

South Narcoossee  
Neighborhood Meeting #3  
Wednesday, February 9, 2011



# Agenda

- Welcome / Introductions
- Role of the Citizen's Advisory Committee
- Maps Discussion
  - Existing Zoning Categories Map
  - Existing Future Land Use Map
- Framework + Opportunities Overview
- Opportunities + Tools Discussion
- Next Steps
  - *April 6<sup>th</sup>, 2011; Refining Opportunities + Developing Tools*

Citizens' Advisory Committee

# **ROLE OF THE CAC**

# Citizen's Advisory Committee

The purpose of the CAC is to:

- *coordinate the recommendations between the four subareas;*
- *develop common sense and implementable tools that are supported, helping to make growth work for the overall community;*
- *help organize neighborhood meetings, engage in informal discussions with community members, and meet with groups to inform your residents and refine recommendations; and*
- *guide neighborhood meetings to ensure focused and productive outcomes.*

*Your CAC Representatives are;*

*Betty Damke ([BGD344@embarq.com](mailto:BGD344@embarq.com) 407-892-7054) and*

*Tom Atkins ([atki8488@gmail.com](mailto:atki8488@gmail.com) or 407-288-5253).*

# CAC Framework & Opportunities

## Economic Opportunities

1. "Mom & Pop" Restaurants
2. High Tech Campus Office\*

*\* From 2009 East Narcoossee Workshop*

## Amenity Opportunities

1. Bicycle, Pedestrian + Equestrian Trails
2. Greenways Systems
3. Lakeside Parks
4. Churches/ Meeting Areas
5. Regional Park Systems
6. Public Plazas
7. Boat Docks/ Water Access
8. Amphitheater/ Public Gathering Spaces

