

NORTH RANCH SECTOR PLAN

A COOPERATIVE, DRAFT LONG TERM MASTER PLAN
BY OSCEOLA COUNTY AND DESERET RANCHES, INC.

OPEN HOUSE

10 SEPTEMBER 2014



Osceola County - Office of Strategic Initiatives



What Is My Role Today?

- 1 **Sign In**
- 2 **Review the Highlights of the Draft Plan for:**
 - Economics
 - Environment
 - Water & Public Facilities
 - Transportation
 - Urban Form
 - Implementation
- 3 **Share your ideas** by writing directly on the comment boards.



AFTER THE EVENT

Stay Informed: www.osceola.org/agencies-departments/smart-growth/

Contact Us: jjon3@osceola.org

Participate Online: <http://www.surveygizmo.com/s3/1709294/North-Ranch-Third-Public-Meeting>



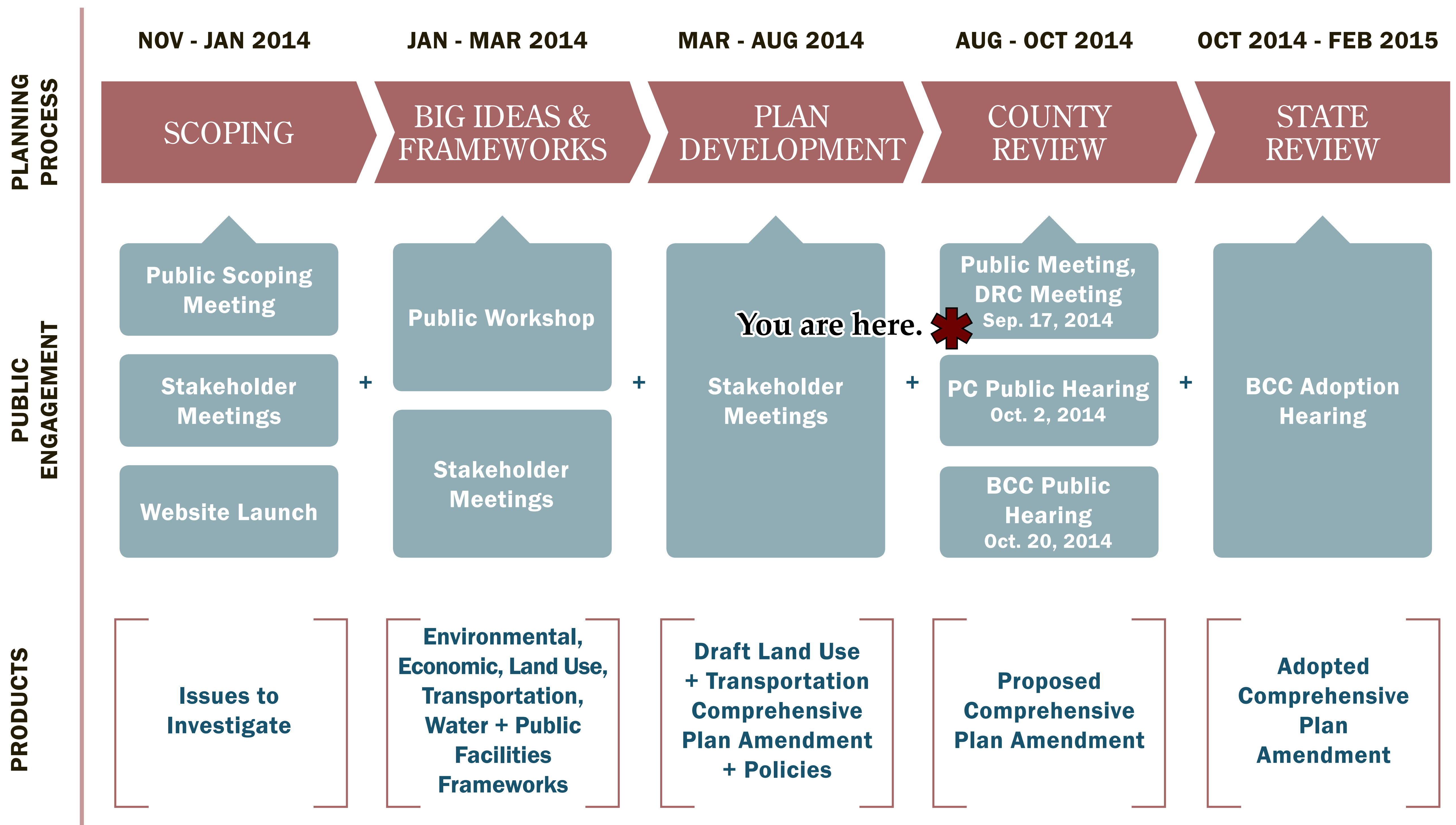
WHAT WE HEARD FROM THE PUBLIC

The first public meeting for the North Ranch Sector Plan process was held on January 7, 2014 and a second public meeting was held on March 4, 2014 . To extend the reach of the Public Meeting to those unable to attend, the same meeting information was also posted on the Osceola County website and through an online questionnaire. A total of 123 people have participated in the public meetings or given feedback online, representing a wide range of stakeholders. The comments and feedback from participants helped in the development of the Plan. The primary comment themes are summarized below:

- | | | | |
|--|---|---|--|
| <p>Economic Framework:</p> <ul style="list-style-type: none"> • Potential for high-tech and eco-tourism industry • Importance of agribusiness to local and regional economy • Attract industry and create fiscally sustainable future • Balance growth with available resources | <p>Environmental Framework:</p> <ul style="list-style-type: none"> • Impact on critical and unique wildlife habitat and corridors • Fragmented wetlands and natural resource areas • Need for water supply and conservation | <p>Urban Form Framework:</p> <ul style="list-style-type: none"> • Job to housing ratio should be more than 1:1 • Urban parks and natural areas within developments • Need for transition between conservation and urban areas • Flexibility in the types of uses for adaptable mixed use areas | <p>Transportation Framework:</p> <ul style="list-style-type: none"> • Mixed-use transit oriented approach to development • Environmental impact from transportation network • Regional connections and internal grid network |
|--|---|---|--|

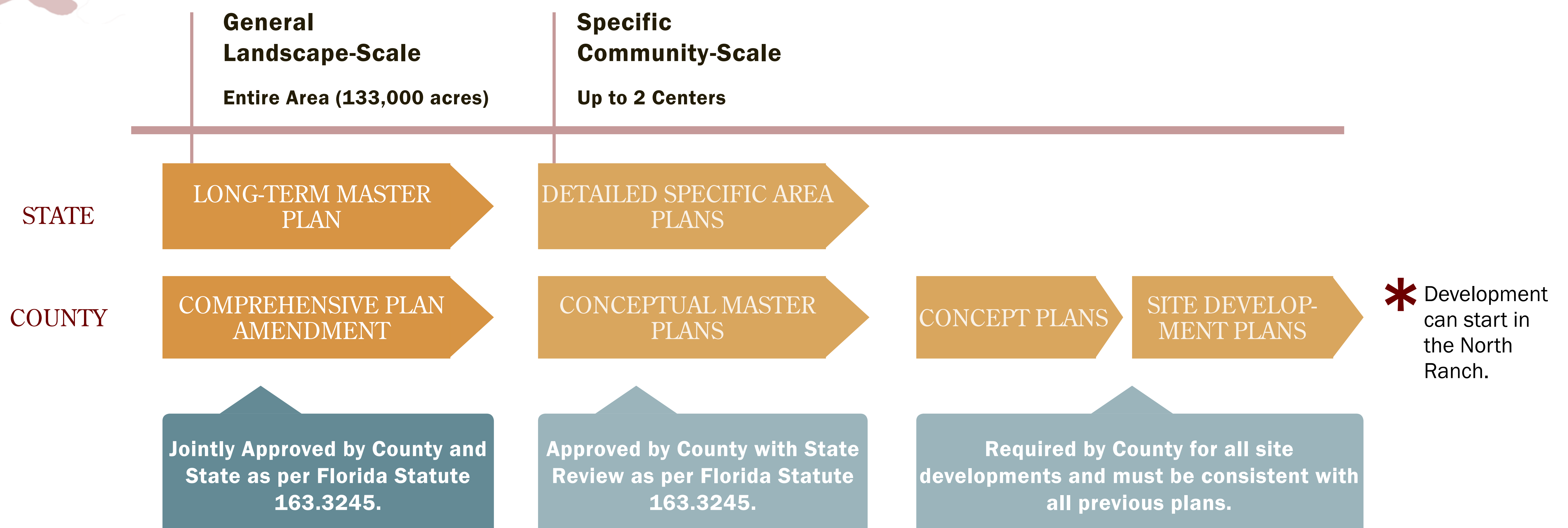
Planning Process

Tonight you will be reviewing the key goals and policies that form the basis of the Draft Plan. The Plan's content considers the feedback that stakeholders shared at the Scoping Meeting, the Second Public Meeting, and online.



A long-term project like the North Ranch requires multiple studies and approvals before development can proceed, as shown below.

CONCURRENT PLANNING PHASES



North Ranch Today

OWNER:

Deseret Ranches, Inc.

LOCATION:

From Highway 192 north to County boundary, and from Highway 441 east to County boundary.

SIZE:

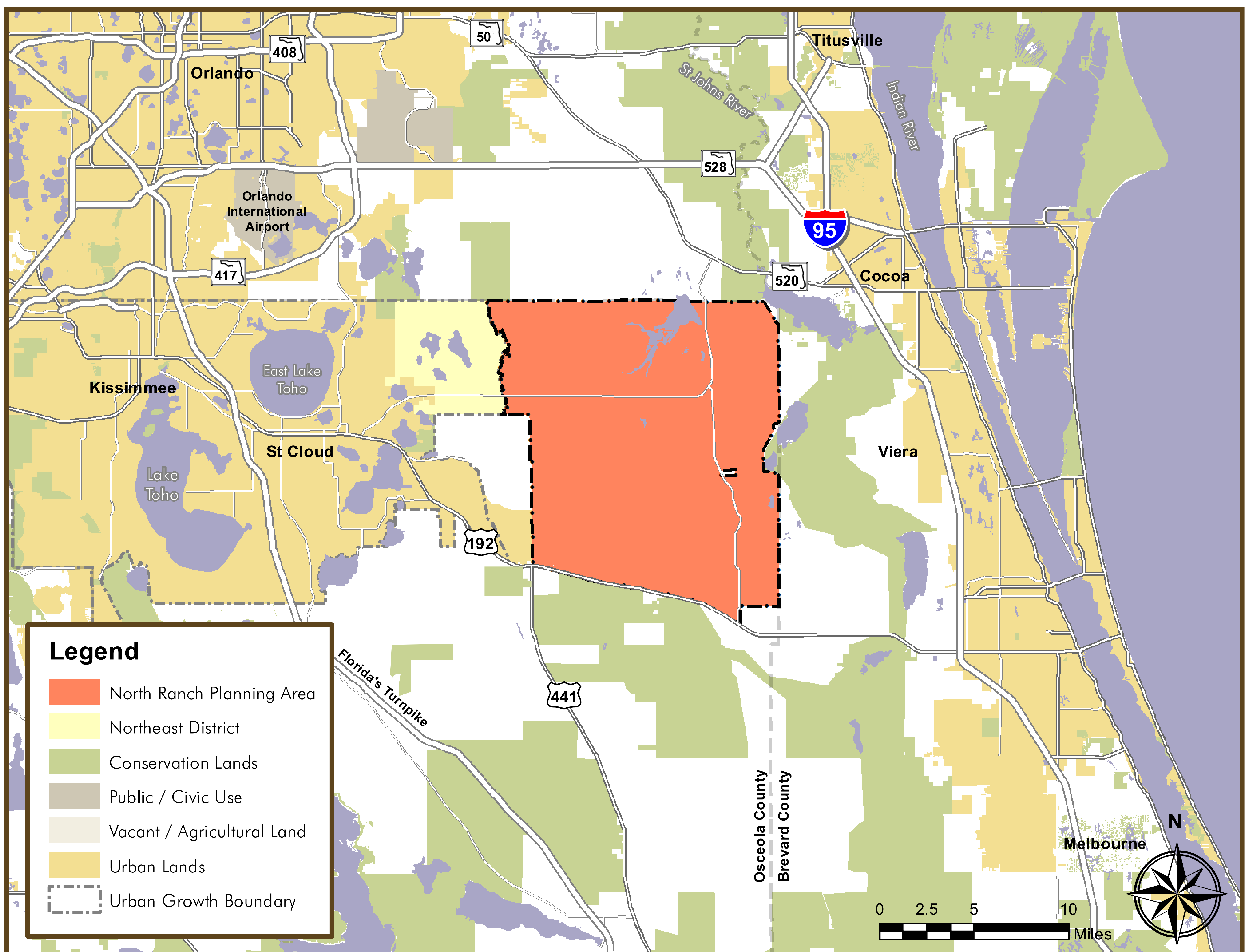
133,000 acres, equivalent to 2 cities the size of Orlando.

CURRENT USES:

Cattle ranching, hunting, citrus production, silviculture, and wildlife conservation

NEIGHBORS:

Agricultural and conservation lands in Brevard and Orange Counties, new planned development in the Northeast District, and residential subdivisions and conserved lands to the south and west.



