) should be included and would support OHP across the highway. An elevated pedestrian and bike path should bridge U.S. 192 connecting the two sides of the OHP Hub. The “off frontage” area south of the employment center is suitable for amateur sports facilities and events that draw large numbers and put heads in beds. Examples could be USSSA, USA Swimming, amateur soccer, baseball, softball and basketball.

- **Gateway Hub District** - As shown on the HUB PLAN included herein, the Committee recommends establishing a Gateway Hub that includes property on both sides of U.S. 192 centered at the west interchange of the Turnpike. The Gateway Hub would consist of its current hospitality, tourist and workforce housing uses; but would over time, be re-developed to function as an attractive and inviting welcome mat for Kissimmee and St. Cloud. Beautification through landscaping and iconic features is recommended. Hospitality; to include lodging, restaurants and other similar uses, would line both sides of the Turnpike entrance and both sides of U.S. 192. North of U.S. 192, workforce housing would occur “off U.S. 192 frontage” between hospitality and the Turnpike. South of U.S. 192, workforce housing would occur “off U.S. 192 frontage” south of hospitality, fronting both sides of Shady Lane. Existing tourist residential would remain at the southwest corner of the Gateway Hub. Although the Osceola Center for the Arts has broken ground on a new expansion of its facility, at some point in the distant future, the Center may wish

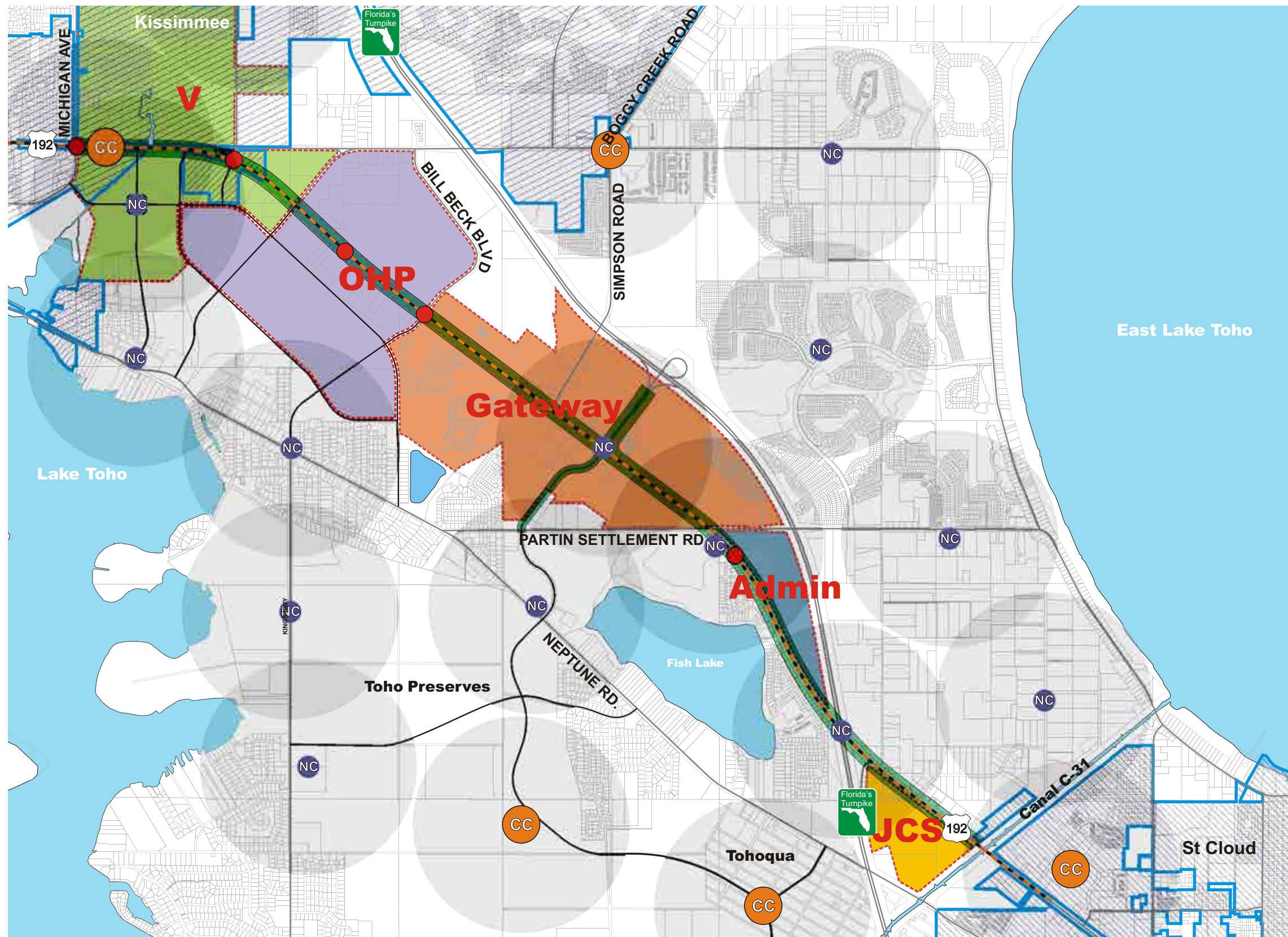
to consider consolidating with other cultural venues recommended by the Committee for clustering with OHP facilities in the OHP Hub.