# CAC Framework & Opportunities

## Housing Opportunities

1. Rural Farm/ Large Lot Development
2. Equestrian Estates

*\* From 2009 East Narcoossee Workshop*

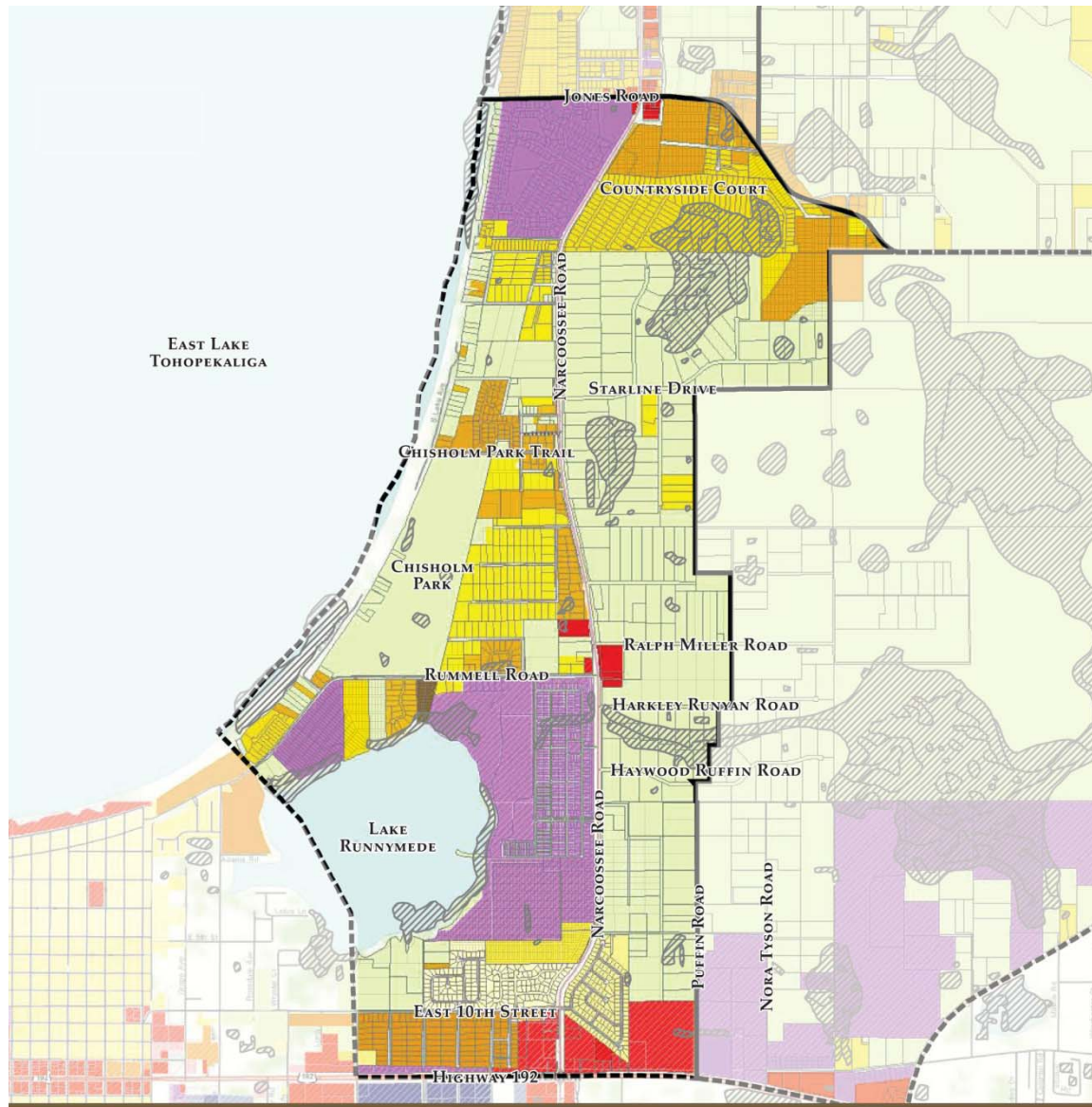
## Environmental Opportunities

1. Natural Water Bodies

## Transportation Opportunities

1. Landscaped Earthen Berms
2. Multi-Use Off-Street Sidewalks
3. Two-Lane Highways with Planted Medians

**MAPS**

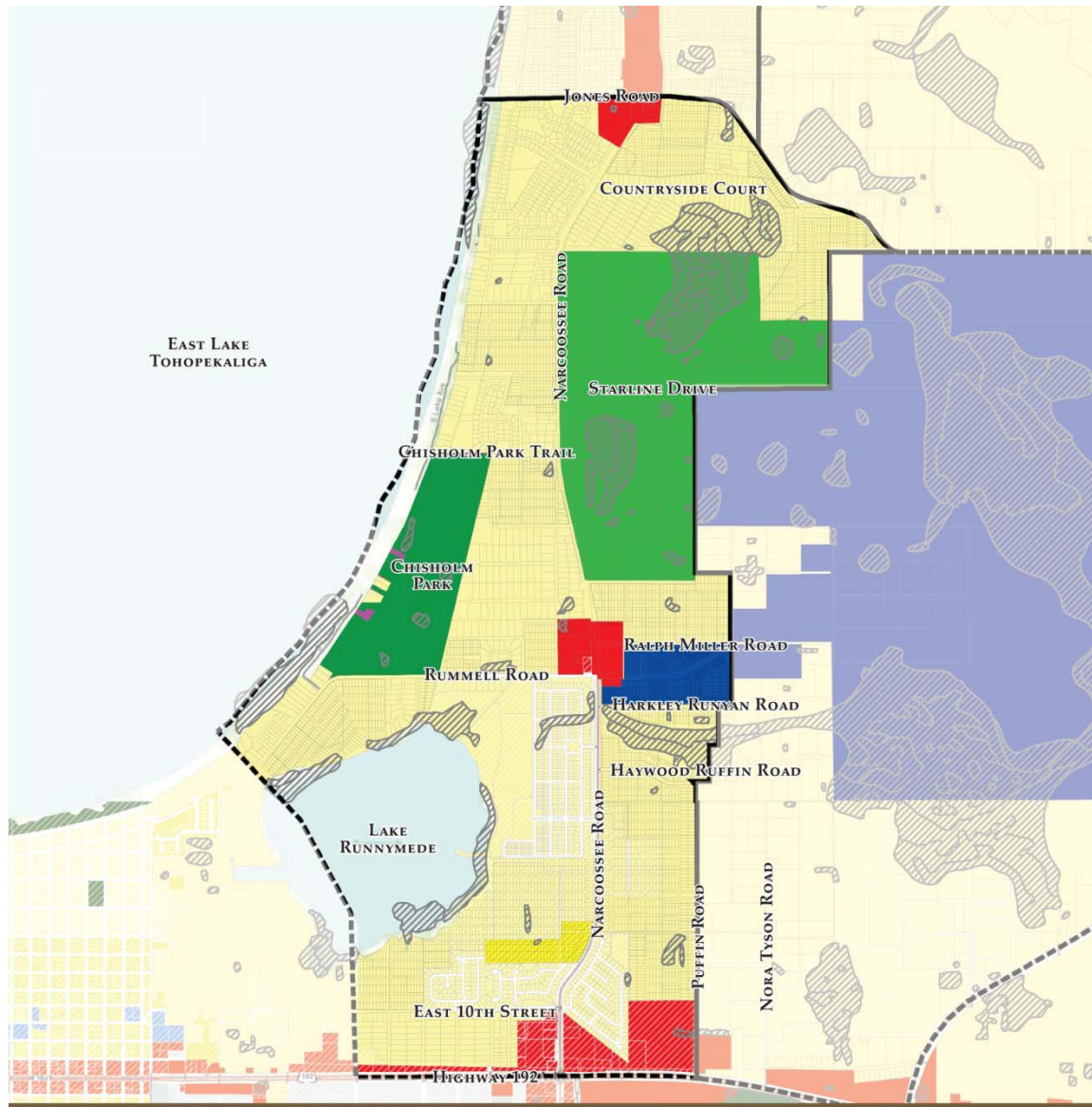


south narcoossee existing zoning at buildout



narcoossee  
community plan





south narcoossee existing flu densities at buildout



Framework + Opportunities + Tools + Strategies

# **PLANNING STRUCTURE**

# Planning Structure

## Frameworks

General Structure

Example: **Economic**, Environmental, Amenities, Housing + Transportation

## Opportunities

New Amenities for the Area

Example: **Mom + Pop Restaurants**

## Tools

Realistic Tools Available to Implement Opportunities + Frameworks

Example: **Design Guidelines**

## Strategies

General Actions to Implement Framework, Opportunities + Tools

Example: **Consolidate Properties**

Framework + Opportunities

# **OVERVIEW**

# Preferred Economic Opportunities

1. "Mom & Pop" Restaurants (*any type of restaurant*)
2. High Tech Campus Office\*
3. Well Designed Architectural Details
4. Invest in Existing Downtown