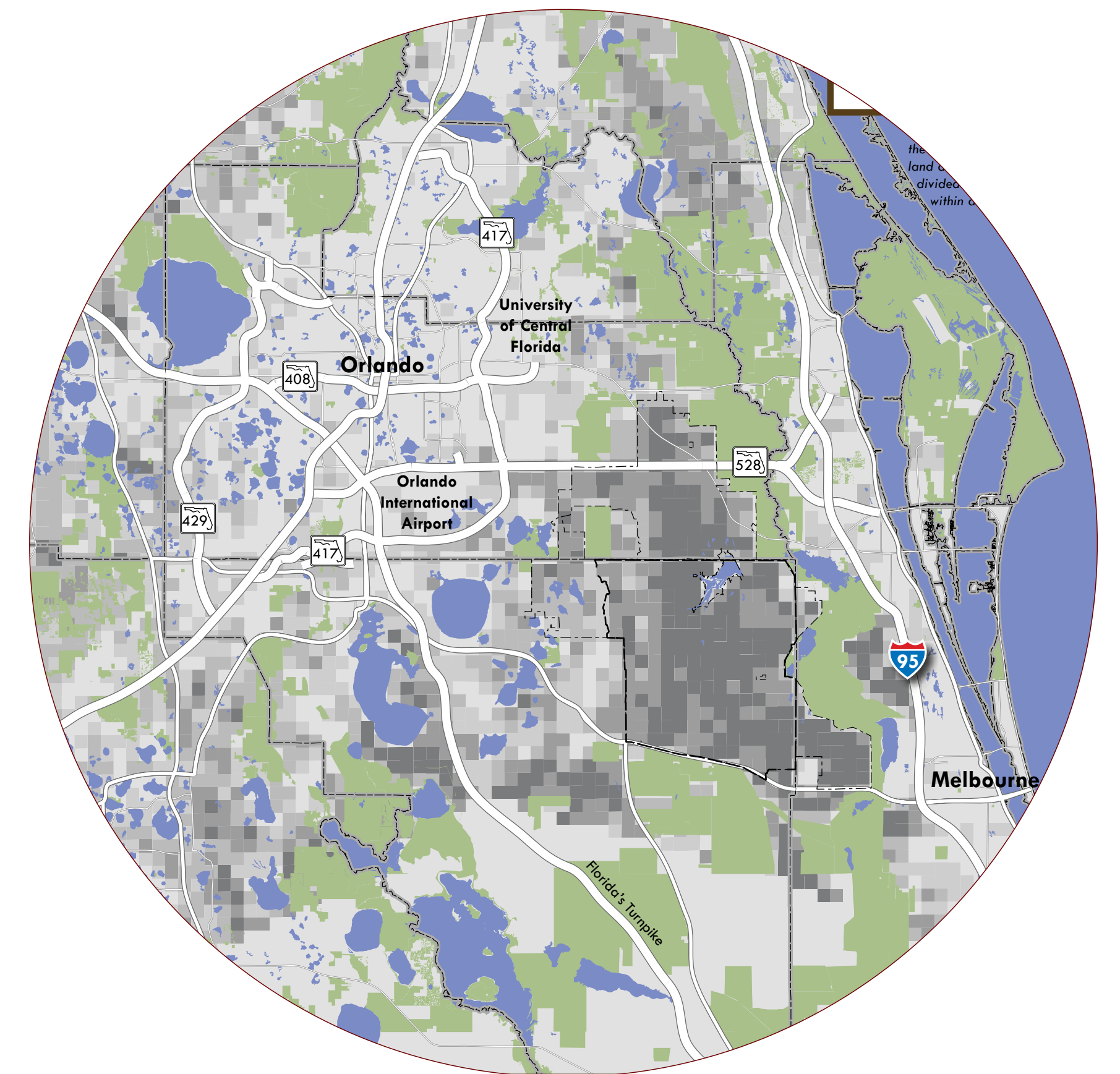


The Future of the North Ranch



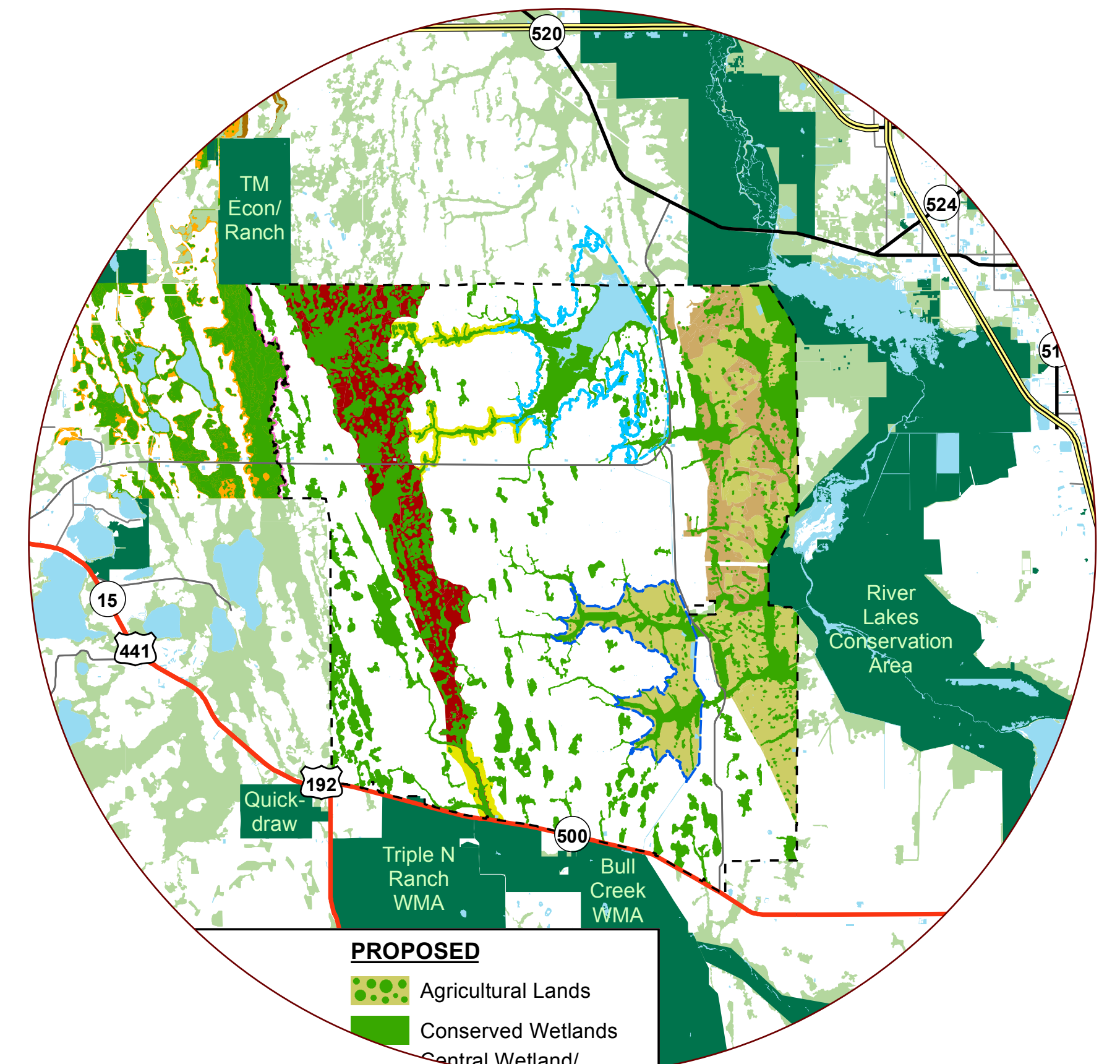
PROACTIVELY MAXIMIZE JOB GROWTH AND REINFORCE THE REGION'S LONG-TERM ECONOMIC SUSTAINABILITY

Over the next 50 years, the 7-county Central Florida region is anticipated to add more than 1 million jobs and more than 4 million people, with over 350,000 people anticipated to reside within the North Ranch. To stimulate a diverse and dynamic range of economic development and primary employment opportunities, development within the North Ranch Planning Area will target specific industry clusters and connect emerging and expanding job clusters between Central Florida and the Space Coast.



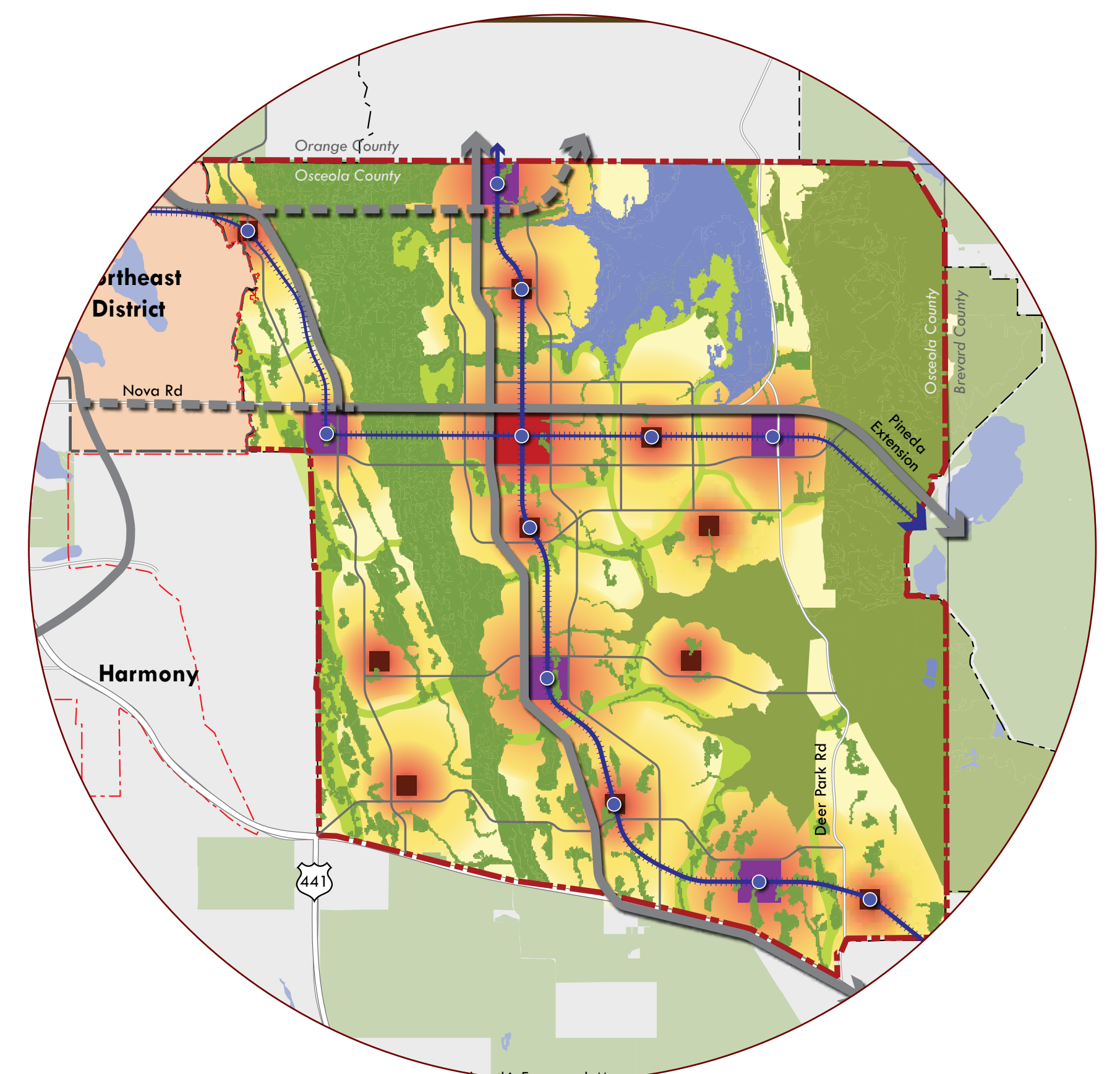
CONSERVING, ENHANCING, AND RESTORING THE COUNTY'S LARGE-SCALE NATURAL SYSTEMS

Environmental stewardship is a strong ethic of Deseret Ranches and Osceola County. This Plan preserves 60,900 acres of wetlands, habitat, agriculture, water supply, and other environmentally sensitive lands with conservation easements and other measures to protect the long term viability of key ecosystems, sustain resident wildlife populations, and mitigate pressures of future growth and development.



FUTURE MIXED-USE COMMUNITIES EMBODYING THE HIGHEST QUALITY GROWTH PRACTICES

Because of its size, the planning area is not expected to build-out until 2080 or later. In order for future expansions to occur, the area must be carefully phased and meet the requirements of a Mixed-Use District and the CMP process. Upon adoption, the entire planning area would be designated as a Mixed Use District. Each CMP / DSAP must demonstrate the qualities of a Mixed Use District including a balanced land use program, walkability, fine-grained network of interconnected streets, multi-modal transit, small blocks and regional connectivity.





The Future of the North Ranch



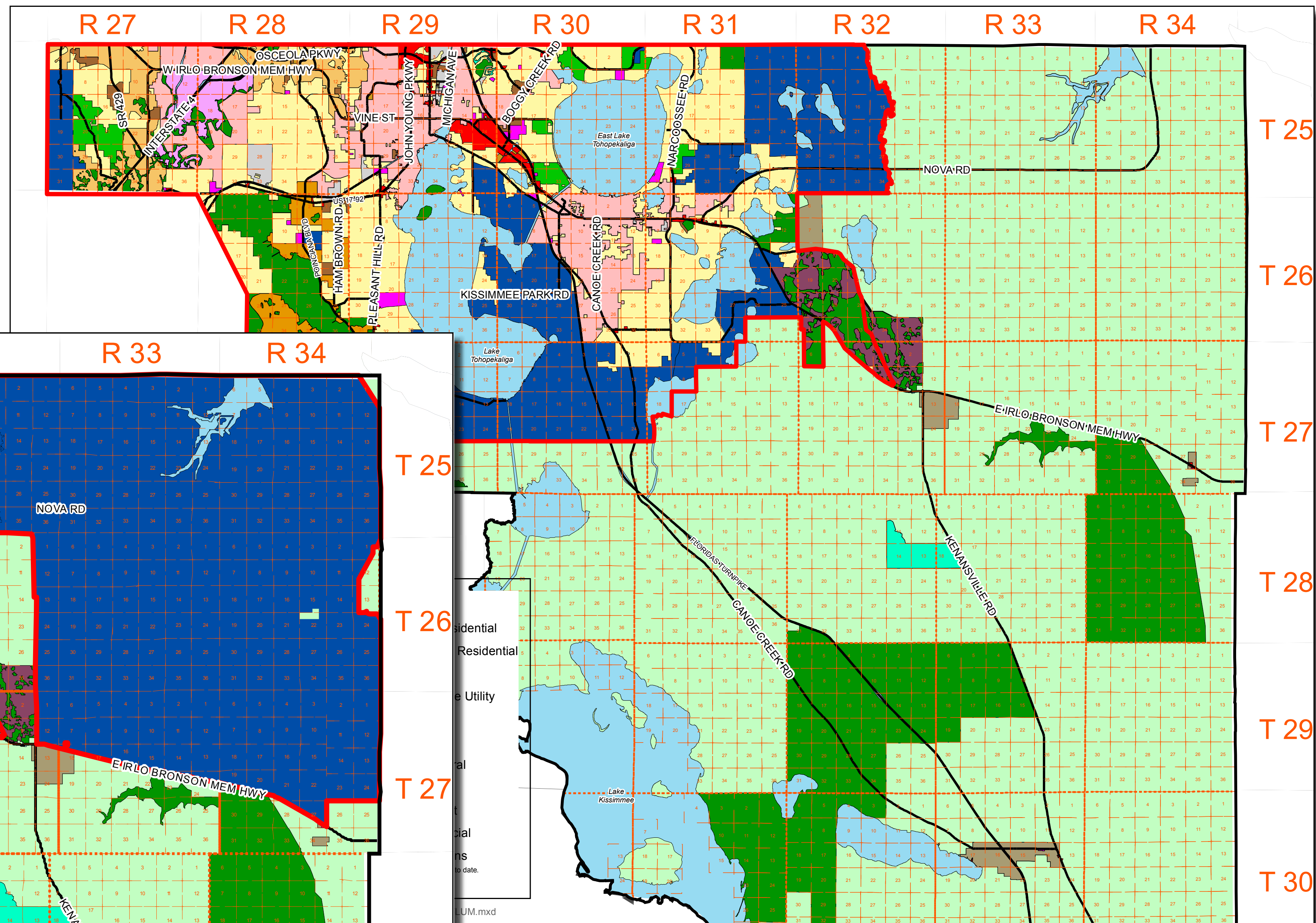
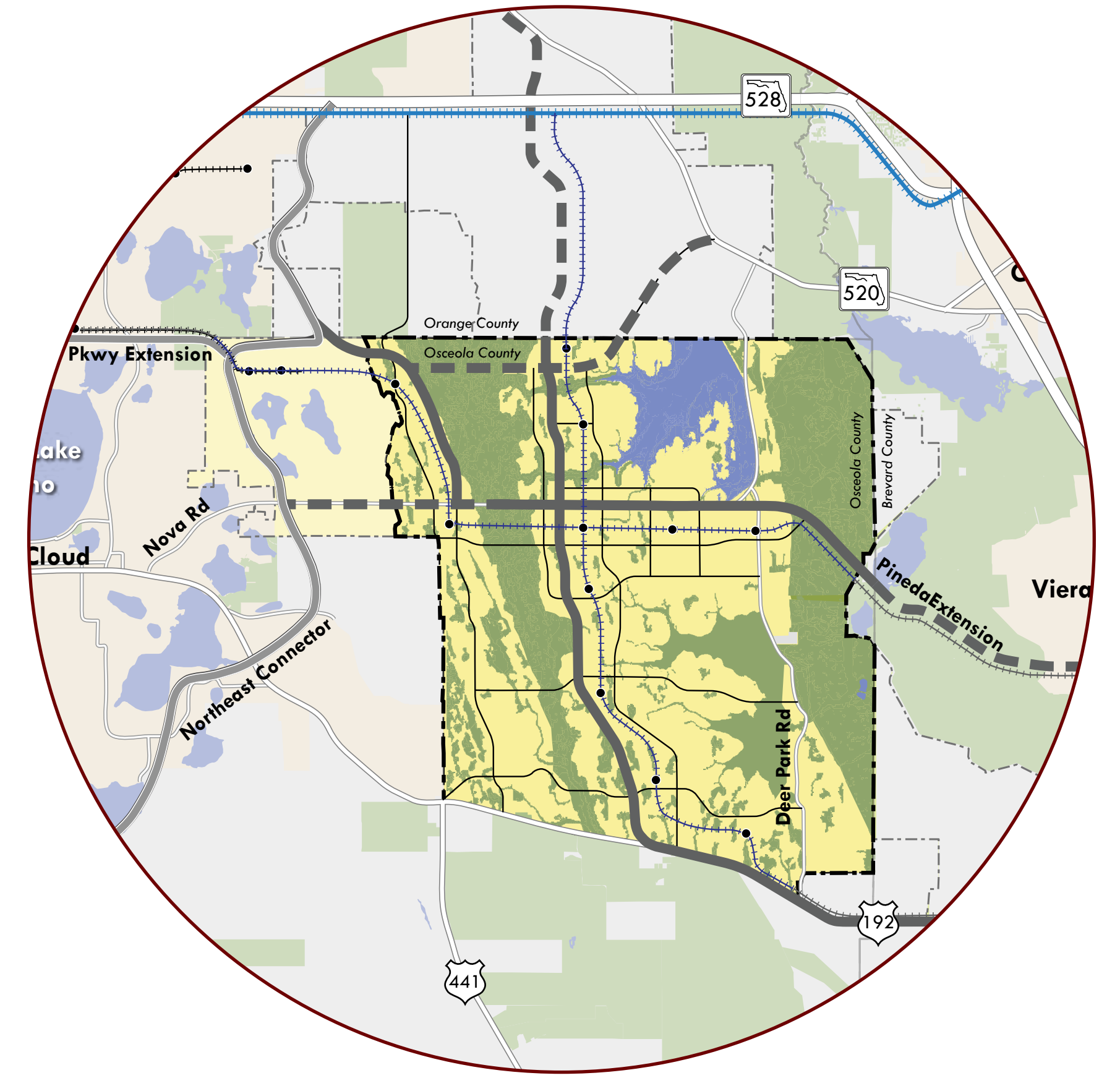
CONNECTING REGIONS THROUGH A MULTI-MODAL TRANSPORTATION SYSTEM

This Plan provides residents with choices for all modes of travel – cars, buses, trains, bicycles, and walking. This multimodal transportation system will foster sustainable economic development by completing the regional roadway grid and developing premium transit facilities.