- ***Admin Hub District*** - As shown on the HUB PLAN included herein, the Committee recommends establishing an Admin Hub that includes all the property between the Turnpike, US 192 and Partin Settlement Road. The Admin Hub would consist of its current institutional use for joint special government services; but should consider mixing workforce housing for public employees. Beautification through landscaping and iconic features is recommended.
- ***JCS Hub District*** - As shown on the HUB PLAN included herein, the Committee recommends establishing a Joint Community Services Hub, a fifth hub, that includes nearly all the property between the Turnpike, U.S. 192 and C-31 Canal. The JCS Hub would consist of institutional use for joint community services such as churches, child care, telecommunications, schools, clinics, community and social services and recreation. Beautification through landscaping and iconic features is recommended.

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Hub Districts with Trade Centers Building Blocks

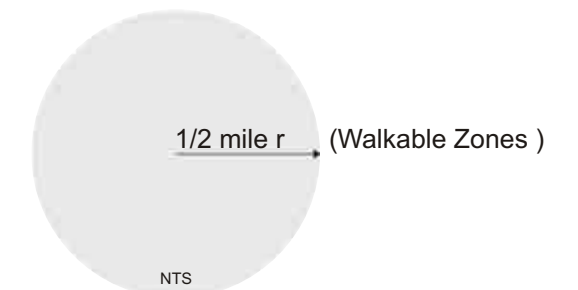


HUB Legend

- 565.9 ac **V**
- 572.0 ac **OHP**
- 632.2 ac **Gateway**
- 82.4 ac **Admin**
- 91.9 ac **JCS**

Trade Centers Legend

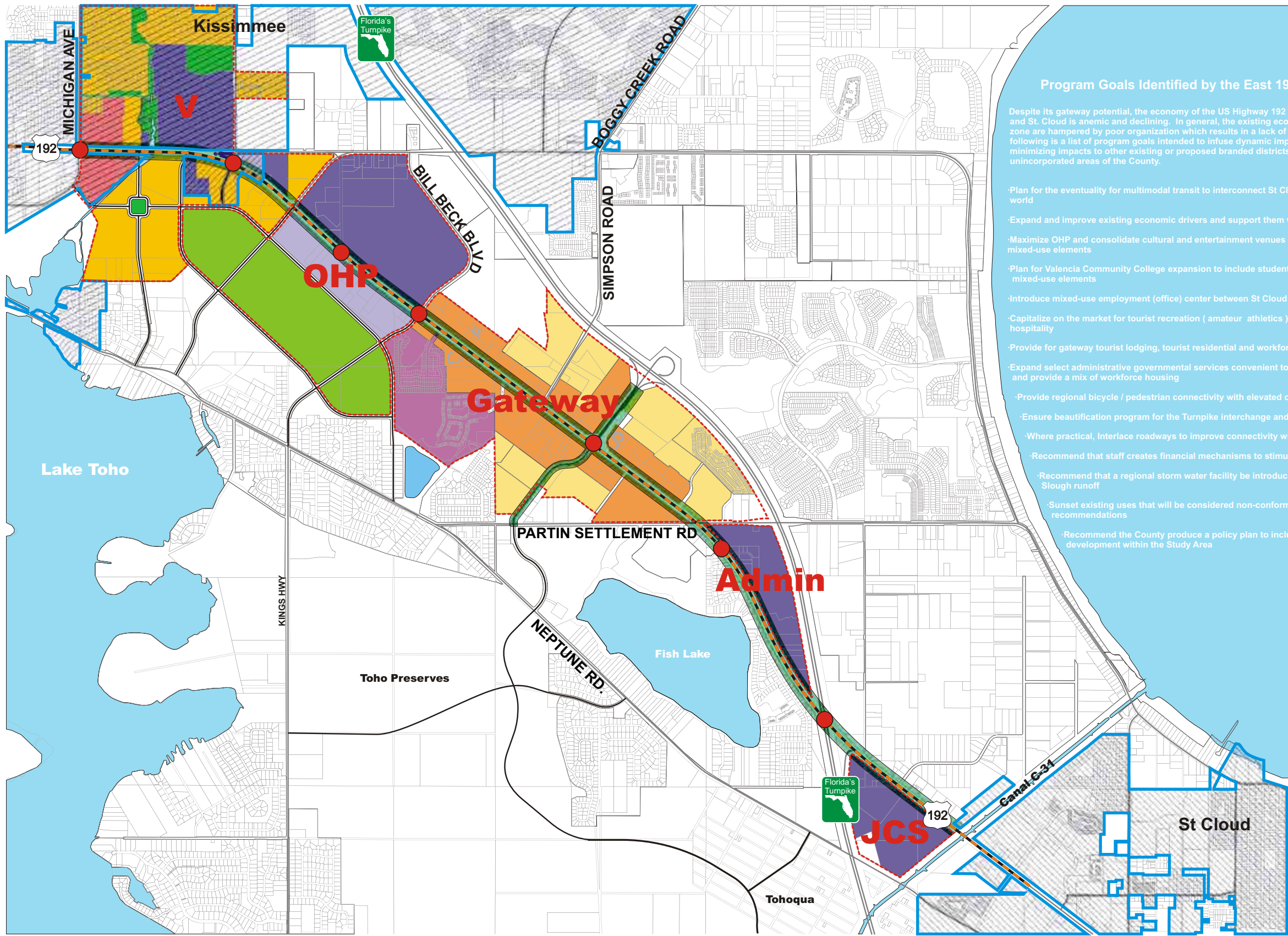
- NC Neighborhood Centers
- CC Community Centers