5. Grocery-Anchored Retail
6. Lake Front Retail Areas
7. Mixed Use Neighborhood Scale Center
8. Typical Retail Development
9. Sustainable Industries\*
10. Lakefront Retail Areas

\* From 2009 East Narcoossee Workshop

# Preferred Amenities

1. Boat Docks/ Water Access
2. Public Gathering Spaces
3. Churches/Meeting Areas
4. Public Green/Plazas
5. Marina/Boat Slips
6. Farmers Market Recreation Center
7. Library/Community Center
8. Equestrian Amenities (e.g. equestrian center)
9. Local Services (e.g. police, fire, medical)

# Preferred Housing Options

1. Rural Farm Residential
2. Rural Large Lot Development
3. Rural Equestrian Estates
4. Single Family Estate Housing
5. Rural Residential
6. Single Family Housing
7. Senior Housing \*

*\* From 2009 East Narcoossee Workshop*

# Preferred Environmental Opportunities

1. Greenways & Trails System
2. Beach Areas
3. Lakeside Parks
4. Parkways
5. Equestrian Trails
6. Playgrounds
7. Landscaped Earthen Berms



# Preferred Transportation Opportunities

1. Bicycle Trails
2. Multi-Use Off-street Sidewalks
3. 2-lane Highways with Planted Medians
4. Bridges with Interesting Architectural Details
5. Residential Roads with Curb, Street Trees, and Sidewalks
6. Bus Stops with Bus Rapid Transit
7. Transit Capability
8. Roundabout
9. Narcoossee Road Safety
10. New Roads + Road Expansion