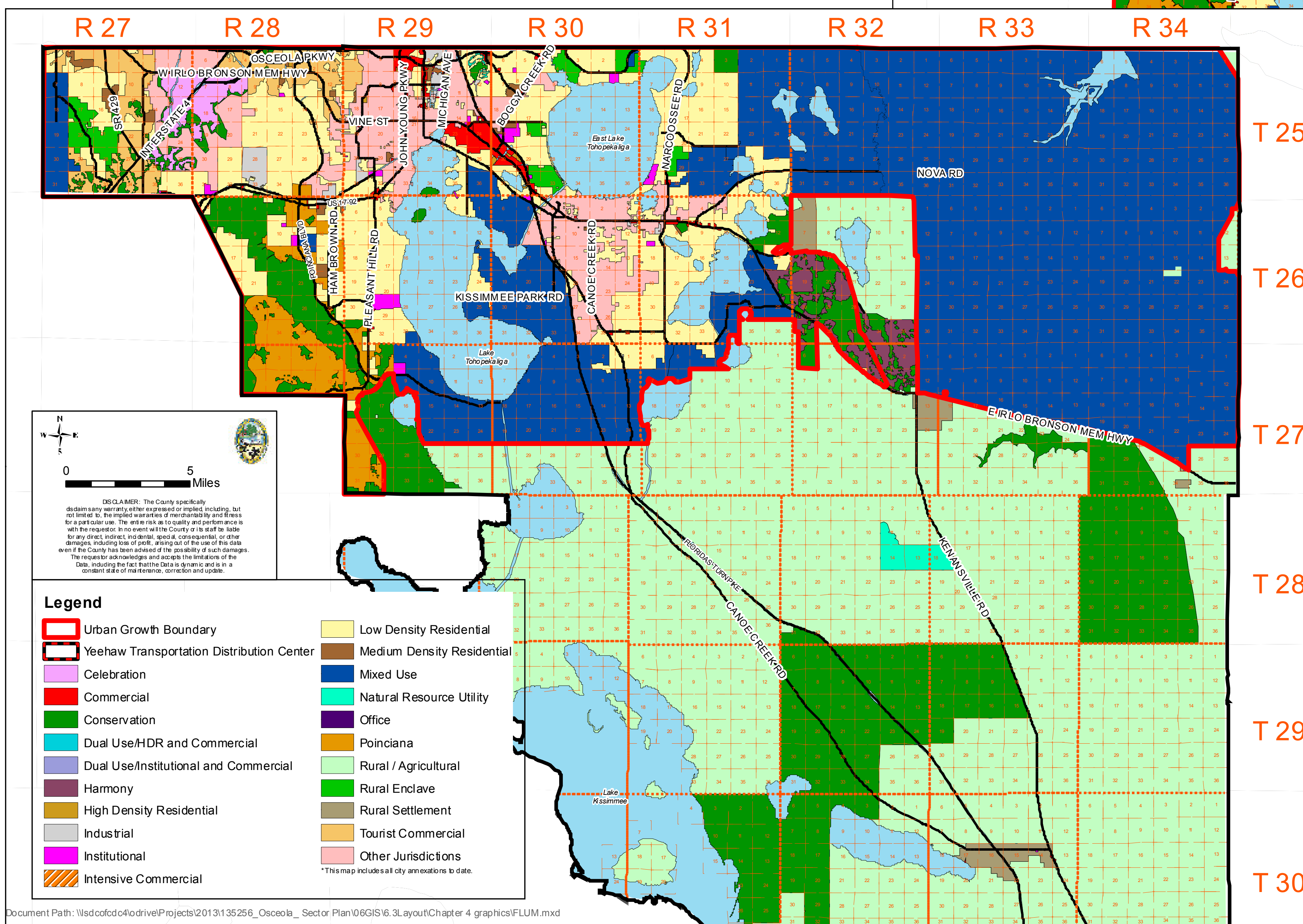


A PHASED SMART GROWTH DEVELOPMENT PROGRAM

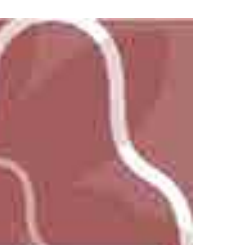
To facilitate development in currently designated Mixed Use Districts, urban development within the North Ranch would not be authorized by the Board of County Commissioners until specific criteria are met.



Urban Growth Boundary 2025



Proposed Urban Growth Boundary



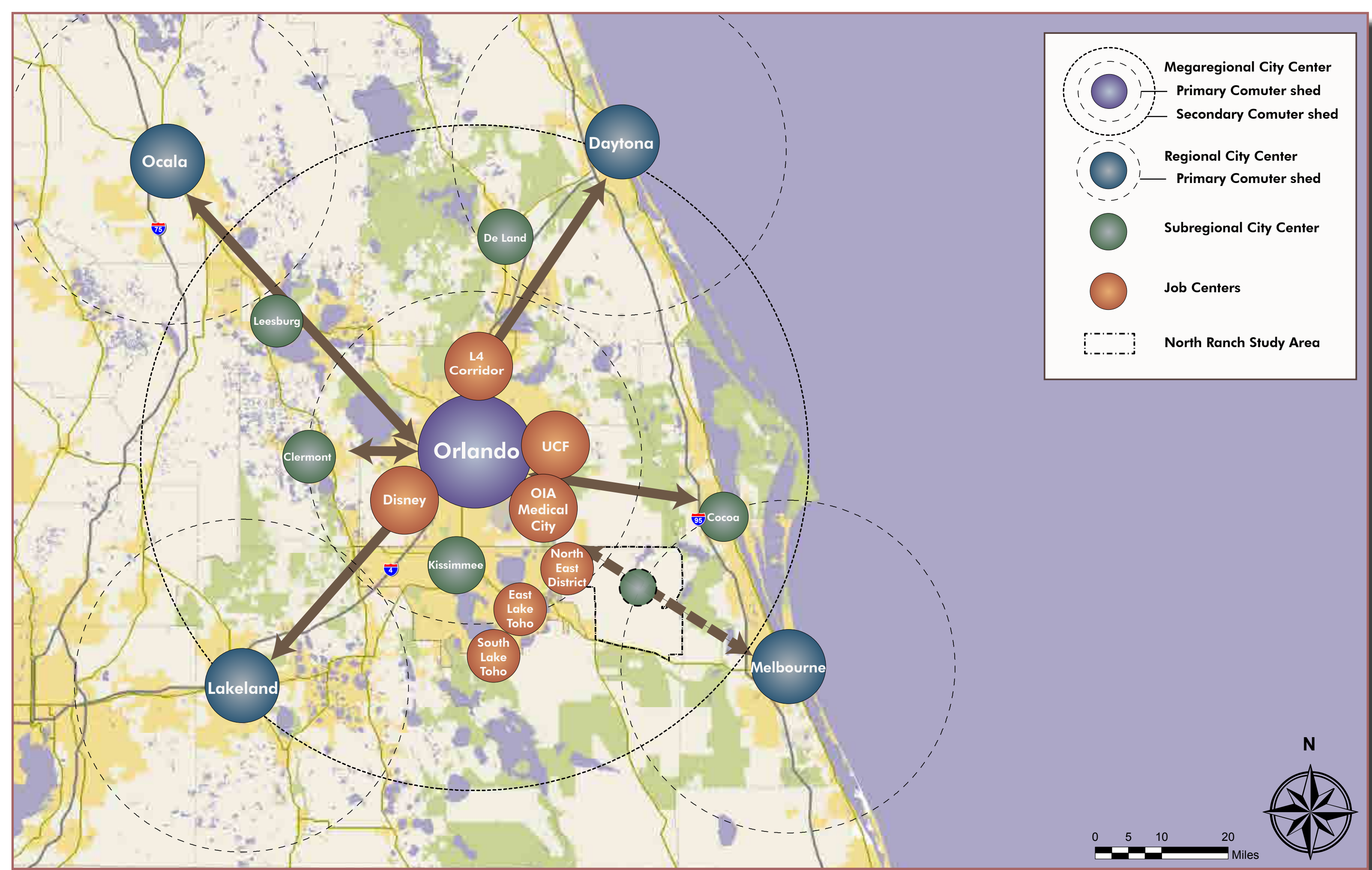
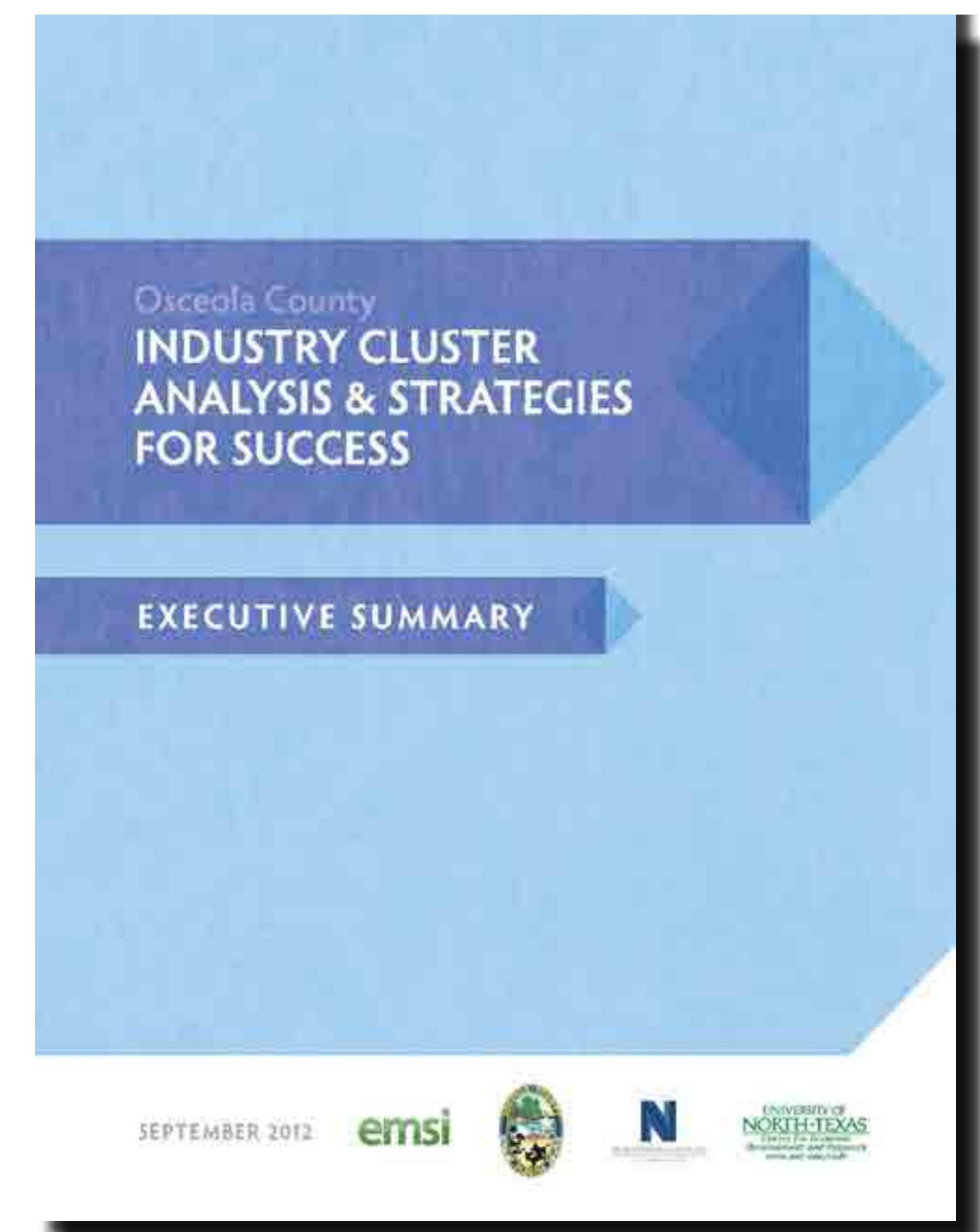
Economic Framework

CHAPTER HIGHLIGHTS

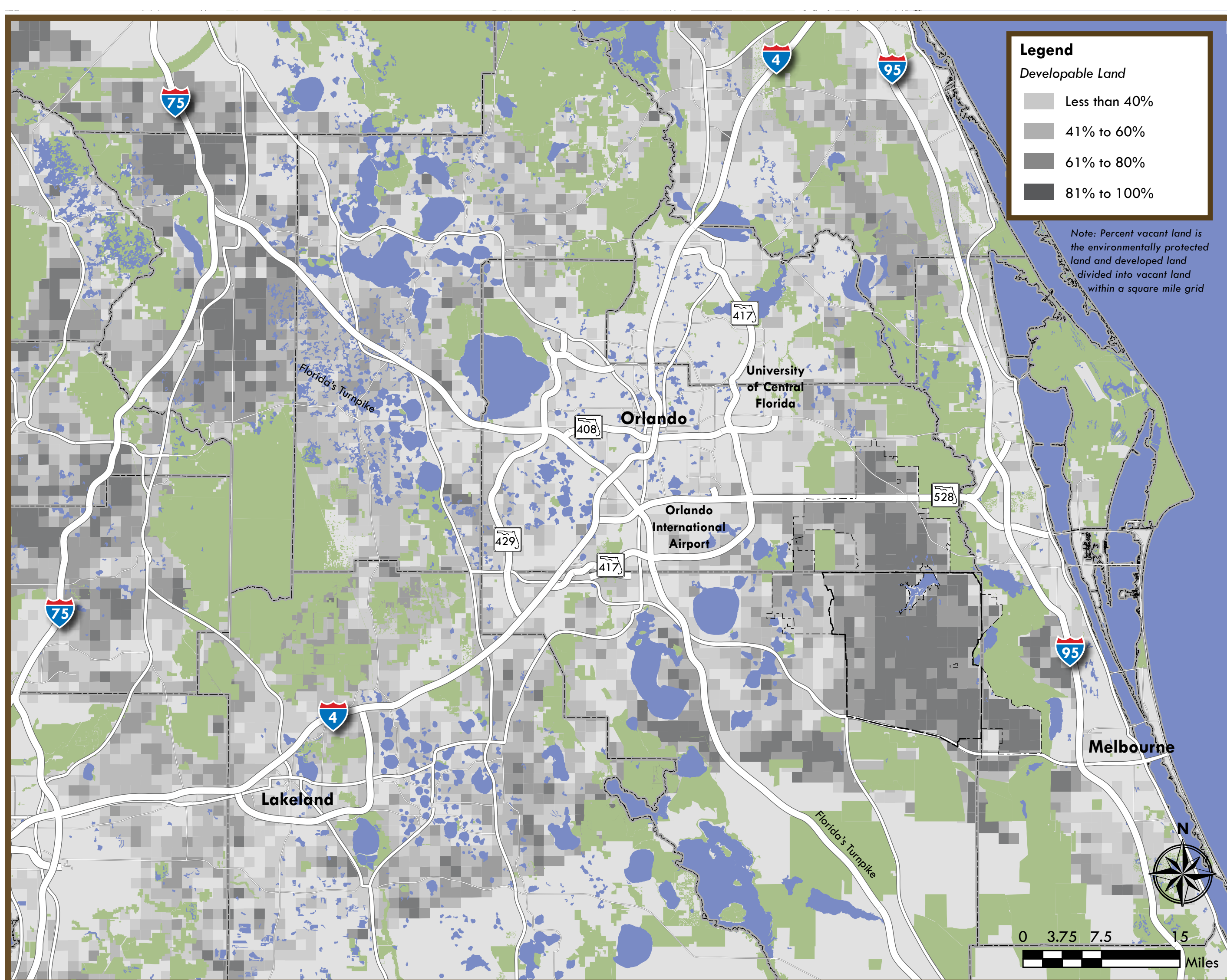
In order to increase Osceola County's competitiveness, and diversify its economy, the County completed an in-depth analysis of industry clusters and connected markets. Five industry clusters were identified, based on regional economic strengths, with strategies to expand employment and investment in these targeted clusters. Many of these would benefit from regional connections to other communities to the east. Both the County's Cluster Analysis and independent research by a leading expert in economic competition, Michael Porter, demonstrate the advantage of connecting the information technology, transportation, and medical industries.