Notes:

1. This symbol denotes existing Major Roadways
2. This symbol denotes Proposed Major Roadways
3. This symbol denotes US 192, Transit Corridor
4. This symbol denotes Transit Stops
5. This symbol denotes City Limits
6. This symbol denotes 192 Beautification Area





HUB Legend

V	Institutional	119.1 acres
	Student Housing	338.6 acres
	Community Center	57.5 acres
	Parks and Natural Preservation	44.1 acres
	Office	6.6 acres

Possible Occurrences within V HUB are College Expansion, Hospitality, and Student Housing with Supporting Mixed-Uses

OHP	Institutional	209.1 acres
	Employment Center	74.4 acres
	Tourist Recreation	288.5 acres

Possible Occurrences within OHP HUB are Cultural, Hospitality, Exhibition, Rodeo, Fair, Tent Sales, Tourist Recreation, Regional Storm Water Facility, Office/Employment Center, Equestrian Events, and Supporting Mixed-Uses

Gateway	Hospitality	261.5 acres
	Tourist Residential	124.4 acres
	Workforce Housing	246.3 acres

Possible Occurrences within the Gateway HUB are Workforce housing, Restaurants, Lodging, Vacation Housing, Timeshare, and Supporting Mixed-uses

Admin	Institutional	82.4 acres
--------------	---------------	------------

Select Administrative Governmental Services Convenient to St Cloud and Kissimmee, with Workforce Housing

JCS	Institutional	91.9 acres
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Joint Community Services such as but not limited to Churches, Child Care, Telecommunications, Schools, Clinics, Community Activities, Social Services, and Recreation

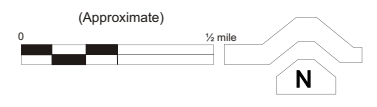
Program Goals Identified by the East 192 Committee

Despite its gateway potential, the economy of the US Highway 192 Zone between Kissimmee and St. Cloud is anemic and declining. In general, the existing economic engines within this zone are hampered by poor organization which results in a lack of identity and purpose. The following is a list of program goals intended to infuse dynamic improvements to the area while minimizing impacts to other existing or proposed branded districts within the incorporated and unincorporated areas of the County.

- Plan for the eventuality for multimodal transit to interconnect St Cloud, Kissimmee and Disney-world
- Expand and improve existing economic drivers and support them with mixed-use elements
- Maximize OHP and consolidate cultural and entertainment venues and provide supporting mixed-use elements
- Plan for Valencia Community College expansion to include student housing and supporting mixed-use elements
- Introduce mixed-use employment (office) center between St Cloud and Kissimmee
- Capitalize on the market for tourist recreation (amateur athletics) and provide supporting hospitality
- Provide for gateway tourist lodging, tourist residential and workforce housing
- Expand select administrative governmental services convenient to St Cloud and Kissimmee, and provide a mix of workforce housing
- Provide regional bicycle / pedestrian connectivity with elevated cross bridges over US 192
- Ensure beautification program for the Turnpike interchange and the US 192 frontage
- Where practical, interlace roadways to improve connectivity with neighboring areas
- Recommend that staff creates financial mechanisms to stimulate re-development
- Recommend that a regional storm water facility be introduced to relieve untreated Mill Slough runoff
- Sunset existing uses that will be considered non-conforming with Study Area recommendations
- Recommend the County produce a policy plan to include the framework for development within the Study Area

- Notes:
- This symbol denotes existing Major Roadways
 - This symbol denotes Proposed Major Roadways
 - This symbol denotes US 192, Transit Corridor
 - This symbol denotes Transit Stops
 - This symbol denotes City Limits
 - This symbol denotes 192 Beautification Area

EAST 192 ENHANCEMENT COMMITTEE REPORT
 Committee Appointed by the Authority of the Osceola County Commission
 Hub Plan



3.3.2 Recommended Modifications to County and City Future Land Use Map:

The [PROPOSED LAND USE PLAN RECOMMENDATIONS](#) map that follows, suggests revisions to the County and City of Kissimmee current FLUM that would be necessary to execute the recommendations of the Committee. The following table summarizes the results of the above referenced map. Land uses referred to in this Section and on the map are used in the context of the Comprehensive Plan rather than the physical uses referenced in the preceding section.