Opportunities + Tools

# **DISCUSSION + EXERCISE**

# Opportunities for Discussion

## **February 9<sup>th</sup> Meeting**

1. Transportation; Roadway Improvements
2. Amenities; Trails + Greenways
3. Economic; High Tech Office Campus

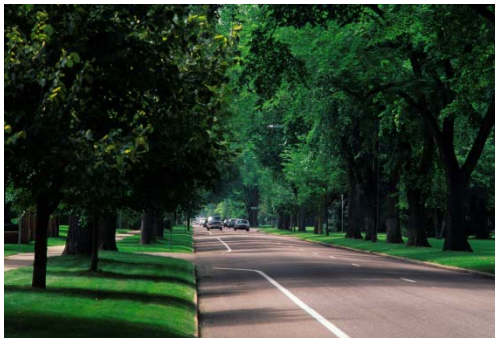
## **April 6<sup>th</sup> Meeting**

- Amenities; Lakeside Retail
- Housing

# Opportunities + Tools Exercise

## Transportation Opportunities

1. Local Street Improvements
2. Gateway Road Enhancement
3. Road Beautification



Local Street Improvements

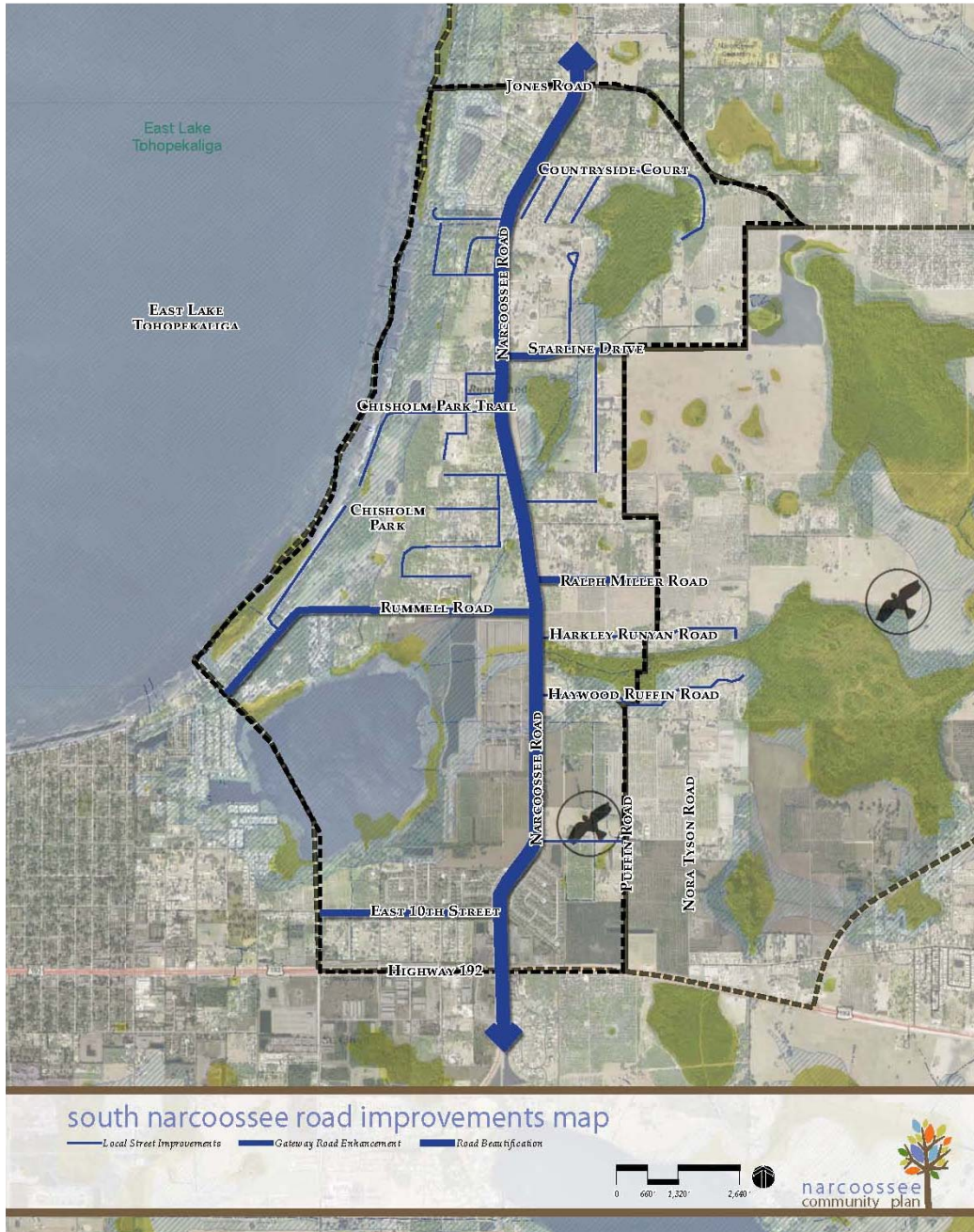


Gateway Enhancements



Road Beautification





Local Street Improvements



Gateway Enhancements



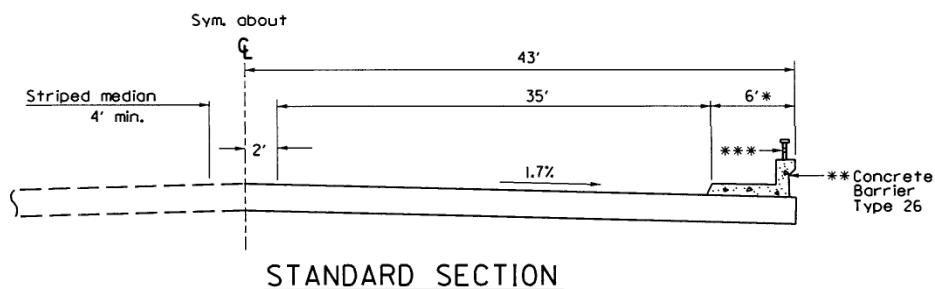
Road Beautification

# Transportation Tools + Strategies

1. Local Street Improvements
2. Gateway Road Enhancement
3. Road Beautification

1. Modify/Create Typical Street Cross Sections
2. Dedicate Additional ROWs
3. Coordinate with Utilities
4. Secure Local Funding
5. Coordinate with Public/Stakeholders