Growth is shifting to eastern Osceola County. The County is positioned as a major economic hub for the southeastern part of the region. Over the next 50 years, the 7-county Central Florida region is anticipated to add more than 1 million jobs and more than 4 million people, with over 350,000 people anticipated to reside within the North Ranch. Current and projected demographic trends show growth shifting from the I-4 Corridor northeast of Downtown Orlando to southeast Orlando and the emerging job core anchored by Medical City.

Osceola County is poised to increase its relative share of the region's population and jobs. By 2060, the population of Osceola County could triple



Existing and Planned Centers



Vacant, Developable Land in East Central Florida

from its current 280,000 residents.

The greatest amount of vacant, developable land in the region and Osceola County – the darkest shades of gray in the graphic to the left – is on the North Ranch. More than 80 percent of the vacant developable land in the very area where demographic and economic forces are propelling an increasing share of the region's population and job growth – is located on Deseret's North Ranch.

Economic Framework

KEY POLICIES

POLICY 1.8: 2080 POPULATION AND EMPLOYMENT

The North Ranch Planning Area shall seek to achieve a target jobs-to-housing ratio of 1.4:1 at buildout. The estimated population and residential units within the North Ranch Planning Area for the following planning periods are shown in the table below.

Planning Period	Population	Residential Units
By 2060	355,000	131,700
By 2080	493,000	182,600

POLICY 1.9: PRIMARY URBAN CENTER

One primary urban/employment center would be oriented around the station where two proposed passenger rail lines intersect. This urban/employment center would provide the highest development densities within a footprint of approximately one square mile extending one-half mile from the transit hub, containing higher intensity, mixed use development, including regionally oriented office, retail and civic use and higher intensity residential development.

POLICY 1.10: TARGETED INDUSTRY CLUSTERS

To stimulate a diverse and dynamic range of economic development and primary employment opportunities, development within the North Ranch Planning Area shall target specific industry clusters and connect emerging and expanding job clusters between Central Florida and the Space Coast. Target industry clusters shall include:

- Life sciences and allied health services
- Information technology
- Tourism, entertainment, and recreation
- Chemical and plastics manufacturing
- Food production
- Defense and security
- Higher education

POLICY 1.11: HIGHER EDUCATION CAMPUS

Up to 320 acres shall be reserved in the primary urban/employment center for a college or university campus adjacent to the passenger/light rail line station area. The campus shall be designed to meet the needs of the ultimate higher-education users and support the targeted industry clusters that locate there. Other locations or satellite campuses shall be permissible in order to achieve the 320-acre goal.

Please comment on the objectives and policies:

Environmental Framework

CHAPTER HIGHLIGHTS

1 Econlockhatchee Swamp Preserve

The Econ Swamp includes a series of large interconnected natural lakes, and numerous large wetland strands that extend north/south throughout the Northeast District. The preservation and management of these upland and wetland areas bordering the North Ranch will ensure the long-term protection of important habitat for indigenous wildlife, as well as provide a system of natural areas for the use and enjoyment of local residents.

2 Central Wetland / Upland Mosaic

The Central Wetland/Upland Mosaic comprises an approximately 14,000-acre north-south mosaic of upland and wetland habitat. Conserving the mosaic would provide an opportunity to restore this area to its natural condition, improving wildlife habitat and the adjacent aquatic resources. The Framework protects wildlife habitat and corridors and directs growth to specific, non-sensitive areas.

3 Reservoirs

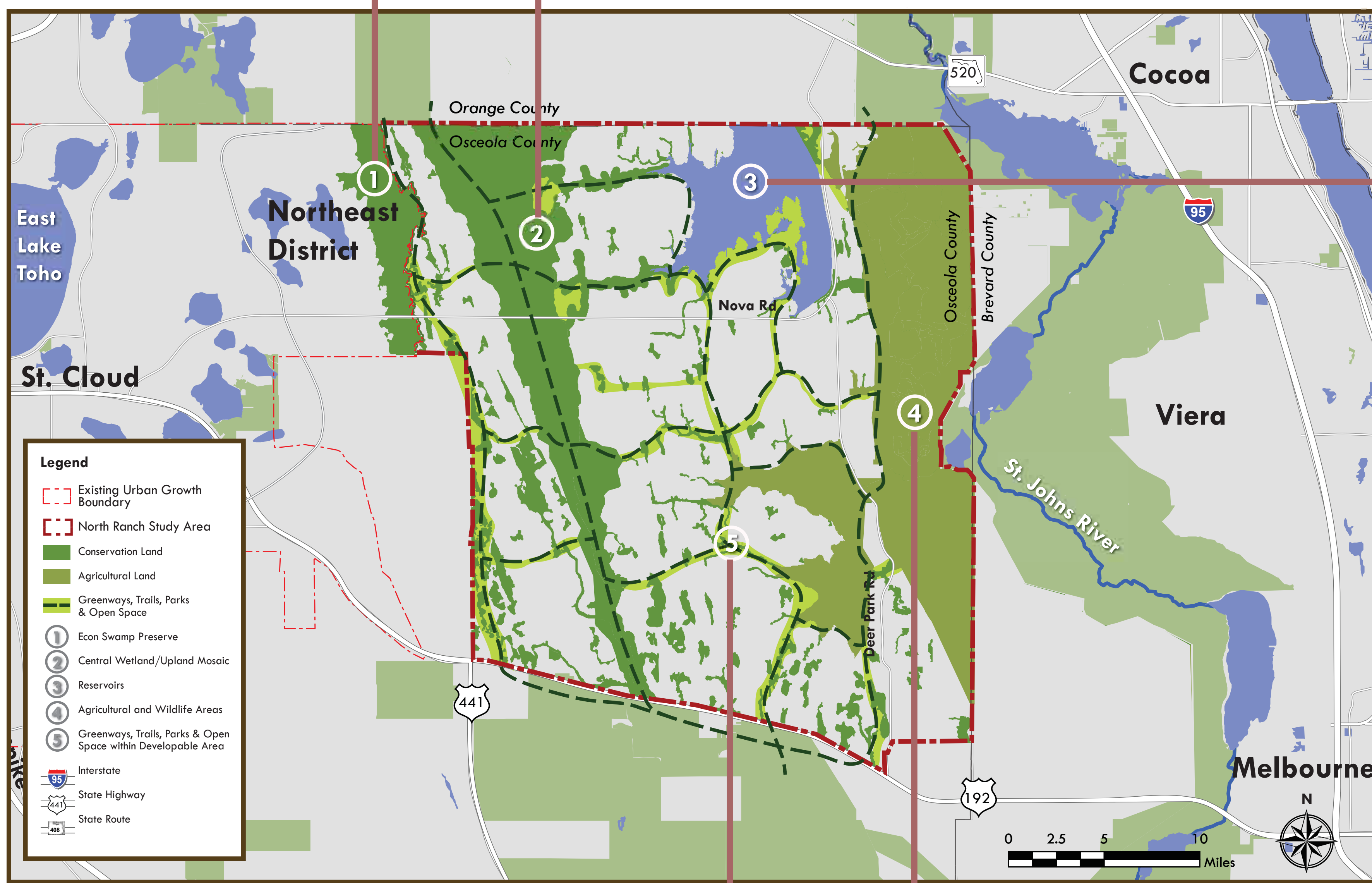
Expansion of Taylor Creek Reservoir and its associated freshwater marshes, emergent aquatic vegetation, and wetlands would continue to provide important water storage for the region and valuable habitat for wading birds, water fowl, and other resident wildlife. If permitted by regulatory agencies, a new Pennywash/Wolf Creek Reservoir could be created.

4 Agricultural and Wildlife Areas

This area along the St. John's River corridor includes ecosystem linkages that would protect vital habitat and accommodate the movement of wildlife among regionally-significant core habitat areas. The Framework identifies 17,100 acres of land for long-term sustainable agriculture to ensure that farming and ranching continue to play an important role in the region.

5 Urban Greenways, Trails, Parks, and Recreation

The Framework integrates open space systems within the planned communities, which would include significant natural resources, habitat protection areas, parks, open space, and civic uses such as nature centers, stormwater management facilities, and water reservoirs.

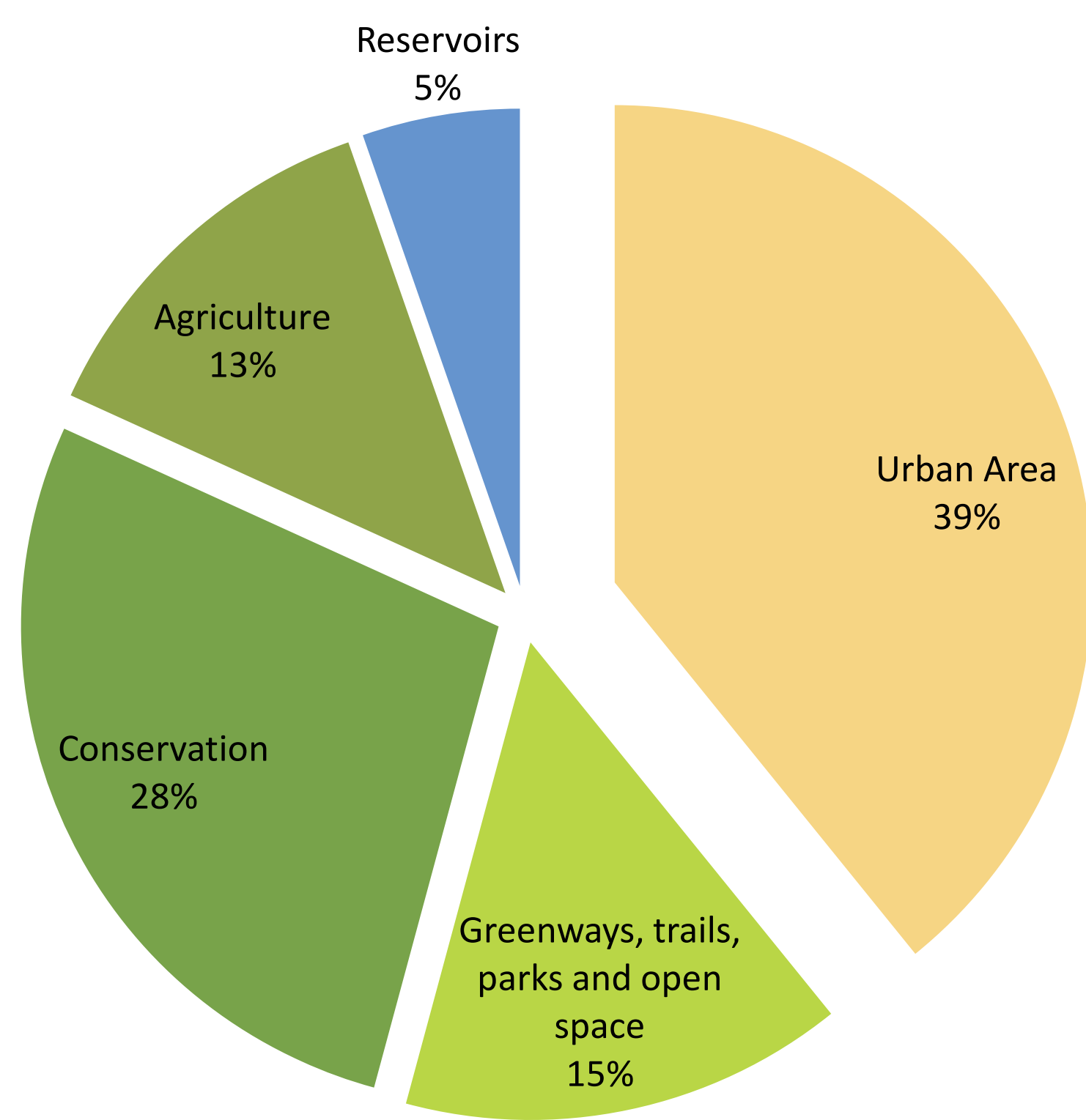


Environmental Framework

KEY POLICIES

OBJECTIVE 6: CONSERVATION STRATEGY

Identify, conserve, manage, restore, and protect regionally significant natural resources during and after development in accordance with Section 163.3245, Florida Statutes, the North Ranch Environmental Framework Plan and the Conservation Element of the Osceola County Comprehensive Plan unless otherwise modified by these North Ranch Goals, Objectives and Policies.



POLICY 6.1: REGIONALLY SIGNIFICANT CONSERVATION LANDS

Lands identified for permanent preservation as conservation are shown in the Proposed Conservation Areas Map. These allocations of Conservation Lands are intended to protect environmental resources on the North Ranch and are identified in the tables below.

Conservation vs. Developable Area	Acres	Percent
Conservation	36,700	28
Agriculture	17,100	13
Reservoirs	7,100	5
Environmental Plan - Subtotal	60,900	46%
Greenways and trails, parks and open space	20,000	15
Transportation rights-of-way for major roads and transit	5,000	4
Net urban developable	47,100	35
Developable Area - Subtotal	72,100	54%
Total	133,000	100%

Type of Land	Uplands	Wetlands	Water	Total
Central Wetland / Upland Mosaic*	7,380	6,649	11	14,040
Landscape Linkages*	2,004	522	7	2,533
Additional Wildlife Areas*	5,839	3,298	3	9,140
Conserved Wetlands*	1,953	8,693	2	10,648
Econlockhatchee Swamp Protection Zone*	277	20	0	297
Total	17,453	19,182	23	36,658

*Upland, wetland, and surface water acreages based on 2009 land use data from SJRWMD.

Please comment on the objectives and policies:

Environmental Framework

KEY POLICIES

POLICY 6.4 : ENVIRONMENTAL LANDS WITHIN DEVELOPABLE ACREAGE

Lands which are not otherwise identified as conservation, agriculture or reservoir resources on the Proposed Conservation Areas Map and are identified as areas suitable for future development may contain as part of the CMP/DSAP approval process some areas of natural upland or wetland communities. At the time of securing approval of a CMP/DSAP, these resources will be identified and to the extent practicable as part of the overall development within each CMP/DSAP will be incorporated into the lands identified as Greenways and Trails, Parks and Open Space in a manner which will supplement and contribute to the North Ranch Environmental Plan.

POLICY 6.14: WETLANDS AND FLOODPLAINS

Development shall minimize encroachment into wetland/habitat areas by ensuring that public and private roads avoid crossing of wetlands, or require that such crossings are sited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net floodplain encroachment (fill) shall be permitted within the 100-Year Floodplain of the Econlockhatchee Swamp (as adopted by FEMA).

OBJECTIVE 7: AGRICULTURE

Ensure that the North Ranch Planning Area maintains sustainable agriculture through continued economically viable ranching and farming during and after development.