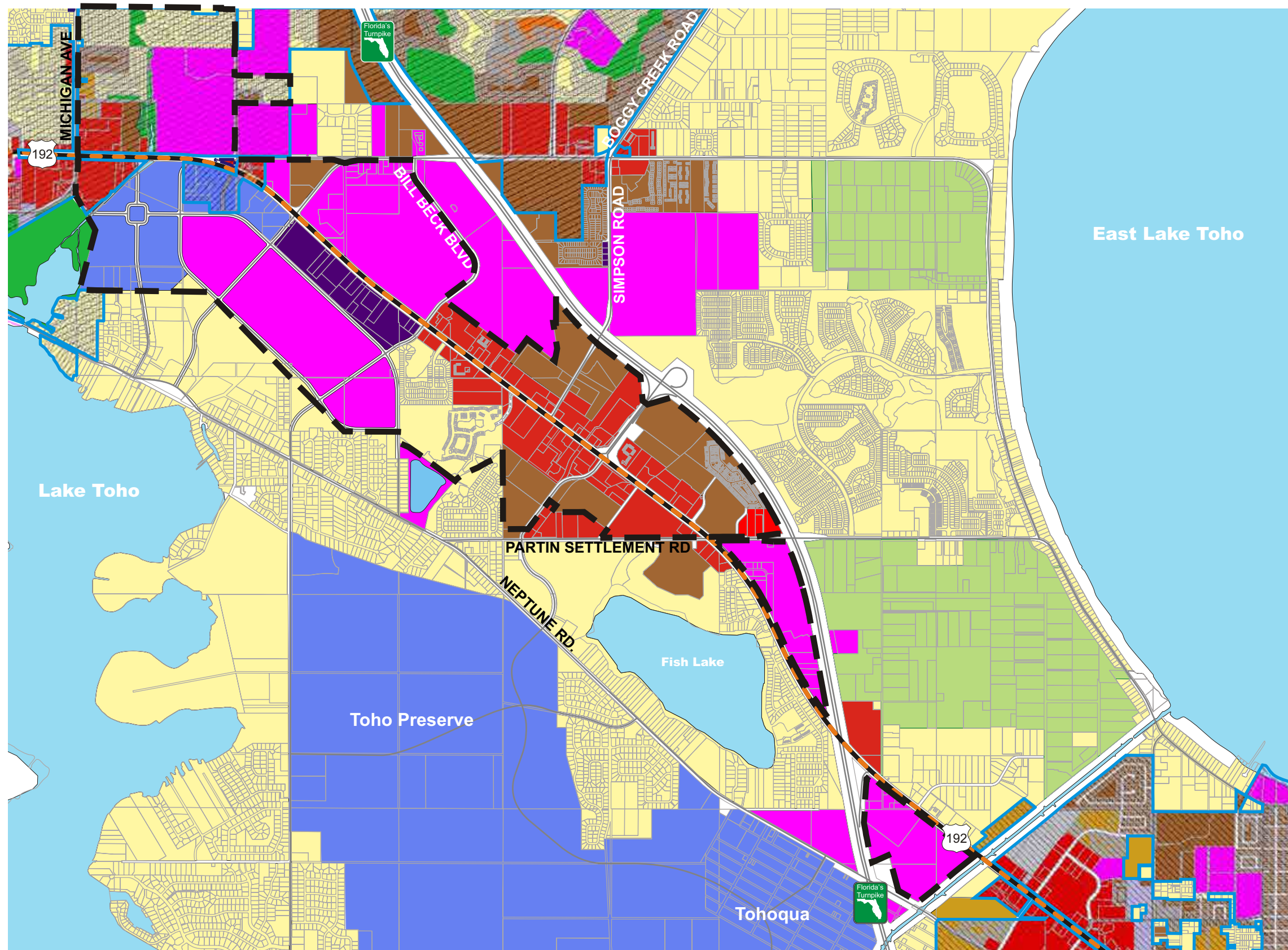
Table of modifications to FLUM:

Local Jurisdiction	FLUM Designation	Existing		Proposed		Existing v Proposed	
		Acres	%	Acres	%	Ac Differ	% Differ
County	Comm	705.6	36.3	274.0	14.1	- 431.6	- 22.2
County	LDR	624.0	32.1	0.0	0.0	- 624.0	- 32.1
County	Institutional	171.9	8.8	646.9	33.3	+475.0	+24.4
County	HDR	72.7	3.7	265.4	13.6	+192.7	+ 9.9
County	Industrial	4.8	0.3	0.0	0.0	- 4.8	-0.3
County	Mixed Use	0.0	0.0	149.9	7.7	+149.9	+7.7
County	Office	0.0	0.0	75.5	3.9	+75.5	+3.9
County	Tourist Res	0.0	0.0	124.5	6.4	+124.5	+6.4
Kissimmee	Gen Comm	104.7	5.4	63.9	3.3	-40.8	- 2.1
Kissimmee	SF- LDR	92.9	4.8	92.9	4.8	0.0	0.0
Kissimmee	SF-MDR	19.0	1.0	19.0	1.0	0.0	0.0
Kissimmee	MF-MDR	4.8	0.3	60.1	3.1	+55.3	+2.8
Kissimmee	MF-HDR	10.5	0.5	10.5	0.5	0.0	0.0
Kissimmee	Institutional	117.9	6.1	117.9	6.1	0.0	0.0
Kissimmee	Open Space	15.7	0.8	15.7	0.8	0.0	0.0
Kissimmee	Mixed Use	0.0	0.0	28.2	1.4	+28.2	+1.4
TOTAL		1944.4	100.0	1944.4	100.0	N/A	N/A