5. Secure Voter-Approved Funding
6. Secure Interagency Funding
7. Coordinate with LYNX for BRT Routes





# Opportunities Exercise

## Amenities Opportunities

1. Amenity-Focused Trail Networks
2. Local Trail Networks
3. Regional Trail Systems



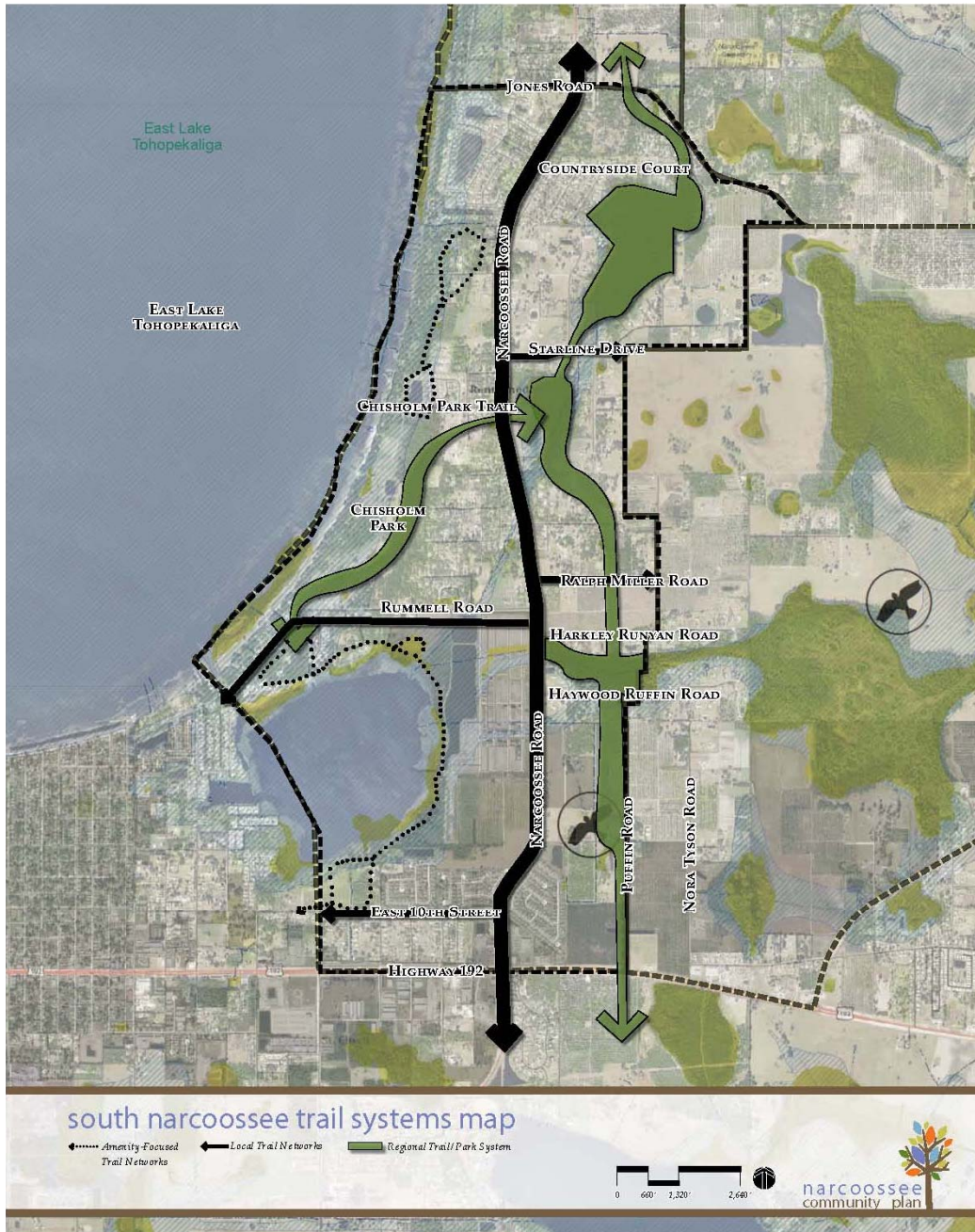
Amenity-Focused Trail Network



Local Trail Networks



Regional Trail Systems



Amenity-Focused Trail Network



Local Trail Networks



Regional Trail Systems



# Amenities Tools + Strategies

1. Amenity-Focused Trail Networks
  2. Local Trail Networks
  3. Regional Trail Systems

1. Dedicate Trail ROWs
2. Designate Conservation Easements
3. Conduct Roadway + ROW Improvements
4. Coordinate with Public/ Stakeholders
5. Acquire Land
6. Secure Local Funding
7. Coordinate with Adjacent Neighborhoods and Cities
8. Secure Voter-Approved Funding
9. Coordinate with Adjacent Cities and Counties
10. Secure Interagency Funding
11. Coordinate with Osceola County Conservation Board for Continued Maintenance
12. Coordinate with Park Directors
13. Coordinate with FDOT, Florida Transportation Commission, State Legislature and Federal Congressional Staff to Streamline Policy Procedures and Reduce Cost