POLICY 7.1: RESERVED AGRICULTURAL RIGHTS

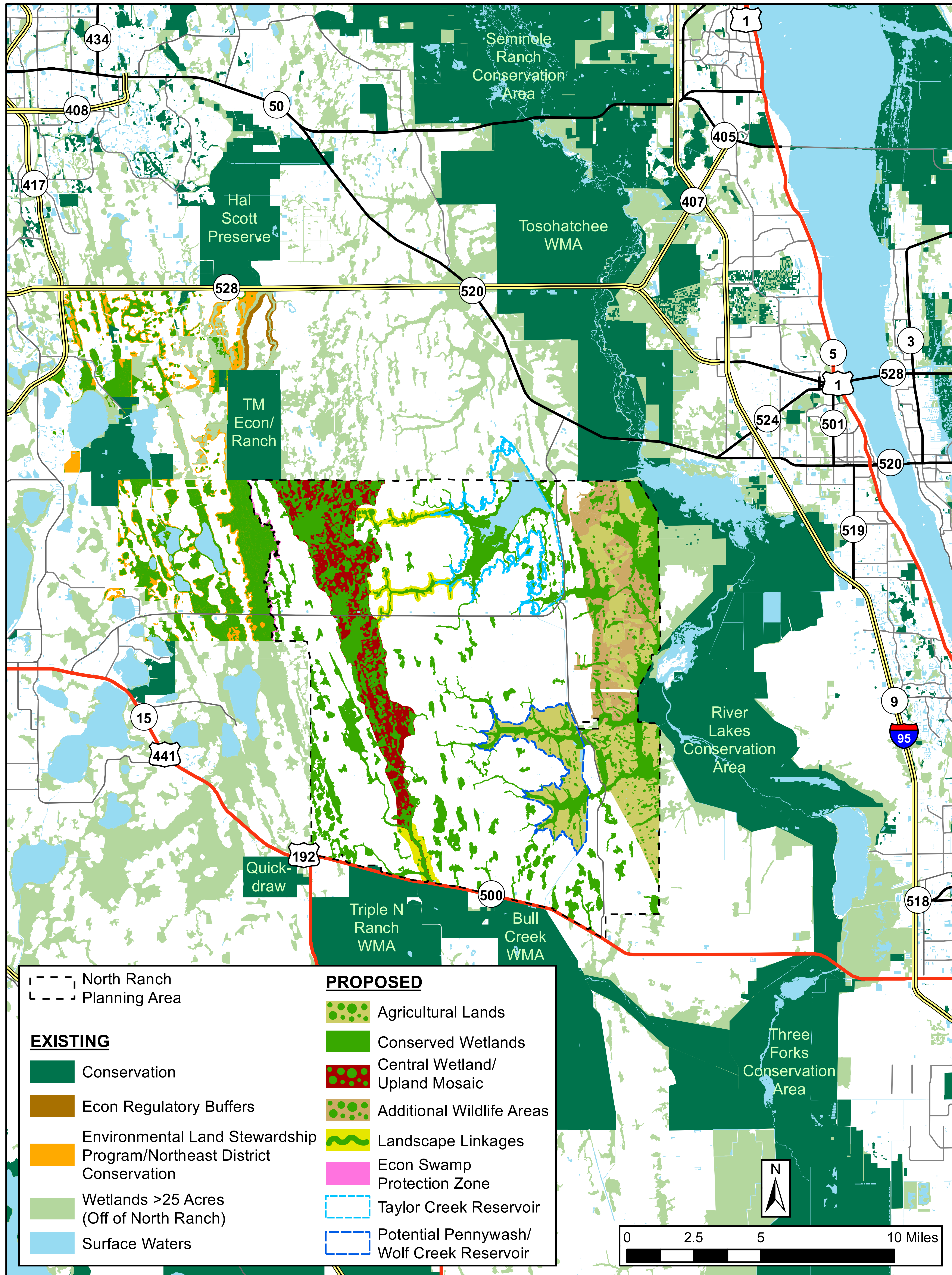
All areas of the North Ranch Planning Area, including any areas designated as “Conservation” on the Framework Map, shall retain all existing agricultural or silvicultural uses or other natural resource based operations or similar new uses until such time as permanent restrictions limiting such uses are recorded, or such uses are contrary to the master management plan or an applicable Management Plan adopted pursuant to Policy 6.9.

Please comment on the objectives and policies:



Environmental Framework

PROPOSED CONSERVATION AREAS

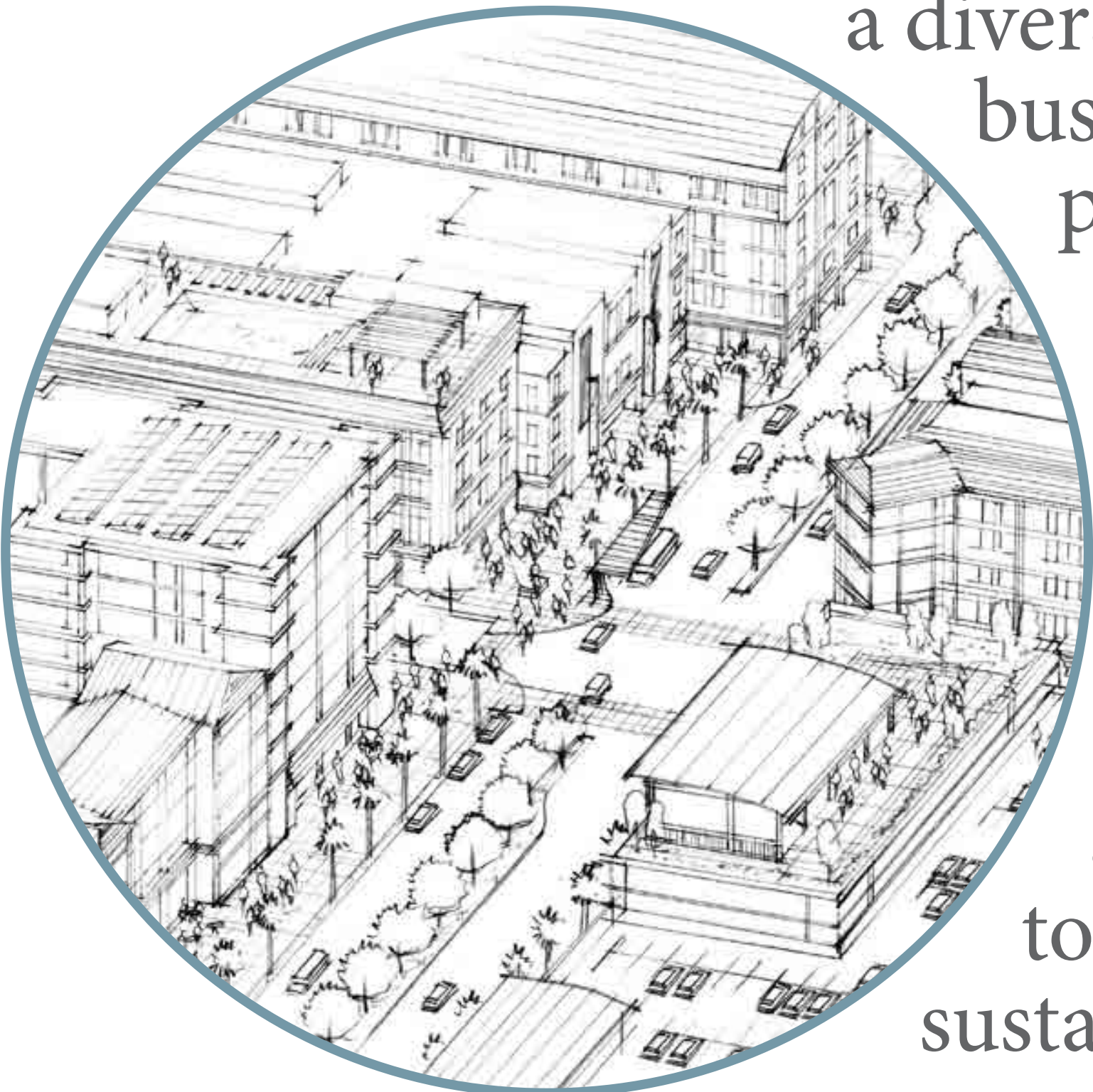


Urban Form Framework

CHAPTER HIGHLIGHTS

Urban Center

An Urban Center is the location for regional-scale commercial uses having a trade area extending outside the Mixed Use District. An Urban Center is generally served by one or more multimodal corridors and contains a diverse mix of commercial, office, business, residential, and public, park and civic uses. This type of Center has a structure and character resembling traditional downtowns. The buildings should be sized to allow for a rich mixture of building types and sizes that can contribute to a Center's vitality and sustainability.

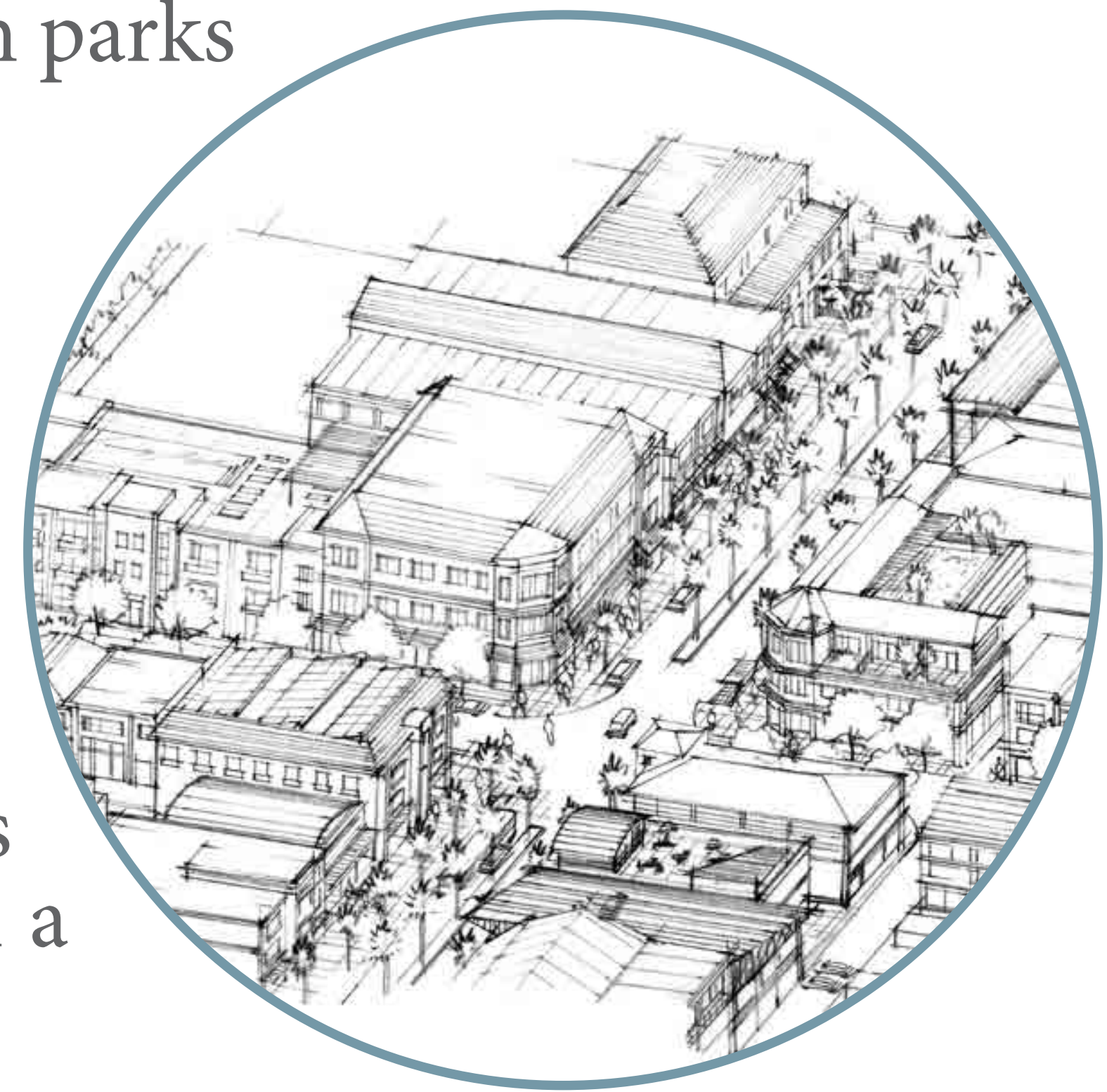


Special District

A Special District serves one of two purposes. The first purpose is to set aside an area for activities providing an essential function, but which should not or cannot be mixed with other types of development because of their operations or expansive space needs. These include industrial operations, airports, correctional facilities, cemeteries, distribution centers, production facilities and major public utilities. The second purpose is to accommodate an economic catalyst, including higher education campuses and research parks.

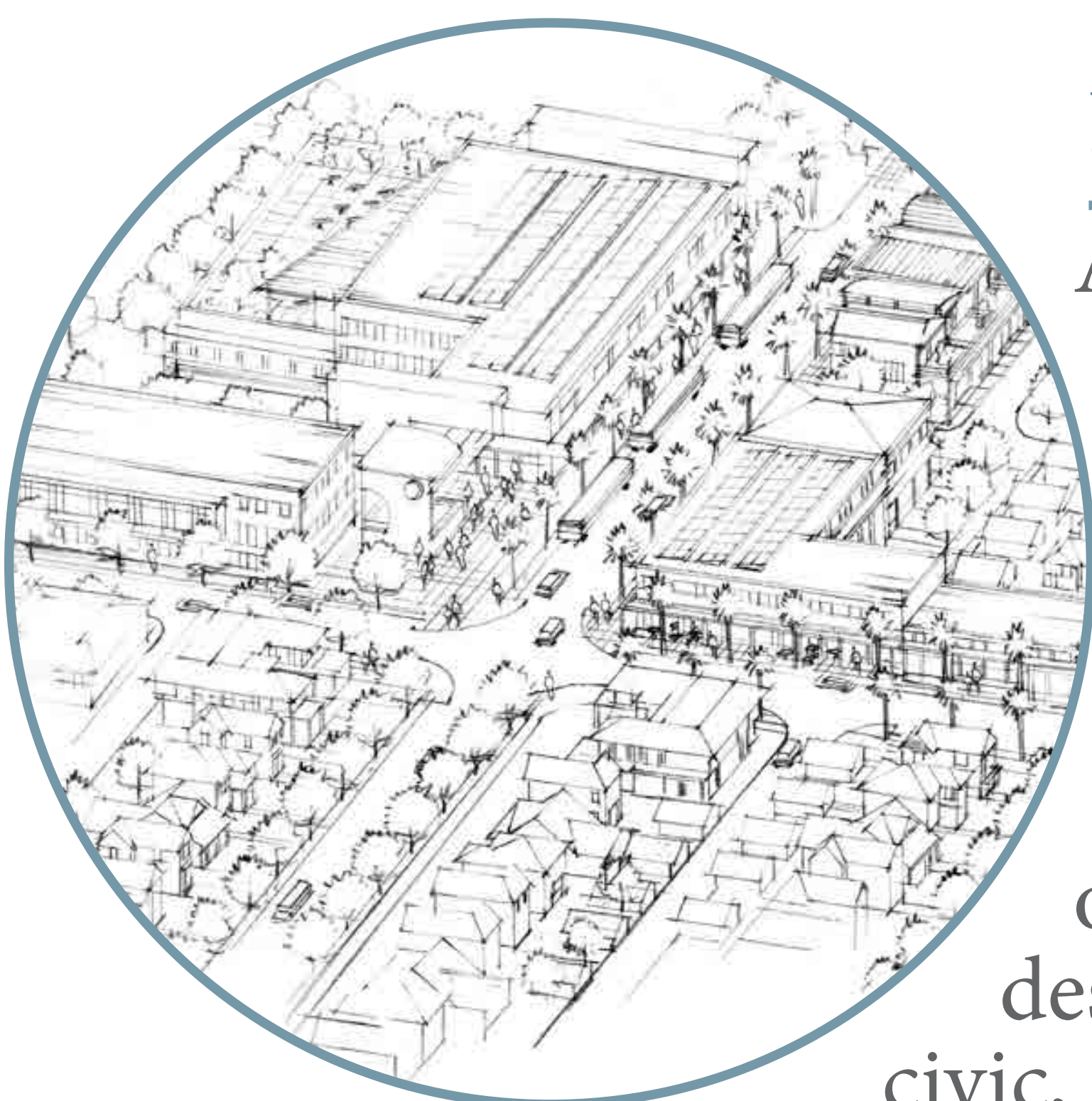
Community Center

A Community Center contains vertical and/or horizontal mixed use, allowing for commercial, office, public, park, civic, and residential uses. The uses are specific to the civic and daily/weekly needs of the surrounding neighborhoods and the buildings and open spaces are sized to meet those needs. These centers are generally within a short travel distance for the majority of residents in the adjoining neighborhoods.