EAST 192 ENHANCEMENT COMMITTEE REPORT

Committee Appointed by the Authority of the Osceola County Commission

Proposed Land Use Plan Recommendations



Kissimmee Land Use Legend

Commercial	Single Family LDR
Industrial Business	Single Family MDR
Institutional	Multi Family MDR
Open Space	Multi Family HDR
Office or Residential	Mixed Use

Osceola County Land Use Legend

Commercial	Rural Enclave
Institutional	Low Density Residential
Office	Medium Density Residential
Mixed Use	High Density Residential

St Cloud Land Use Legend

Commercial	Professional / Private
Industrial	Low Density Residential
Public / Institutional	Medium Density Residential
Recreational	High Density Residential

- Notes: 1. This symbol denotes US 192 Transit Corridor
 2. This symbol denotes City Limits
 This symbol denotes Study Area



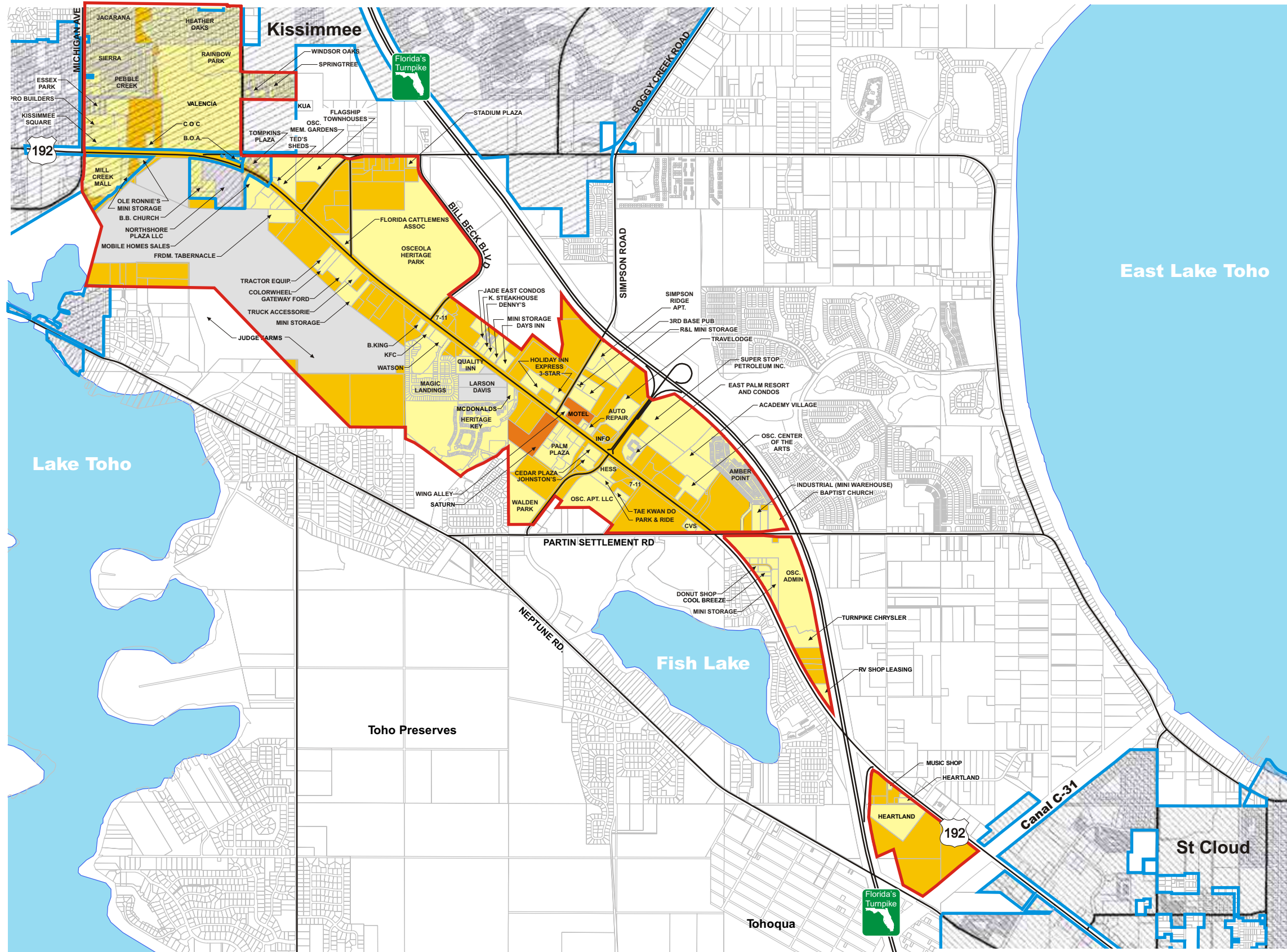
Section 4

EXISTING PHYSICAL CONDITIONS WITHIN THE STUDY AREA

EAST 192 ENHANCEMENT COMMITTEE REPORT

Committee Appointed by the Authority of the Osceola County Commission

Map of Current Conditions within Study Area



Legend

- Occupied Active Parcels
- Vacant Parcels
- Area Currently Approved for Development
- Occupied Abandoned Businesses
- Study Area
- City Limits