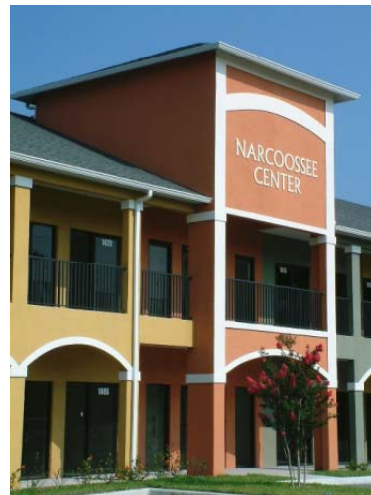
# Opportunities Exercise

## Economic Opportunities

1. High Tech Office Campus
2. Integrated Office Mixed Use Development
3. Remote Office Campus



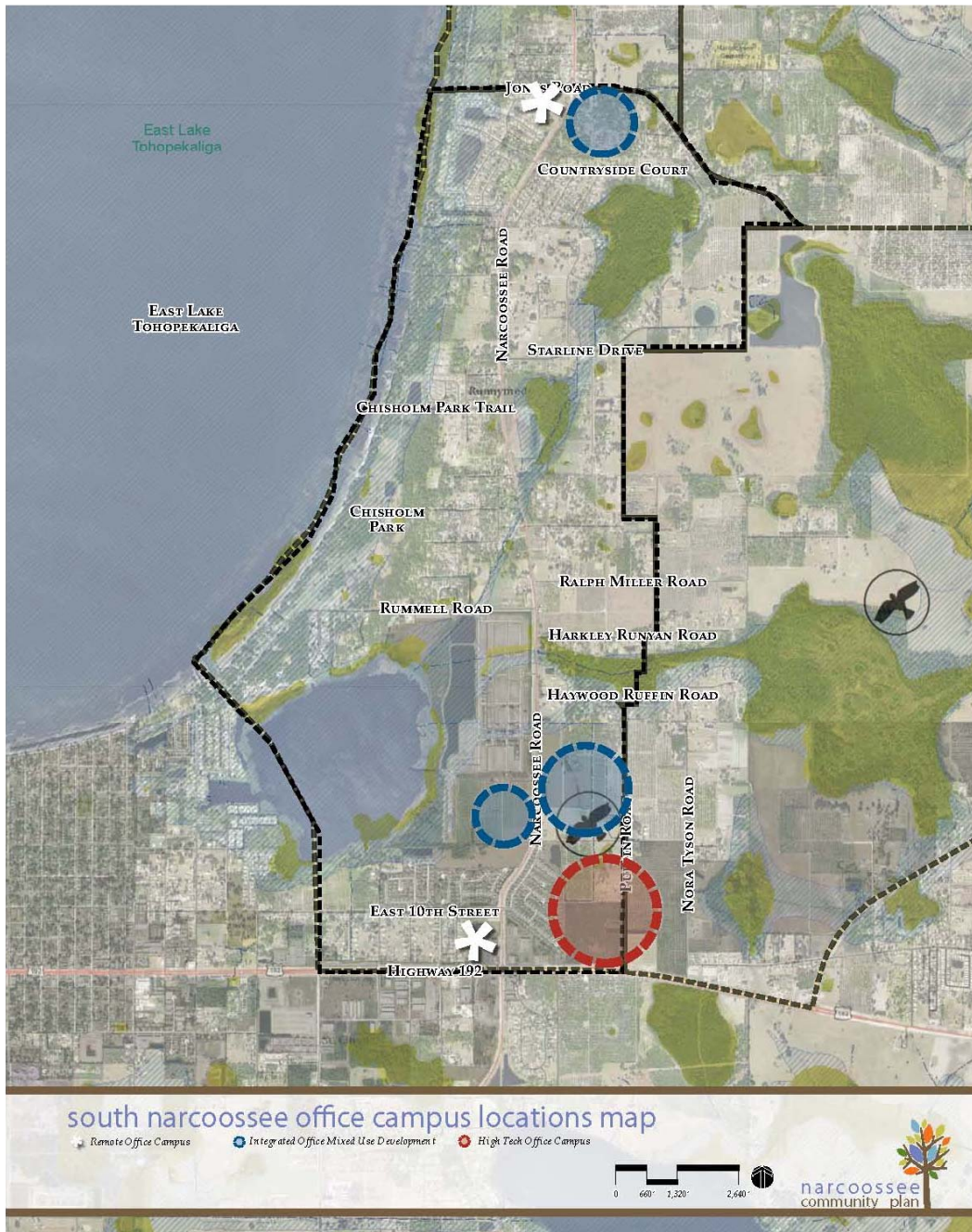
Remote Office Campus



Integrated Office Mixed Use Development



High Tech Office Campus



Remote Office Campus



Integrated Office Mixed Use Development



High Tech Office Campus



# Economic Tools + Strategies

1. High Tech Office Campus
2. Integrated Office Mixed Use Development
3. Remote Office Campus

1. Consolidate Key Parcels
2. Provide Financial Incentives
3. Rezone to MXD
4. Acquire Strategic Parcels
5. Secure Interagency Funding
5. Coordinate the Implementation of Public Works Improvements
6. Secure Private Funding and Investment
7. Conduct Appropriate Environmental Studies

**NEXT STEPS**

# Process + Schedule

project phase	date	event	description
<b>Phase 1: Start-Up</b>	October 23, 2010	Community Event #1	Project Kickoff
	December 2010	Neighborhood Meeting #1	Introduction/ Orientation + Values
<b>Phase 2: Frameworks</b>	December 2010	Neighborhood Meeting #2	Frameworks + Opportunities
	January 2011	Citizen Advisory Committee Meeting #1	Frameworks + Opportunities
<b>Phase 3: Opportunities + Tools</b>	February 2011	Neighborhood Meeting #3	Opportunities + Tools
		Citizen Advisory Committee Meeting #2	Opportunities + Tools
<b>Phase 4: The Community Plan</b>	April 2011	Neighborhood Meeting #4	Tools + Strategies
		Citizen Advisory Committee Meeting #3	Tools + Strategies
	May 2011	Neighborhood Meeting #5	Refinement of Plan
		Citizen Advisory Committee Meeting #4	Refinement of Plan
	June 2011	Neighborhood Meeting #6 ( <i>if needed</i> )	
	August 2011	Community Event #2	Presentation of Final Plan

# Next Steps

- CAC Meeting #2; February 23<sup>rd</sup>, 2011
  - Refine Opportunities
  - Define Tools
- Neighborhood Meetings #4; April 6th, 2011
  - Continue Opportunities + Tools Discussion