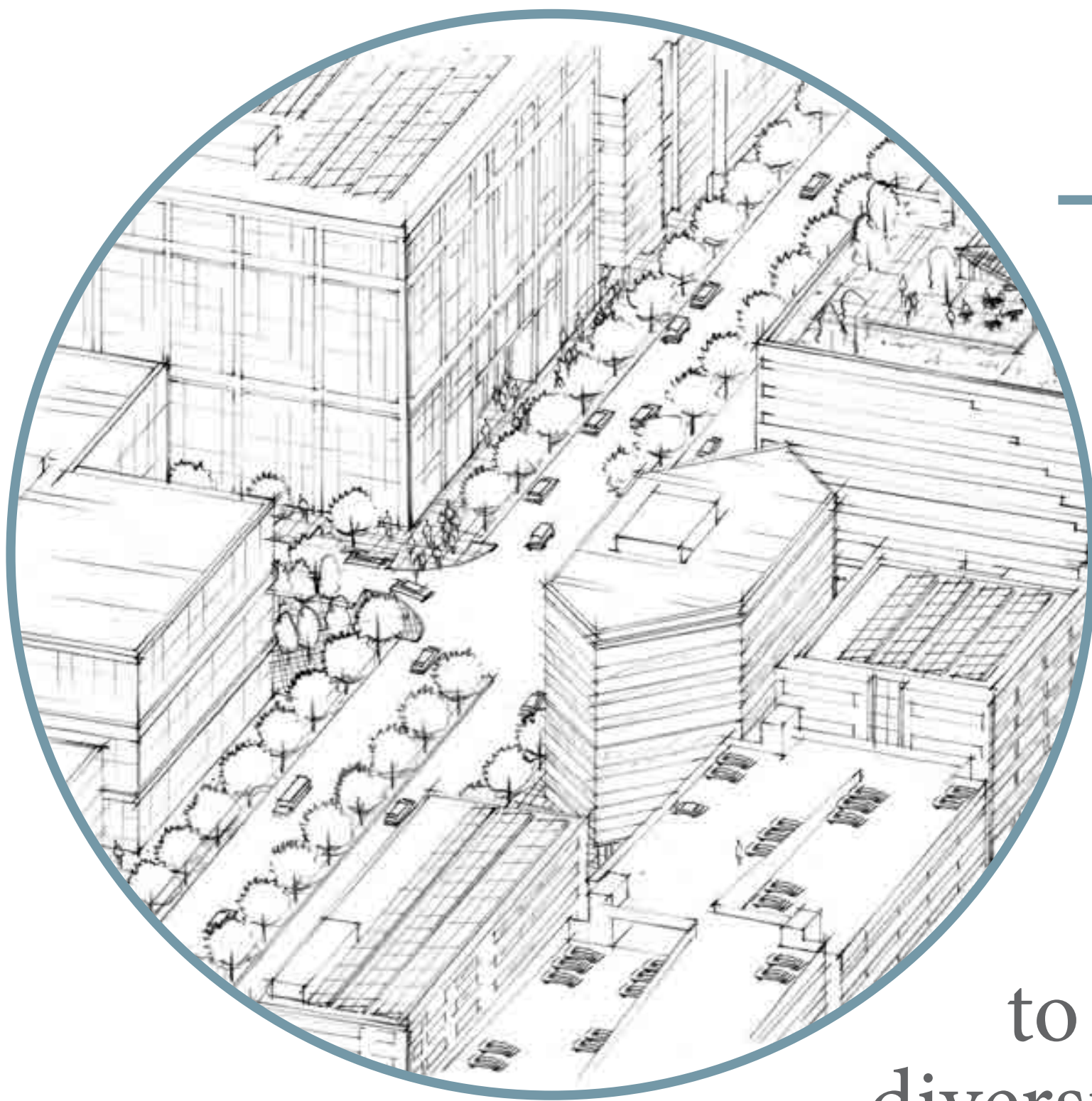
Neighborhood Center

A Neighborhood Center is an intrinsic part of a neighborhood and, as the name implies, is generally located at or near the neighborhood's geographic center. A mix of uses is appropriate and desirable – commercial, office, civic, and parks. At a minimum, park land and civic uses are present. By providing a focal point for local activity, a Neighborhood Center helps to define the neighborhood located at or near the center of a Neighborhood pedestrian walkshed. This sense of place can be reinforced by locating Neighborhood Centers and elementary schools adjacent to one another. Structures are built to fit into the scale and design of the neighborhood.



Employment Center

An Employment Center functions as a regional jobs center, as well as a principal work place for a Mixed Use District. A center contains high-intensity uses that are designed to meet the needs of a diversifying economy, while maintaining a pedestrian orientation and providing a high level of connectivity to adjacent residential neighborhoods and commercial centers. It is accessible to all modes of travel, to include regional serving facilities capable of providing access to other major employment and commercial centers in the region.



Urban Form Framework

CHAPTER HIGHLIGHTS

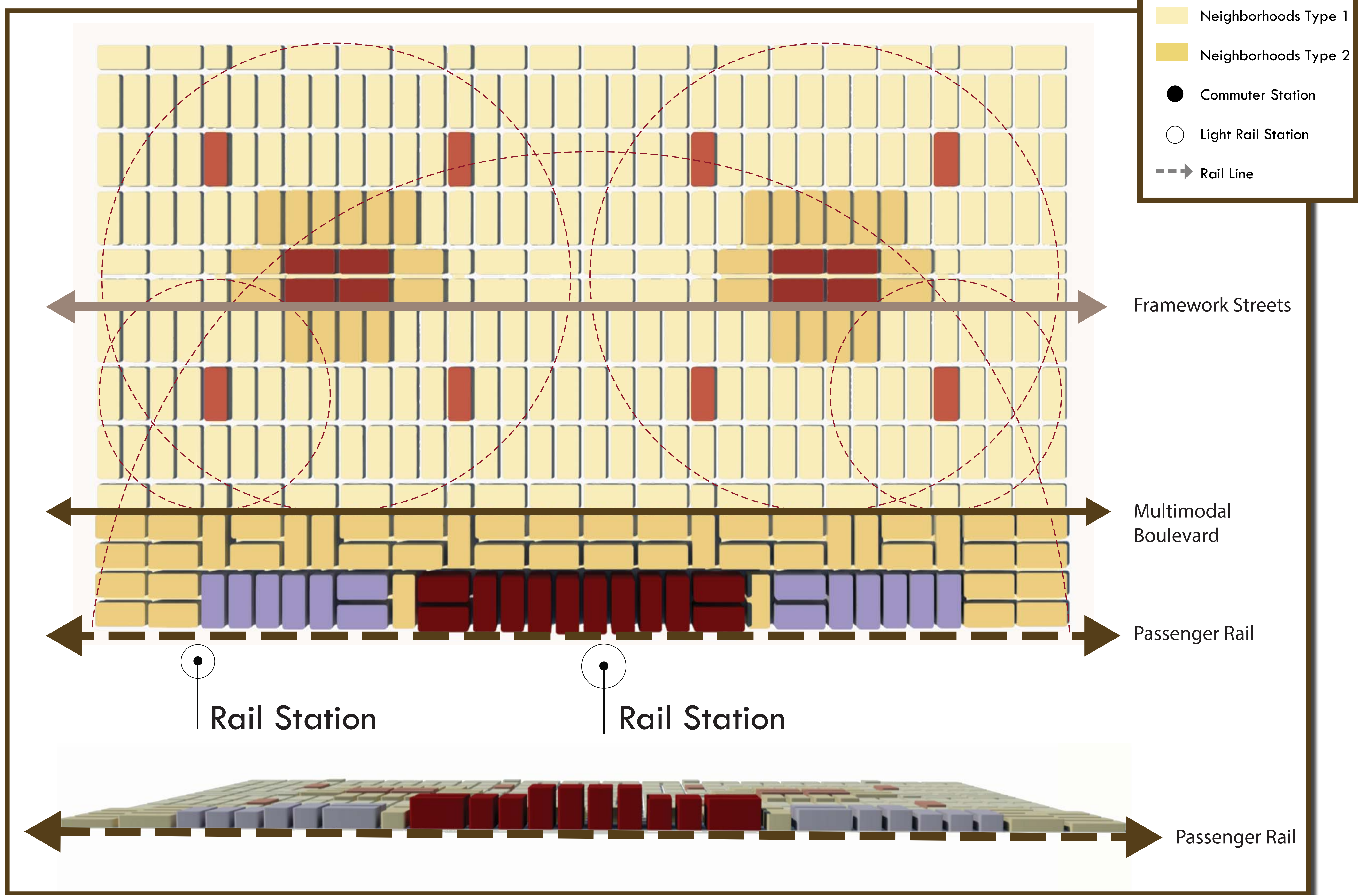
The Urban Framework anticipates employment, educational, health care and cultural needs of the communities that would be built and identifies related amenities to support those needs.

New mixed use development patterns in the County's vacant areas should result in greater environmental protection, increase economic opportunities, and improve infrastructure efficiency.

A balance of jobs and housing that includes densities ranging from 5 to 100 dwelling units in urban and employment centers, and 5 to 25 dwelling units in community and neighborhood centers.

The program would be phased with criteria for development intervals in 2060 and 2080, through the development of additional Concept Plans and Site Plans to ensure that the Mixed-Use goals are achieved.

Each neighborhood and center would be served by a regional roadway and transit system, framework boulevards, trails and a fine-grain street network.

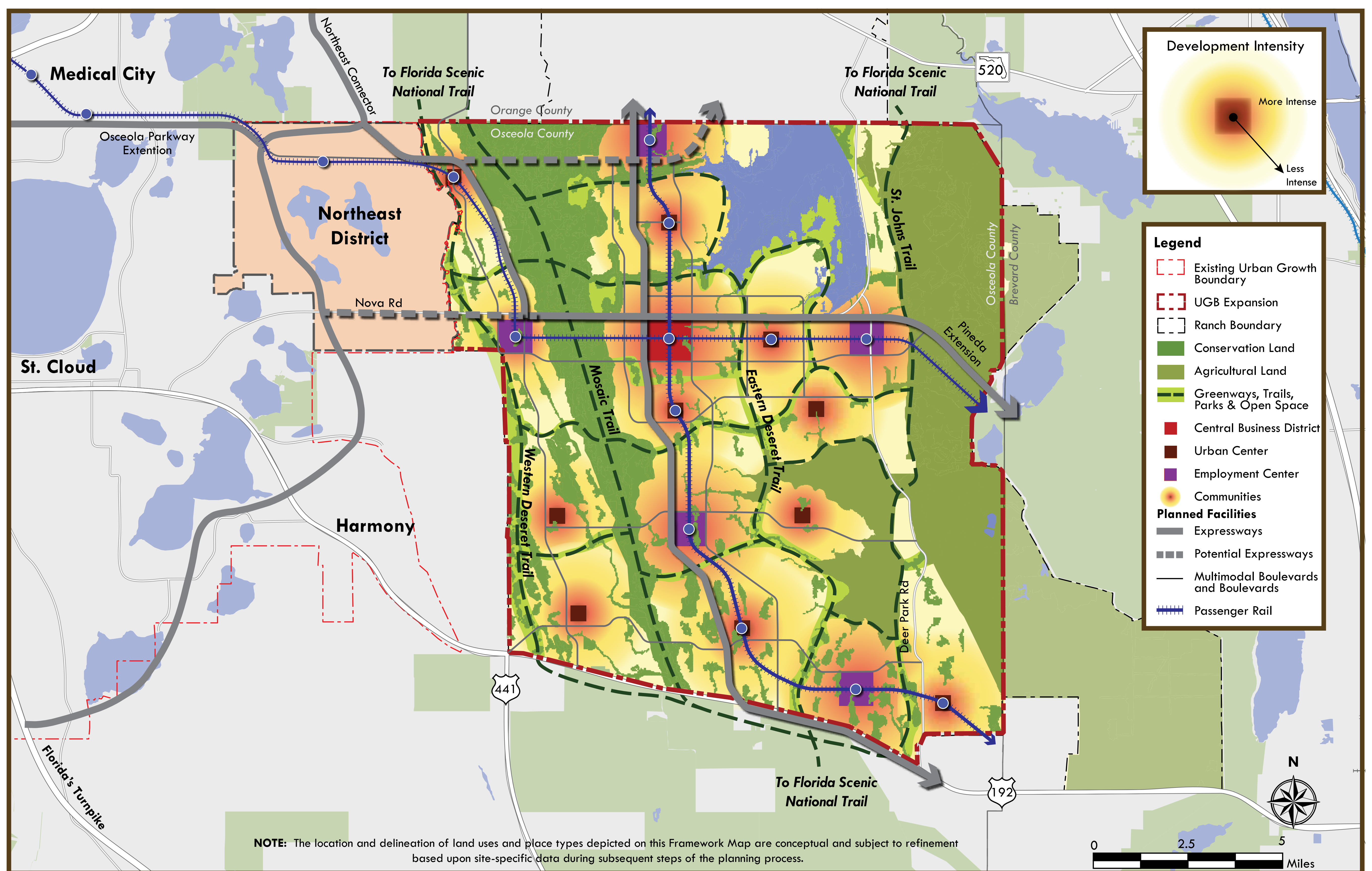


Urban Form Framework

KEY POLICIES

POLICY 5.1: TRANSPORTATION: GREENWAYS AND TRAILS NETWORK

The property owner will work with adjacent landowners and regional, state, and Federal agencies to identify off-site connections to the Florida National Scenic Trail that meets its intended nature and purpose. Each CMP/DSAP shall plan, design, and address funding for the multi-use trail network within its boundaries that will be consistent with the Greenways and Trails System shown in the map below. Trail segments shall minimize impacts to conservation areas, wetlands and agricultural operations and will be implemented by phase in conjunction with CMPs/DSAPs.



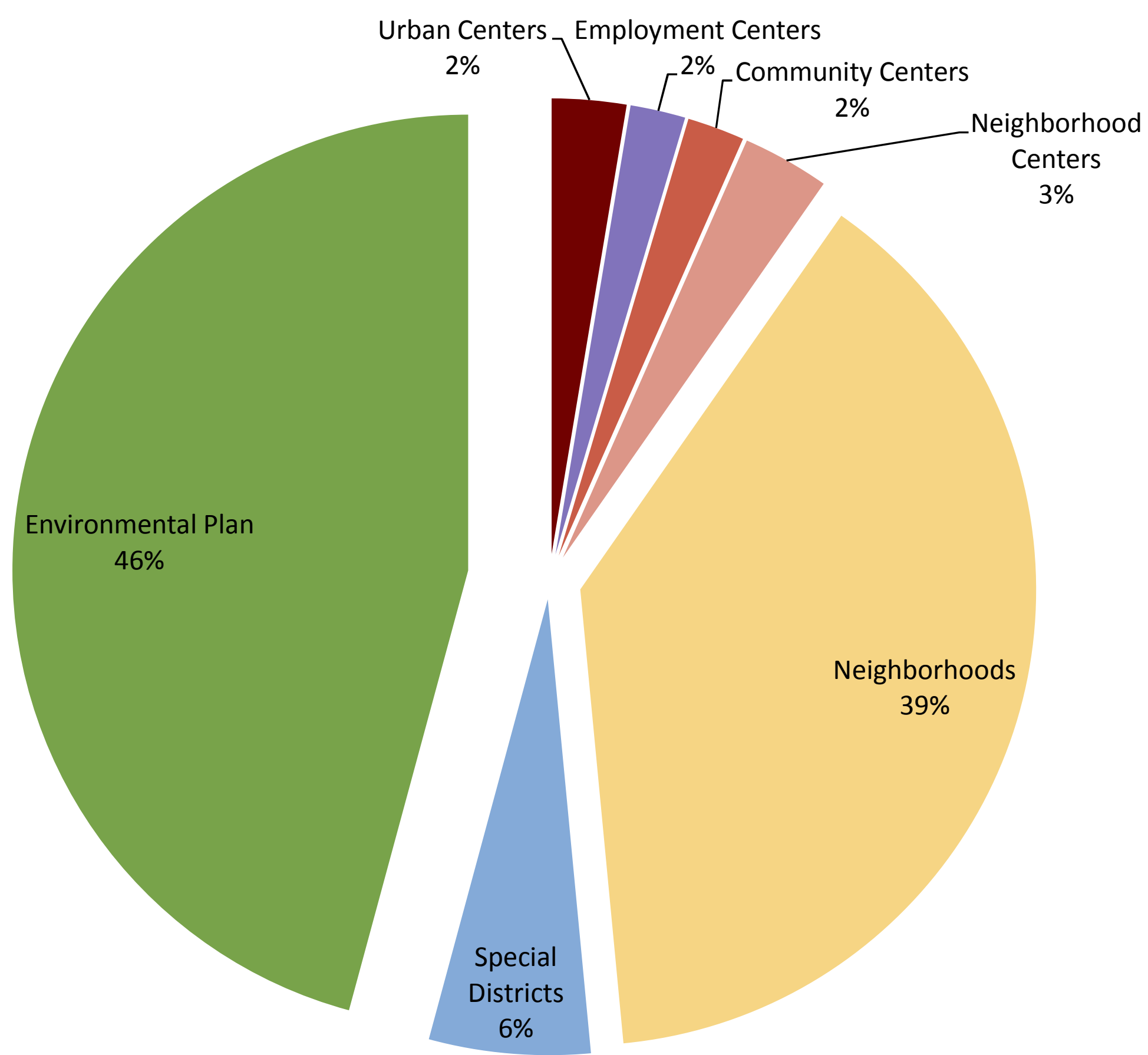
Place Types	Nonresidential		Residential	
	Min. Density (FAR)	Max. Density (FAR)	Minimum Density	Maximum Density
Urban & employment centers	0.35	2.5	5/acre	100/acre
Special district	N/A	N/A	N/A	N/A
Neighborhoods	0	1.0	5/acre	25/acre
Community and neighborhood centers	0	2.0	5/acre	25/acre

POLICY 1.7: DEVELOPMENT MIX BY PLACE TYPE

Uses and minimum/maximum densities and intensities within place types shall be as shown in the table to the left.