4. EXISTING PHYSICAL CONDITIONS WITHIN THE STUDY AREA:

4.1 PHYSICAL LAND USE OVERVIEW:

The Study Area parallels both sides of US Highway 192 for approximately 5.5 miles between Michigan Avenue and Canal C-31. It occupies an area of approximately 1944.4 acres. The Study Area generally consists of a mixture of institutional and a variety of commercial uses that are sporadically located along the frontage of U.S. Highway 192. Valencia Community College, Osceola Heritage Park and the Administrative Government Services Area are large institutional uses that are the economic drivers within the area. A wide range of commercial land use occurs, all suburban and auto-centric in form. Highway commercial uses feature retail shopping, equipment rental and sales, self storage, car and tractor sales, service businesses, and churches (some with private schools). Tourist commercial includes short term rental, lodging, restaurants and retail shopping. Some supporting residential, predominantly apartments, occurs within the area. The area in the proximity of Valencia Community College is actually within the City of Kissimmee. The east end of the Study Area stops at the St. Cloud city limits. The remainder between the cities lies within the unincorporated area of Osceola County. Existing development within the Study Area occurred because of convenient access to the Florida Turnpike and the fact that the Study Area is the closing gap between the relatively close cities of St. Cloud and Kissimmee, both of which are bedroom communities connected by the Turnpike to Orlando to the north. The development of Osceola Parkway, bypassing Kissimmee en route to Disney, at the interchange 5 miles to the north, hastened the decline of East U.S. 192 which was already showing signs of distress at that time. The existing physical land uses described above are summarized and broken down in the table below:

U.S. 192 Images

The following images are representative depictions of the current conditions along U.S. 192 within the Study Area. They are not intended to offend any specific enterprise. They simply reflect a result that often prevails at the fringes of urban areas, where less desirable uses, poor land use organization, suburban or rural form, run-away signage and lack of beautification occurs.



Typical infill opportunity



Eye clutter and nonconforming uses



Does this fence say come in or stay out?



Existing rural highway section



East interchange welcome mat



Hostile pedestrian environment



West welcome mat begs for beautification



Suburban Strip Center



Typical inconsistent uses



Incompatible and haphazard form



Rural form will become obsolete



No sense of arrival to St. Cloud



Arrival from East Turnpike interchange



Paradox?



Future incompatible use



Sign of the times



Reminiscent of Yeehaw Junction



Inconsistent form



Frequent tenant in distressed economic zones



Run-away signage



Auto-centric strip center



Workforce Central FL - economic indicator



Economic Indicator



Suburban form



Auto-centric Chamber campus setting



Needs a little love

4.2 NATURAL RESOURCES:

With the exception of Mill Creek, there are no significant natural resources within the Study Area. The majority of lands within the study area are disturbed areas that were farmed or ranched and eventually subdivided and/or developed.

4.3 HYDROLOGY:

The Study Area includes Mill Creek and its associated wetlands, a number of small, isolated wetlands, substantial floodplain, and a manmade canal. With the exception of the depressional floodplain located in the west one-half of the former natural lake bottom that eventually became Judge Farms, topography in the Study Area is fairly flat. SFWMD Canal C-31, at the east edge of the Study Area, channels water from East Lake Toho into Lake Toho (west) before making its way to the Kissimmee River, Lake Okeechobee, the Florida Everglades and finally Florida Bay. For purposes of this study, no topographical surveys were undertaken.

4.4 VEGETATION:

The Study Area generally consists of disturbed lands that were farmed, ranched and eventually developed. Although isolated environmentally sensitive wetland and wildlife conditions surely occur, for purposes of this study, no vegetative surveys were undertaken.

4.5 CONSERVATION:

There are no designated Conservation Lands within the Study Area which generally consists of disturbed lands that were farmed or ranched and eventually subdivided and/or developed.

4.6 TRANSPORTATION:

The Study Area is under developed, lacking urban form and connectivity. Its transportation network consists primarily of Florida's Turnpike and its uniquely offset north and south interchanges, and a generally stressed link of U.S. Highway 192 that serves St. Cloud and Kissimmee. This lack of transportation infrastructure provides the opportunity to enhance connectivity between U.S. Highway 192, Boggy Creek Road, Bill Beck Boulevard, Kings Highway, Shady Lane, Neptune Road, and Michigan Avenue. Improved connectivity will stimulate economic potential within the Study Area. Several planning efforts are underway outside the Study Area which may impact regional access.

Florida's Turnpike is a north-south four-lane tolled expressway which bisects the Study Area at U.S. Highway 192. The Turnpike, classified a Rural Principal Arterial, currently operates at level of service B. Level of service C is the Turnpike's adopted concurrency standard.

The recently opened Kissimmee Park Road interchange is the closest interchange to the south of the U.S. 192 interchanges. It is a half-diamond, with ramps to and from the north only.

Canoe Creek Road roughly parallels the east side of the Turnpike in the area of the DRIs bordering the east side of Lake Toho. Canoe Creek Road, a Rural Major Collector, currently operates at level of service B. Level of service C is Canoe Creek Road's adopted concurrency standard.

Southport Road is a lightly used dead end Urban and Rural Minor Collector Road extending Poinciana Boulevard at Cypress Cove Nudist Camp to the SFWMD Canal exiting the south side of Lake Toho. Southport Road will eventually skirt the south side of Lake Toho, completing the long overdue circuit around Lake Toho, connecting Kissimmee, Poinciana and St. Cloud.

Lynx provides limited transit service within the study area along US Highway 192.

4.7 EXISTING PLANS and ONGOING STUDIES:

The following adopted transportation plans may affect the Study Area: Osceola County Comprehensive Plan 2025, MetroPlan Orlando's Community Connections, a Transportation Vision for the Next 25 Years, LYNX Transit Development Plan, Fiscal Years 2008-2017, OOCEA Concept Development and Evaluation Study for the SR-417 Southern Extension, Update to the MetroPlan Orlando Long Range Transportation Plan.

4.8 INFRASTRUCTURE:

4.8.1 Storm water management:

The Study Area drains to the south into the Kissimmee River Chain of Lakes, and ultimately into Lake Okeechobee. The Study Area lies within the South Florida Water Management District. Topography is generally flat, sloping gently toward Lake Toho. Originally, the area was farms and ranches that, over time, converted to the suburban development pattern that exists today. Mill Creek, near the west edge of the Study Area, and SFWMD Canal C-31, which runs south from East Lake Tohopekaliga along the east edge of the Study Area, are the primary offsite discharge facilities, channeling storm water runoff into Lake Toho (west).

4.8.2 Soils:

A review of the SCS Soil Survey for Osceola County indicates that the Study Area is comprised of relatively poorly drained soils typically associated with former lake bottom or marginal lands. Development in some portions of the area can require muck removal and/or soils engineering.

4.8.3 Water supply:

The City of St. Cloud and the TWA both provide water service to customers within the Study Area which generally splits in the vicinity of Remington. St. Cloud has a master plan update for all water demand through 2025. TWA's water treatment plants are ensured adequate water supply through the South Florida Water Management District's Kissimmee Basin Water Supply Plan meeting projected demands through 2025.

4.8.4 Wastewater treatment:

There are two wastewater treatment providers within and surrounding the study area: the City of St. Cloud and TWA. Both currently provide re-use water, wastewater collection and treatment service to customers within the Study Area which generally splits in the vicinity of Remington. The City of St. Cloud's master plan update projected wastewater treatment capacity needs through 2025.

4.8.5 Electric:

The electrical service provider within the study area is split between KUA and the City of St. Cloud, similar to the service area division of water supply and wastewater treatment.

4.9 COMMUNITY and PUBLIC USES:

Despite the poorly organized nature of the Study Area, a number of community uses and public services currently exist in this area that bridges Kissimmee and St. Cloud. Since social and community facilities draw activity, they provide a stimulus for economic growth and integration of community elements.

Osceola County's population is expected to grow primarily by the influx of new residents. Demand for services will increase proportionately. Community, recreational and public services should be programmed to keep pace with future demand. Civic uses and public services are public and private schools and community colleges, hospitals, Community centers and libraries, county sports and leisure facilities and police, fire and EMS.

4.10 PUBLIC and PRIVATE PRIMARY, SECONDARY and POST SECONDARY EDUCATIONAL FACILITIES:

Osceola County School District has been one of the fastest growing school districts in Florida. Proposed and projected capital plans for school expansions and improvements determine anticipated schools facility requirements within the Study Area. At present, the following schools and colleges operate within close proximity to, or within the Study Area:

- Partin Settlement Elementary School (nearby) (public)
- Mill Creek Elementary School (nearby) (public)
- Life Assembly of God Academy (K-12) (nearby) (private)
- Gateway High School (adjacent) (public)
- Neptune Middle School (nearby) (public)
- P. M. Wells Charter Academy (K-8) (nearby) (public)
- Kissimmee Charter Academy (K-8) (adjacent) (public)
- Challenger (Endeavor, Zenith, Project Cope), Alt. Learning Ctr (within) (public)
- Denn John Middle School (adjacent) (public)
- Heartland Christian Academy(K-12) (within) (private)
- Heritage Christian School (K-12) (within) (private)
- TECO / Paths Technical High School (adjacent) (public)
- TECO Education Center Osceola (adjacent) (public)

- Valencia Community College (within) (public)
- Florida Christian College (adjacent) (private)

4.11 LIBRARIES and COMMUNITY CENTERS:

Libraries and community centers are considered community facilities for Osceola County, although other institutions may qualify. Valencia Community College's library serves Kissimmee and St. Cloud. Additionally, the Barney Veal Center for the Council on Aging is located south of US Highway 192 in Magic Landings. The Osceola Center for the Arts is located just east of Academy Village on the north side of US Highway 192. Osceola County's Extension Service is located in Osceola Heritage Park.

4.12 HOSPITALS:

Four hospitals exist in Osceola County, primarily located in Kissimmee and St. Cloud. Closest hospitals relatively near the Study Area are Osceola Regional Medical Center and Florida Hospital in Kissimmee, and St. Cloud Regional Medical Center in St. Cloud.

4.13 COUNTY SPORTS and LEISURE FACILITIES:

Facilities with sports components are considered sports facilities while parks with open space are considered leisure facilities. With the exception of the park with a dog walk near Valencia Community College, neither are offered within the Study Area, although it seems logical that a regional park, located between St. Cloud and Kissimmee, is warranted.

4.14 COUNTY ENTERTAINMENT and CULTURAL FACILITIES:

The Silver Spurs Arena and Exhibition Halls are located in Osceola Heritage Park. The County Fair, periodic equestrian events, rodeos and concerts also are accommodated onsite.

4.15 EMS:

Neighboring St. Cloud and Kissimmee are each served by their own police and fire stations. The County Sherriff's Office serves unincorporated Osceola County and is located on Simpson Road, north of the Turnpike. Fire Station #63 is located at Partin Settlement Road and Shady Lane Road, adjacent to the Study Area. Fire Station #12 is located at Denn John Road and Old Boggy Creek Road. In general, fire station locations are planned to achieve a minimum response time within prescribed service areas.

Section 5

UNDERLYING DEMOGRAPHIC CONDITIONS



An achievable alternative

5. UNDERLYING DEMOGRAPHIC CONDITIONS:

The Study Area is generally an infill area located in the poorly defined seam between St. Cloud and Kissimmee, a sort of purposeless stretch along US Highway 192 begging for clarity. The Committee studied the area without the benefit of a Real Estate Market Analysis prepared specifically for this Study Area. Instead, the Committee relied on the individual and collective, varied expertise and local knowledge of its participating members. The following information is provided as additional background for the Committee's rationale for recommendations presented herein:

5.1 BASIC PREMISE:

Current depressed market conditions will eventually recover. Development opportunities and employment opportunities in the Study Area will mirror market conditions. The activities anticipated for the nearby DRIs will drive expansion of the existing activity hubs along U.S. Highway 192.

5.2 ASSOCIATED DEMOGRAPHICS / ECONOMICS:

Osceola County had a residential population in 2007 of approximately 270,000 residents in 96,000 households in the year 2007. Osceola County's population grew at an average annual rate of 7% which was 22% of the total growth in the Orlando MSA from 2000 - 2007. If in the near term, the growth rate returns and is maintained for a period of five years, another 102,000 new residents would be added during that five year period. In 2007, Osceola County's median age was approximately 36 with about 36 % being less than 25 years old. During that period, Osceola County's median household income was approximately \$47,000. Approximately 40% earned more than \$50,000 and less than \$100,000 per year. Approximately 14 % earned more than \$100,000 per year.

5.2.3 Real Estate Market Conditions:

Residential:

70 % of Osceola County's housing units are owner-occupied. The pace of residential sales in the Orlando MSA slowed over the past two years. 44% fewer sales of new and existing housing occurred in 2007 than did in 2006; the average sales price as of the second quarter of 2008 was nearly \$220,000 compared to \$260,000 the previous year. For new construction, about 200 single family residences and nearly 300 multi-family dwelling units closed in the second quarter of 2008. The number of building permits issued in Osceola for the ten year period between 1997 and 2007 was

approximately 4,400 single family dwelling units per year and 1,800 multifamily dwelling units per year.

Employment:

In 2007, Osceola County had nearly 90,000 employees. The service sector employed 34%, wholesale and retail trade was 30%, state and local Government was 12%, and finance, insurance and real estate was 9%. Osceola County could add approximately 13,000 new jobs by 2012.

Retail:

Osceola County households spend approximately \$13,000 per year on retail products. Osceola County contains nearly 12 msf of retail space. Approximately 12% is St. Cloud, 47% is in Kissimmee, and 40% is in unincorporated Osceola County. Kissimmee's 6 msf had average rents of approximately \$16 per square foot in the second quarter of 2008. Vacancy was approximately 6%. With maybe the exception of the Loop, the larger regional shopping malls that would serve residents anywhere near the Study Area are located in Orlando. At this time, the trade area, of which this Study Area is part of, would not have enough population at the prescribed income levels to support a lifestyle retail center such as Millennia Mall or Florida Mall.

Office:

Osceola County has almost 4 msf of office space. 14% is Class A, 51% is Class B and 35% is Class C. Class A space has approximately 4% vacancy rate; Class B space has approximately 11% vacancy rate, Class C space has approximately 6% vacancy rate. County rents mirror the rest of the metropolitan area, excepting those in Downtown Orlando, Casselberry, Metro West, and Winter Park where Class A space rents at approximately \$28 per square foot, or about \$7 more than Osceola County. The County office market (2003-2007) absorbs approximately 90 ksf/year.

Industrial:

Osceola County has approximately 6 msf of industrial space. About 90% is warehouse use. As of mid-year 2008, Osceola County's warehouse space rented for more than \$7 per square foot with a vacancy rate at nearly 7%. Approximately 287,000 square feet of flex-tech space rents for about \$14 per square foot. Vacancies are approximately 25%.

Hotel and Visitation:

According to the Kissimmee CVB, over 6 million people visited Osceola County in 2007. Approximately 24% are foreign and 14% are from Florida. Over 64 million visitors attended Central Florida's major theme parks in 2006.

For 2007, the Orlando CVB claims almost 50 million visitors to the metropolitan area. They reported overnight domestic visitors spent an average of approximately 4.5 nights. About 65% of those stayed in area hotels. Average party size was just over 3 persons. Domestic visitors spent about \$580 per person per trip. Average household income was shy of \$80,000.

Osceola County has approximately 55 hotels totaling over 14,000 rooms. Approximately 48% are mid-range, 24% are lower-range and 27% are business or luxury. Occupancy rates averaged approximately 60% between 2002 and 2007. 70% per year is desired in the industry.