Urban Form Framework

KEY POLICIES



OBJECTIVE 1: DEVELOPMENT FRAMEWORK AND URBAN FORM

Create a predictable development framework for the North Ranch Planning Area that focuses on the creation of new job centers in employment corridors while protecting environmental and agricultural resources.

Please comment on the objectives and policies:

Place Type	Urban Developable Acres	Percent of Total
Urban Center	3,500	5
Employment Center	2,600	4
Community Center	2,700	4
Neighborhood Center	4,100	6
Neighborhoods	51,600	71
Special District	7,600	10
Total	72,100	100%

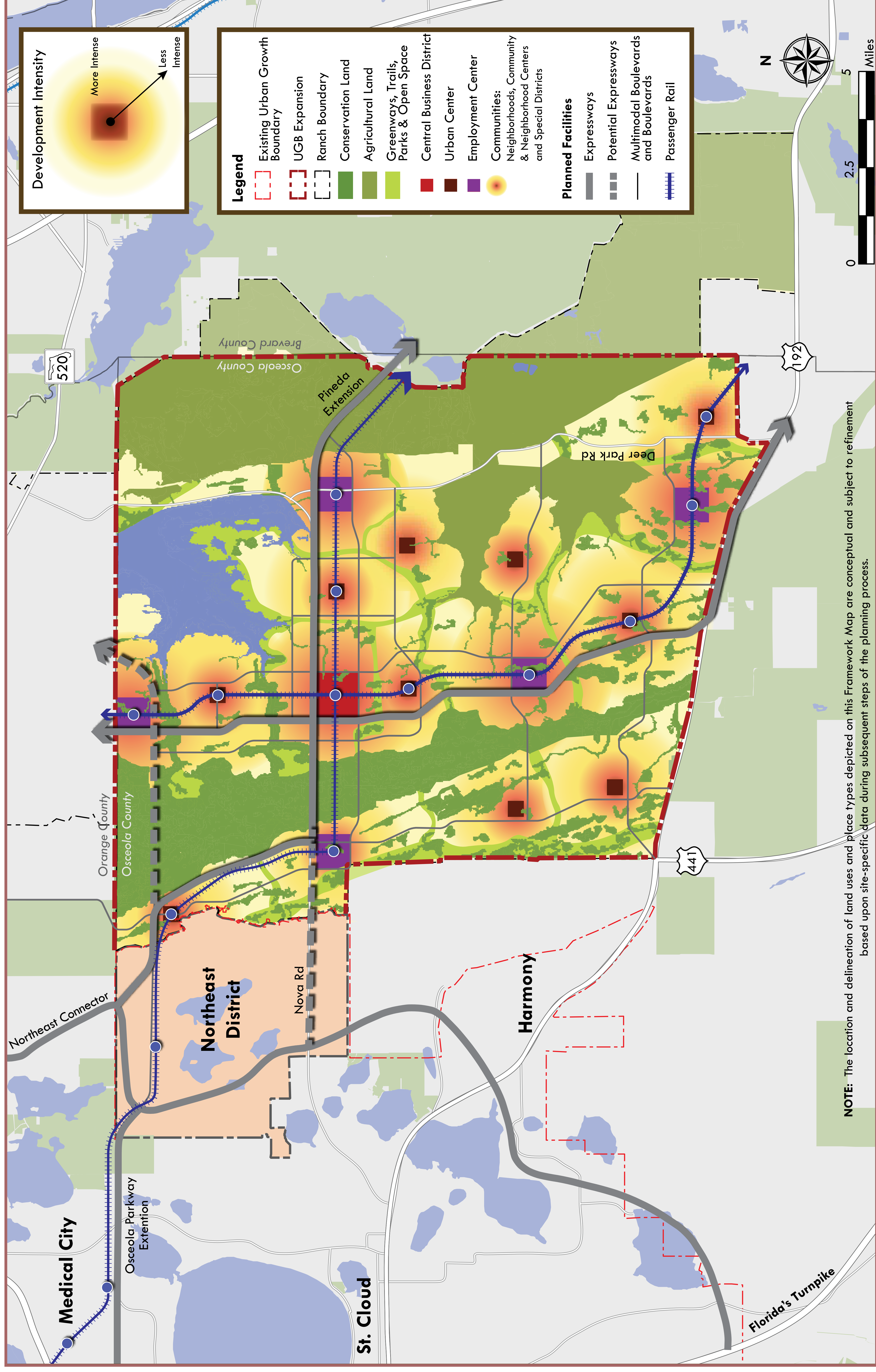
POLICY 1.6: 2080 DEVELOPMENT PROGRAM

The following development program shall guide the planning and development of Mixed-Use Place Types for the North Ranch Planning Area on lands identified for urban development.

2080 Land Use	Residential Units	Gross Square Feet	Rooms
Residential	182,600	—	—
Retail	—	30,335,482	—
Office	—	13,482,436	—
Industrial	—	23,968,776	—
Institutional	—	15,573,316	—
Hotel	—	—	20,390
Total	182,600	83,360,010	20,390

Urban Form Framework

PROPOSED LAND USE FRAMEWORK

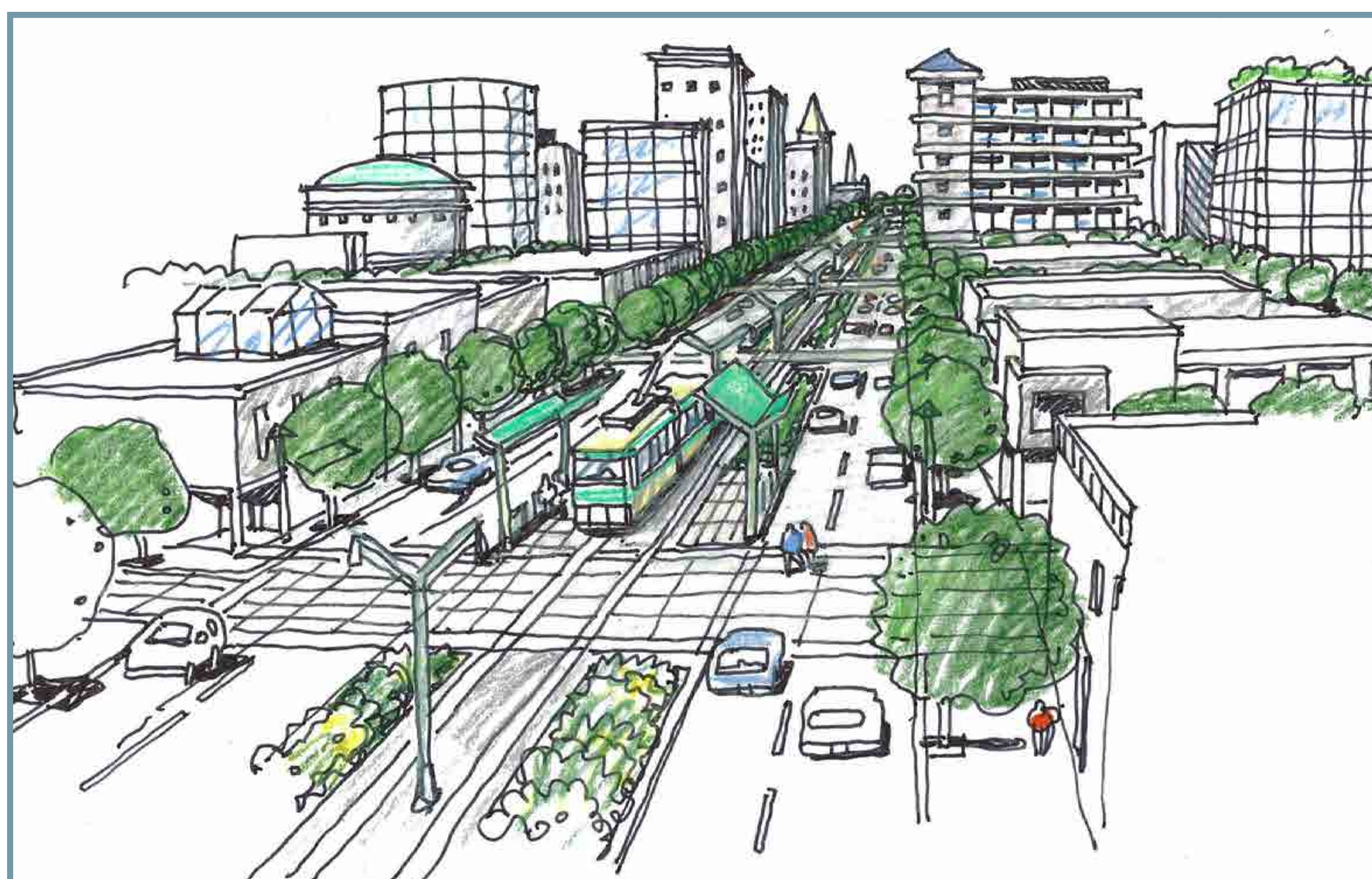


Transportation Framework

CHAPTER HIGHLIGHTS

The Transportation Framework provides residents with choices for all modes of travel – cars, buses, trains, bicycles and walking –to reduce automobile use and avoid the gridlock prevalent in other urban areas.

The multimodal approach ensures connectivity between pedestrian, bike, transit and road facilities, which would include commuter rail and Bus Rapid Transit.



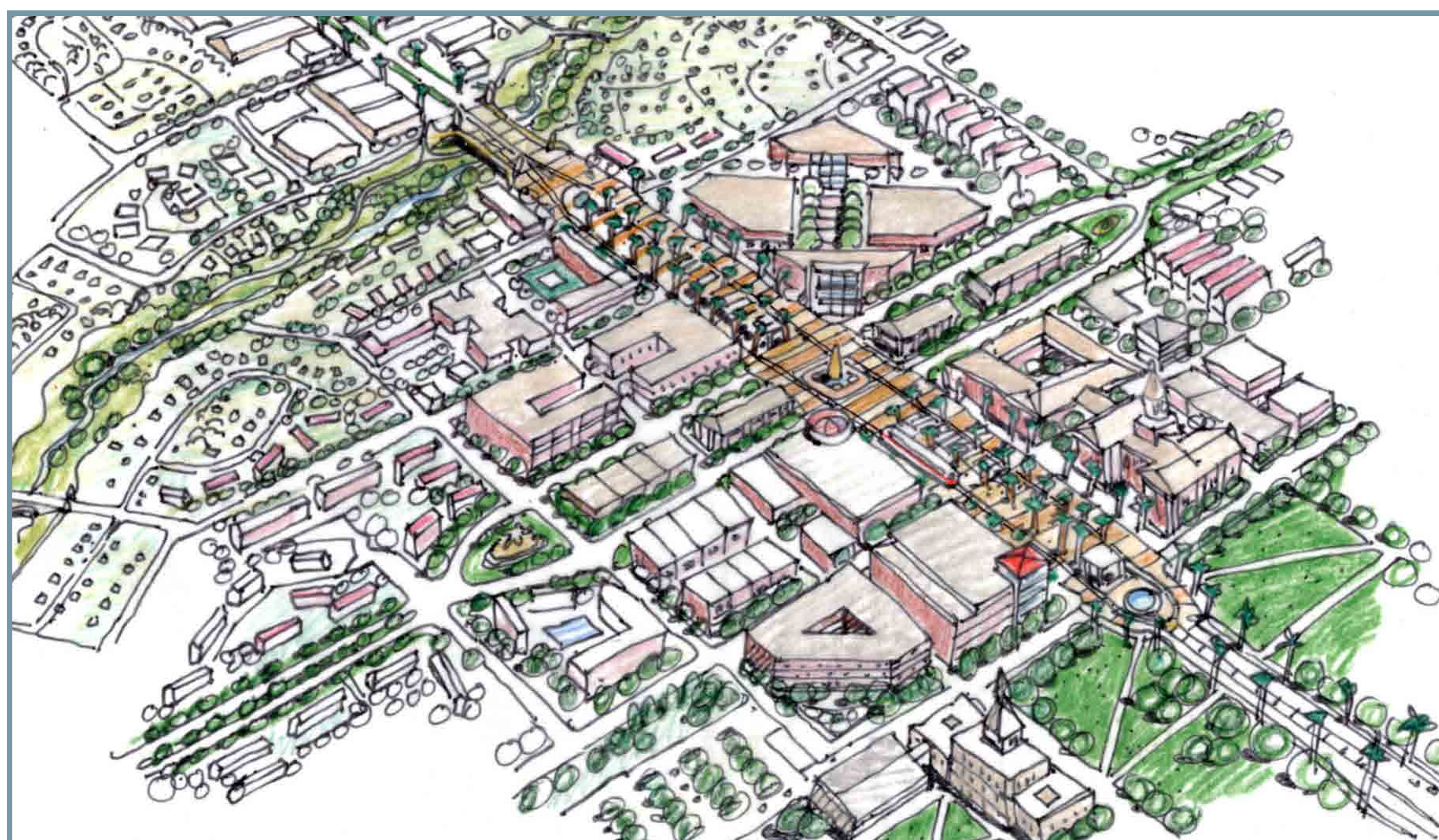
Two passenger rail corridors with a primary connection with Orlando International Airport and the Northeast District employment center and the Melbourne region.

Two new regional expressways, one north-south and one east-west, would connect Melbourne and the Orlando Metro Area.

A fine grain street network with complete streets encourages walkability by making streets, retail and public spaces pedestrian-oriented places where people want to meet.

Transportation infrastructure would be consolidated to minimize the width of crossing of key environmental resources. Pedestrian-friendly communities could benefit from lower transportation costs, greater social interaction, and improved health.

An integrated trail system would connect communities with the surrounding conservation areas.



Transportation Framework

KEY POLICIES

OBJECTIVE 2: MULTIMODAL TRANSPORTATION

Foster sustainable economic development by completing the regional roadway grid and developing premium transit facilities.

POLICY 2.1: MULTIMODAL TRANSPORTATION SYSTEM

The multimodal system, including framework street and fine-grained street hierarchy, network and design spacing, speed and design guidelines, etc., will be developed consistent with adopted Osceola County Mixed-Use District regulations at the time of approval.

POLICY 2.2: EXPRESSWAY MASTER PLAN

The County will work with the Osceola County Expressway Authority to revise the authority's master plan to incorporate multimodal corridors to include both the expressways and transit lines.

POLICY 2.3: PLAN UPDATES

Multimodal corridors shall be reserved by the property owner for future dedication for planned transportation facilities. The Osceola County Comprehensive Plan transportation maps will be amended to account for the North Ranch transportation system. The County will work with MetroPlan Orlando, Space Coast Transportation Planning Organization, and other regional partners to revise their long-range transportation plans and transit plans to incorporate the multimodal corridors.

POLICY 2.4: EXPRESSWAY LOCATION

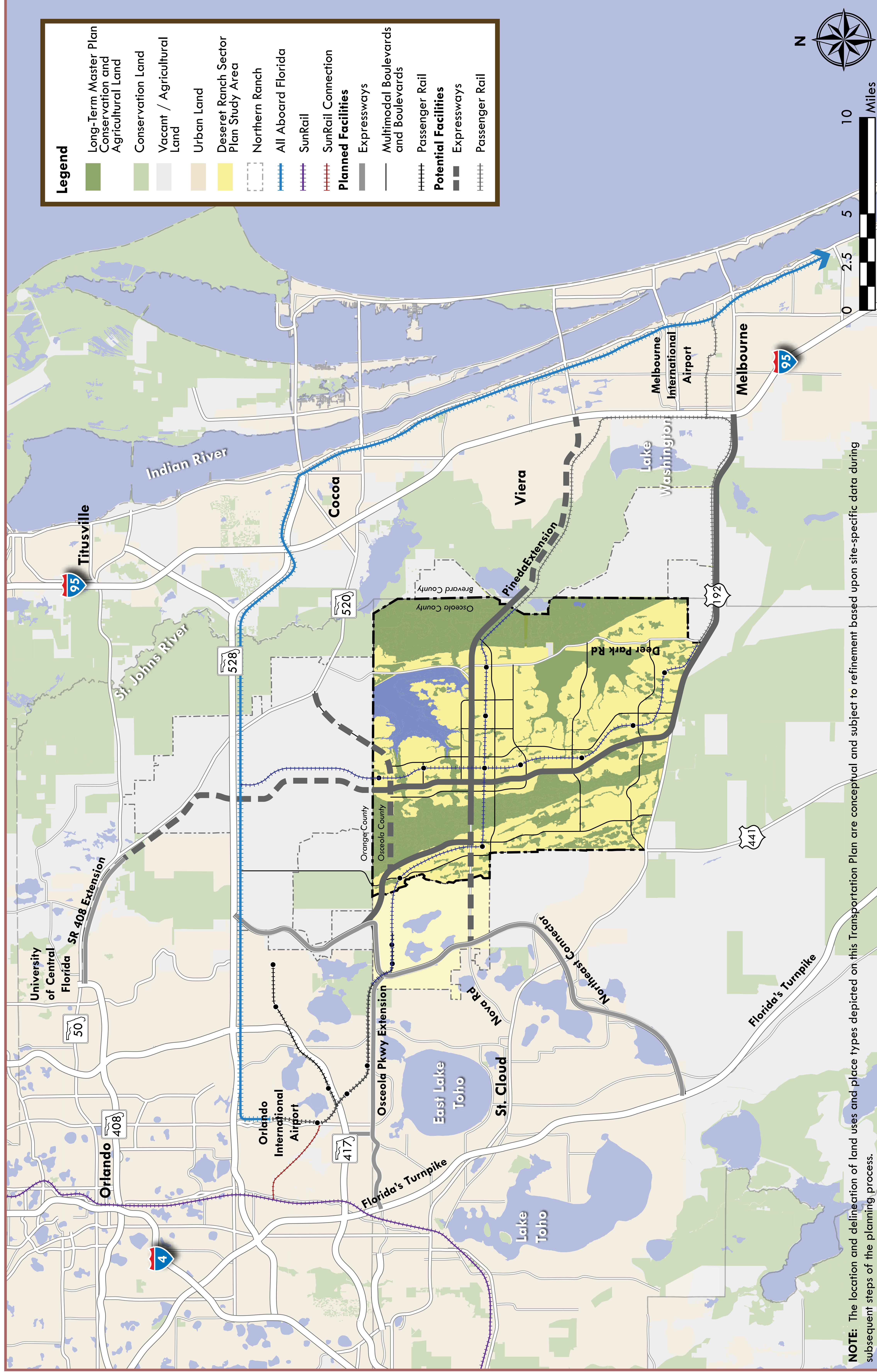
The expressways will be located on the edge of centers and neighborhoods so as to minimize disruption to centers and neighborhoods. Fixed transit will be located to travel through and serve each center.

Please comment on the objectives and policies:

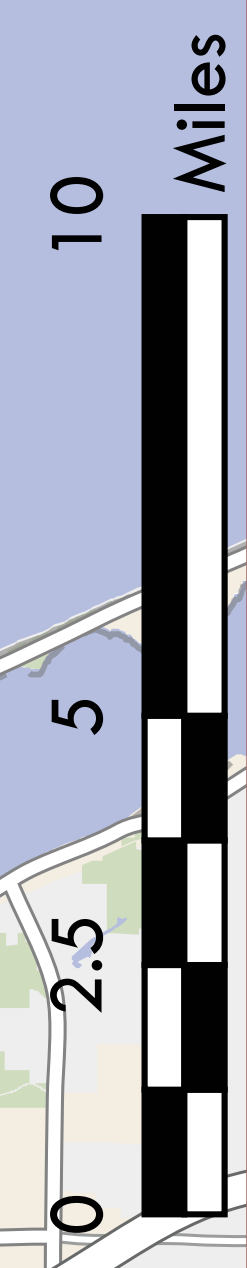
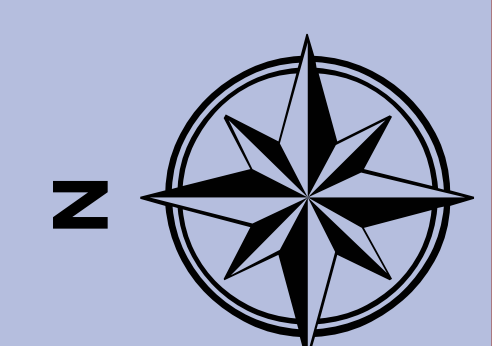


Transportation Framework

PROPOSED TRANSPORTATION SYSTEMS



Legend	
	Long-Term Master Plan Conservation and Agricultural Land
	Conservation Land
	Vacant / Agricultural Land
	Urban Land
	Deseret Ranch Sector Plan Study Area
	Northern Ranch
	All Aboard Florida
	SunRail
	SunRail Connection
	Planned Facilities
	Expressways
	Multimodal Boulevards and Boulevards
	Passenger Rail
	Potential Facilities
	Expressways
	Passenger Rail



NOTE: The location and delineation of land uses and place types depicted on this Transportation Plan are conceptual and subject to refinement based upon site-specific data during subsequent steps of the planning process.

Water & Public Facilities Framework

CHAPTER HIGHLIGHTS

Water Conservation

Water use would be reduced through a variety of water conservation measures, such as those outlined in the Conserve Florida Clearinghouse EZ Guide (www.conservefloridawater.org). Residential and non-residential construction are proposed to be certified to meet Florida Water Star™ standards.

Projected Water Demands	Description	2080 Demand
Agriculture	Existing and future planned agricultural needs are based upon the supplemental irrigation needs under a 1-in-10 year drought scenario	10.00
Development Potable	Drinking water for homes, schools, etc. based on the County's level of service standards	58.99
Development Non-Potable	Non-drinking water for landscape irrigation	41.96
Total		110.95
Savings from Conservation	All construction in the North Ranch Planning Area will be new and will incorporate many water saving devices and strategies.	(15.00-20.00)
Needs Met from Reclaimed Water	All reclaimed water generated within the North Ranch Planning Area in Osceola would be used for non-potable purposes such as irrigation of developed areas, industrial process water, etc	(29.82-33.64)
Total Projected Water Needed from Supply Sources		57.31-66.13 MGD

MGD = Million Gallons per Day

Water Supply for 2080

By 2080, water would be provided from a combination of the following sources to meet the anticipated demand:

Water Supply Source	Description
Groundwater Withdrawals	Existing and pending Consumptive Use Permits for agricultural areas under production or planned for future production.
Taylor Creek Reservoir/St. Johns River Water Supply Project	East Central Florida Services (ECFS), along with Toho Water Authority (TWA), is participating in the development of the Taylor Creek Reservoir/St. Johns River Water Supply Project. This project involves the development of the Taylor Creek Reservoir as a potable water supply source. The reservoir is proposed to be augmented with water from the St Johns River.
Lower Floridan Aquifer	Based on the Cypress Lakes Wellfield analysis, approximately 10 MGD of additional withdrawals are possible from the LFA in this area without causing unacceptable environmental impacts.
Upper Floridan Aquifer	Groundwater availability modeling anticipates that additional localized groundwater withdrawals in eastern portions of Osceola County would not cause unacceptable environmental impacts due to the confined nature of the aquifer in this area.
Pennywash/Wolf Creek Reservoir	Subject to permitting, a new surface water reservoir would be constructed at the site of a decommissioned levee and impoundment built by the U.S. Army Corps of Engineers in the late 1960s.
Aquifer Storage and Recovery	Injecting and storing potable water into underground aquifer formations during periods of above average rainfall serve as stored water during drier periods with heavier water use demands.
Intermediate Aquifer System	Additional water can be obtained from the Intermediate Aquifer between the Surficial and the Upper Floridan. Groundwater modeling analysis performed using the draft East Central Florida Steady-state model indicates water can be withdrawn from the Intermediate Confining Unit/Intermediate Aquifer System without causing unacceptable environmental impacts.
Surficial Aquifer	An investigation into use of surficial aquifer would consider the differences in soil conditions, geography, and hydrology
Reclaimed Water	An effective system of wastewater collection, treatment, disposal would allow the majority of the wastewater to be reclaimed for non-potable re-use such as irrigation, industrial processes, etc.

Water & Public Facilities Framework

KEY POLICIES

OBJECTIVE 3: PUBLIC FACILITIES

The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan.

POLICY 3.1: POTABLE WATER

Protection of the potable water supply and delivery of safe and adequate potable water service shall be provided consistent with the Comprehensive Plan and Water Supply Facilities Work Plan. The County shall not approve a Conceptual Master Plan / Detailed Specific Area Plan within the North Ranch Planning Area unless the water supplier and the wastewater service provider each demonstrates that it has adequately permitted water source(s) and capacity at all necessary facilities to provide service to the development and certifies that adequate water sources and infrastructure shall be available no later than the date of issuance of building permits.

POLICY 3.2: WATER CONSERVATION

Osceola County shall develop education programs and requirements for the North Ranch Planning Area to conserve water. Water use shall be reduced through the following water conservation measures, in addition to those measures described in the Comprehensive Plan and Water Supply Facilities Work Plan:

- Use of drought-tolerant plants and/or native plants for landscaping consistent with the requirements of the Land Development Code;
- Use of lowest-quality water suitable for its intended use, such as rainwater harvesting;
- Reclaimed water metering at point of service;
- Minimize the amount of impervious surface area for development, where practicable;
- Timed irrigation and/or drip irrigation to minimize losses from evapotranspiration; and
- Installation of rain-sensor devices or automatic switches to override landscape irrigation when adequate rainfall has occurred.

POLICY 3.3: WASTEWATER

An effective system of wastewater collection, treatment, disposal and reuse to serve the North Ranch Planning Area shall be provided consistent with the Comprehensive Plan.

Please comment on the objectives and policies:



KEY POLICIES

POLICY 3.4: STORMWATER

A comprehensive stormwater management system shall be provided consistent with the Comprehensive Plan to protect persons and property from flooding, prevent negative impacts to the natural groundwater aquifer and safeguard surface waters against the degradation of water quality to promote the public health, safety, and welfare. Surface water management systems shall incorporate the functions of the natural on-site system and shall be based upon the best management practices adopted by the water management district.

OBJECTIVE 8: RESERVOIR RESOURCES

Ensure that the North Ranch Planning Area maintains a sustainable alternative water supply during and after development through the use of existing or proposed reservoirs. Reservoirs provide an alternative water supply and function as breeding areas for amphibians, foraging areas for wading birds and reptiles, food chain support, habitat for aquatic- and wetland-dependent wildlife species, and floodwater storage. Such values contribute to the overall Environmental Framework of the LTMP.

POLICY 8.1: TAYLOR CREEK RESERVOIR

An area consisting of 7,104 acres (approximately 3,191 acres of wetlands and 3,913 acres of surface water), assuming the operating schedule is increased to its designed maximum operating level of 46 feet NGVD29 Management practices in effect upon the adoption of this LTMP may continue at the landowner's discretion unless modified through consultation with the SJRWMD or other regulatory permitting agencies.

POLICY 8.2: PENNYWASH/WOLF CREEK RESERVOIR

An area consisting of 5,548 acres (approximately 3,838 acres of uplands, 1,632 acres of wetlands and 78 acres of surface water) to remain in agricultural usage in a manner consistent with the uses identified in Policy 7.2 unless permitted and constructed as a reservoir. Permanent agricultural covenants will be placed upon these acres in accordance with Policy 6.6 prior to actual physical development occurring within the final CMP/DSAP unless a Reservoir has been constructed; however, any permanent protections placed upon these lands shall allow for future permitting of the envisioned reservoir resource. When a reservoir is constructed, the area will consist of approximately 2,841 acres of wetlands and 2,707 acres of surface water.

Please comment on the objectives and policies:



Implementation



KEY POLICIES

POLICY 4.2: CONCEPTUAL MASTER PLANS / DETAILED SPECIFIC AREA PLANS

Urban development within the North Ranch Planning Area may only be authorized by approval of a CMP/ DSAP. Each CMP/DSAP shall be consistent with the Master Plan and shall be prepared in accordance with section 163.3245, F.S., the Comprehensive Plan, and the Land Development Code, except adoption of a CMP shall not require amendment of the Comprehensive Plan. The principles and guidelines in this Master Plan shall be implemented for a specific project site through adoption or approval of Conceptual Master Plans, Concept Plans and Site Development Plans, as required by Land Development Code. Horizontal infrastructure may be constructed within the North Ranch Planning Area without adoption of a CMP/DSAP, subject to receipt of all required local, state, and federal permits.

POLICY 4.3: MAXIMUM SIZE OF CMPS/DSAPS

The maximum size of a CMP/DSAP is two employment and/or urban centers and their supporting residential uses.

POLICY 4.4: RELATIONSHIP TO NORTHEAST DISTRICT

CMPS/DSAPs proposed prior to substantial completion of the Northeast District may be approved by the Board of County Commissioners only upon a finding that urban development within the North Ranch Planning Area will promote achievement of the County's economic and growth management goals and not impede development of the Northeast District. Such a finding shall be based upon data and analysis demonstrating that

- 1) transportation infrastructure adequate to facilitate development of CMPS/DSAPs as regional job centers is planned and financed or in place;
- 2) the amount, character and velocity of jobs created in the Northeast District demonstrates, through measurements such as its jobs/housing ratio, the likelihood of further success in job creation there;
- 3) the CMPS/DSAPs target non-residential uses to meet the North Ranch's economic development objectives and include supporting residential uses for an appropriate jobs/housing balance;
- 4) the CMPS/DSAPs locate within the Pineda Extension's corridor in order to support its financial feasibility; and (5) the CMPS/DSAPs will facilitate economic connections to existing or emerging job centers that will further the County's economic development goals.

Please comment on the objectives and policies:



KEY POLICIES

POLICY 4.5: TRANSPORTATION SYSTEM OF FIRST CMP/ DSAP

If not already in place, prior to approval of the first CMP / DSAP:

- 1) the transportation infrastructure necessary to connect the CMP / DSAP to the Northeast District must be scheduled for construction consistent with the time when needed; and
- 2) the right-of-way for fixed transit associated with the expressway must be reserved.

If an alignment for the fixed transit right-of-way has not been identified at the time of review of the first CMP /DSAP, such right-of-way must be reserved following approval of an alignment by the pertinent transit agency...

POLICY 4.6: ADOPTION OF SUBSEQUENT CMPS/DSAPS

Following adoption of the first CMP/DSAP, subsequent CMP/ DSAPs shall be adopted only upon a finding by the Board of County Commissioners that substantial progress has been made to achieve the job creation objectives of the previously approved urban/employment centers. Development of centers shall occur in an orderly manner based on the County's economic development strategies, sound public facility planning, and market conditions to facilitate logical and efficient extensions of infrastructure, and support planned and/or existing transportation facilities. More than one CMP/DSAP may be implemented concurrently provided they are in geographically separate locations and address specific economic development objectives.

Please comment on the objectives and policies: