

# the narcoossee community planning process



10 September 2011



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**narcoossee**  
**community plan**



i. vision +  
executive summary







# fulfilling a promise

In June 2009, facing growth pressure from the north and east, the East Narcoossee Community and Osceola County conducted a ground-breaking planning process to collectively put forth their vision for what the community may become in the future. The three-day workshop facilitated this discussion and identified ways that the area can proactively plan for growth while preserving the community's heritage and unique qualities. Residents were offered the chance to discuss these growth pressures, offer feedback on opportunities and values, identify an overall vision, work hand-in-hand with illustrators to develop concepts for integrating growth and development opportunities, and ultimately create an illustrative plan framework that physically embodies this vision. Approximately 140 participants visited this initial workshop, including County Commissioner Fred Hawkins, Jr.

Though the resulting East Narcoossee Workshop Summary was not adopted, Osceola County promised to further these discussions with a more comprehensive study for the overall area. This Narcoossee Community Planning Process is the fulfillment of that promise, and was initiated with the October 2010 Planning Process Kick-Off Workshop. This Planning Process expanded the planning area to encompass the area from East Lake Tohopekaliga to the western boundary of the Deseret Ranch, south to Highway 192 and Nova Road, and north to the Osceola-Orange County line.

Narcoossee is a Creek Indian word meaning "Little Bear".

While there is a great sense of community pride in the Narcoossee area, never before have landowners and residents had the chance to collectively put forth their vision for what the community may become in the future. This planning process identified ways that the area can proactively plan for growth while preserving the community's heritage and unique qualities.



“A country style, cohesive, proactive community that is downtown; higher wage transportation and mobility improvements for residents. A community that values its heritage and natural resources.”

Our community is based on shared values, rights and our neighborhoods. We will gradually change by proactively addressing the needs of our residents and the environment.

ive community within a rural, urbanizing area. A  
at looks forward, providing a revitalized historic  
e jobs; compatible neighborhoods and amenities;  
mprovements; and options for both young and old  
at protects its culturally diverse population, rich  
urces while taking advantage of recreational and  
lifestyle enhancements.  
respect for unique ecological features, property  
bors. In the path of growth, we will embrace and  
ely planning and celebrating our rural character  
and history.”

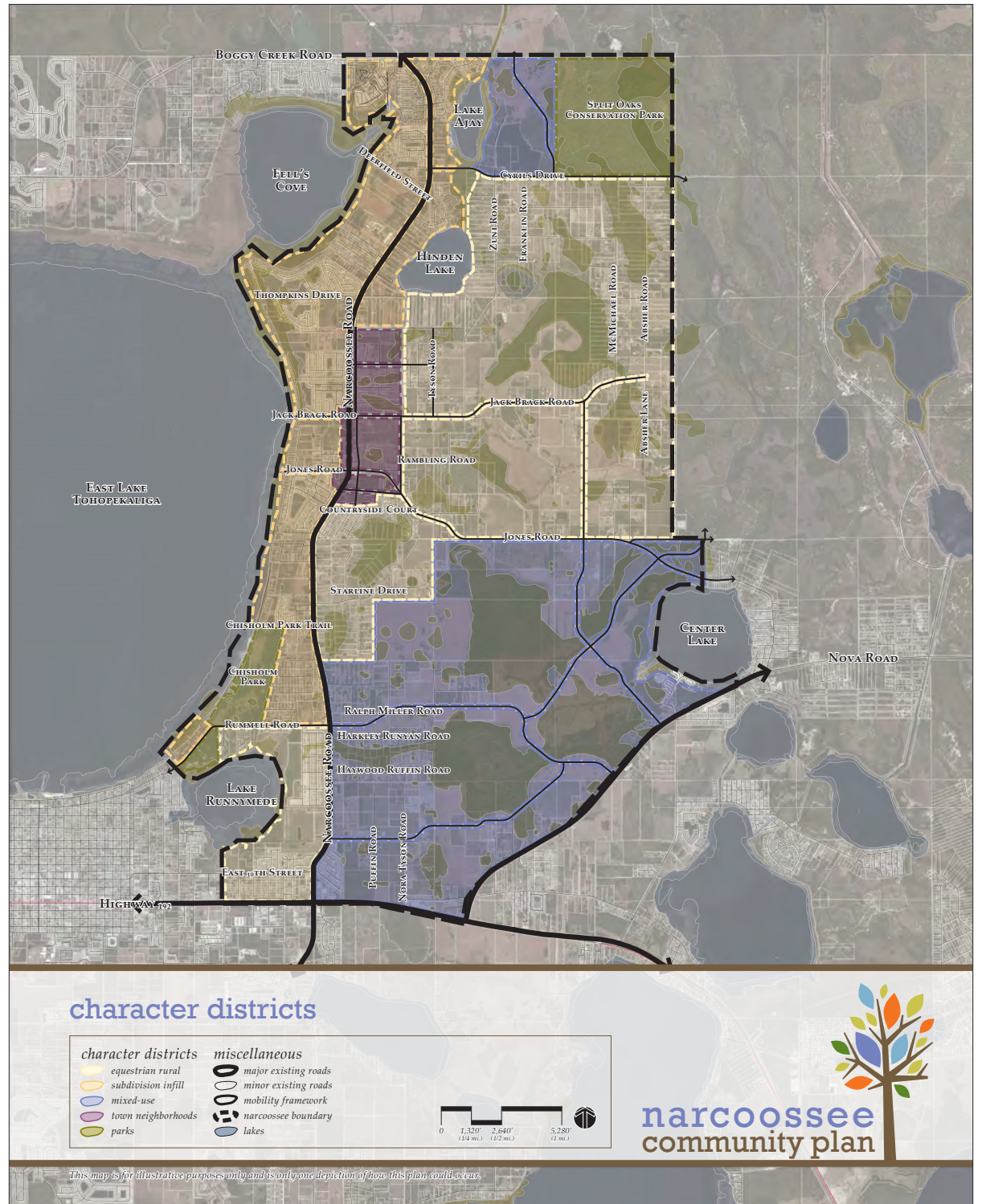
## a. character districts

A set of four Character Districts were determined during the process to further identify the existing character of those areas, and to develop appropriate responses for future development within each.

The Equestrian Rural Character District currently consists of larger residential parcels with few connector roads in and out of the area. Most of these roads are unpaved, and many residences surrounded by native vegetation.

The Subdivision Infill Character District is mostly to the west of Narcoossee Road, and consists of areas that have already been built out into residential subdivisions, including both smaller and larger lots. The remainder of undeveloped land within this area is negligible, and development would be limited on a parcel-by-parcel basis.

The Mixed Use Character District includes those areas that currently have approved development applications, such as the Center Lake Development of Regional Impact (DRI) and the Springhead Lake Development of County Impact (DCI). Additional areas adjacent to Center Lake have been designated as Mixed Use, due to their vacant or agricultural nature and high possibility of redevelopment.



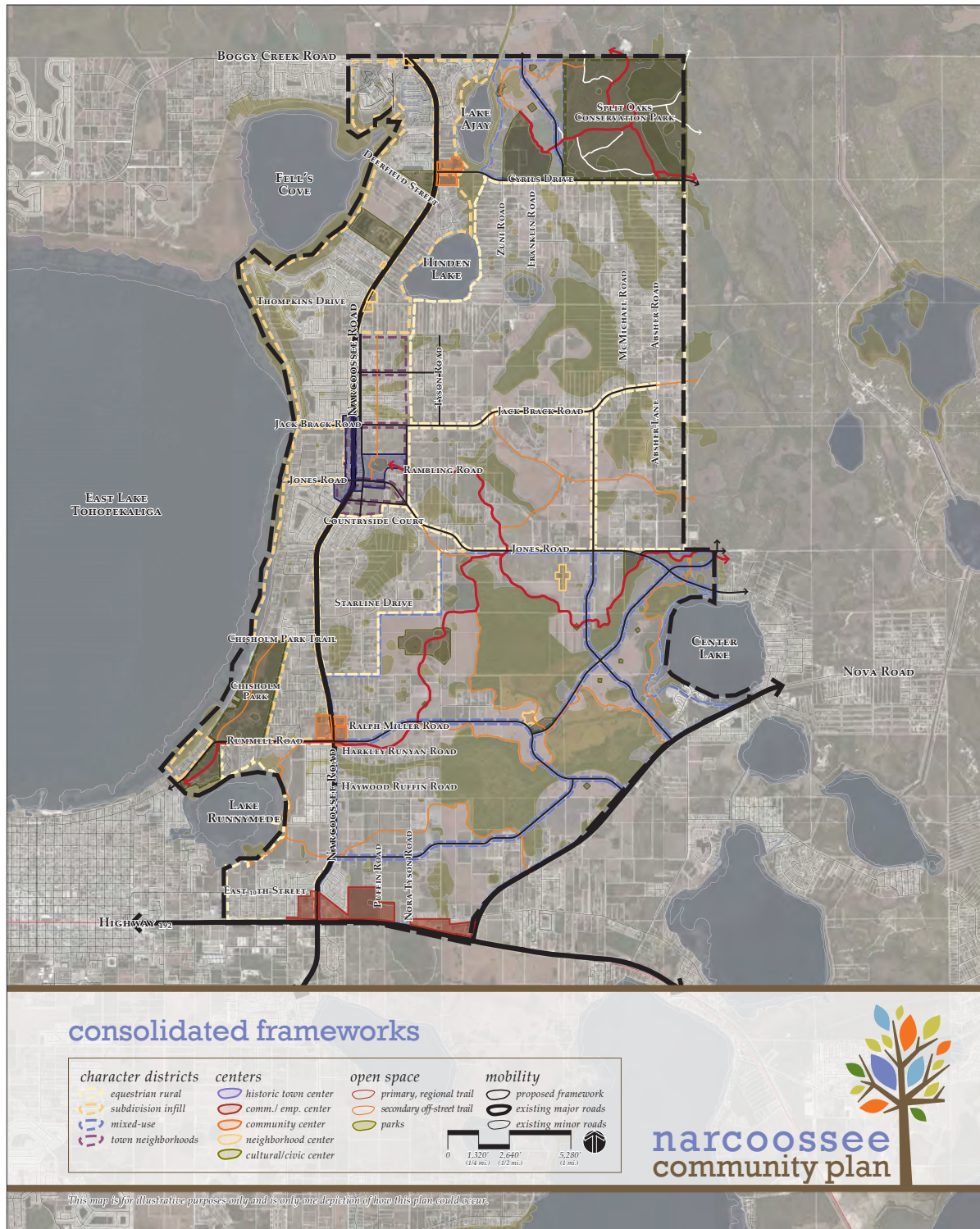
This map is for illustrative purposes only and is only one depiction of how this plan could occur.

This map is for illustrative purposes only and is only one depiction of how this plan could occur.

The Town Neighborhoods Character District is intended to focus residential development adjacent to the Historic Town area of Narcoossee. This area is already parcelled out into smaller residential lots, with many existing and under-utilized right-of-ways available for a grid network of local streets typical of small towns. These areas are intended to support the commercial and retail activity within the Historic Town and transit-oriented development (TOD)/ Commercial Areas at Jones and Narcoossee Roads, and are envisioned to create a walkable area for residents.

**b. consolidated framework**

While more detail and description for the open space, mobility and centers frameworks can be found in Chapter 3, *Our Future/ Frameworks*, this consolidated frameworks map complements the crafted vision, essentially developing a physical embodiment of the values and opportunities identified by the community. The open space framework includes the Split Oak Forest Mitigation Park buffering and preservation of existing wildlife corridors and habitat areas. The mobility framework builds upon regional connectivity, dedicated transit, and enhanced local street connections with numerous multipurpose and equestrian trail connections throughout the community. A hierarchy of centers and neighborhoods includes a centralized Historic Town, with new neighborhood and community centers in the centers framework.



This map is for illustrative purposes only and is only one depiction of how this plan could occur.



East Narcossee Community Workshop, June 2009

This is time to enjoy and celebrate the community. It is the beginning of a larger dialogue. The goals of this three day workshop are: values, vision, goals, opportunities to accomplish the vision, how to make growth work for the area, how to continue to build communities rather than build subdivisions, and how to translate general comp plan guidance into a community plan. This may sound like it supports growth but we are all going to work together and listen to each other. The overall plan will become reference of how your community envisions the future.

We want to build on common values. Respect for private property and community, respect for neighborhoods, compatibility with development, preservation of rural atmosphere even with new growth. We are asking you to think big and be visionaries this weekend. Think of a new downtown, a high tech industry and community center.

The consultants, staff, and I are here for you. We are taking time to be here to move this along. I don't know another area in Osceola County like the Narcoossee community. I know most of you and I am glad to deal with you. This is my community as well; I live in the area.

We are going to be proactive, not reactive. This is not about the past, it is about the future. Given the growth that is happening within and outside the study area, how can we make this work? We must understand that there are some givens that we must work with.

District 5, County Commissioner Fred Hawkins, Jr.  
at the October 2010 Community Workshop





# the community speaks

During that initial East Narcoossee Workshop, over 140 residents of the community spent three days discussing the growth pressures that the area is facing, and took the opportunity to provide feedback on their values through electronic polling. Issues and opportunities were addressed by physically locating constraints and possibilities on a large aerial map of the area, working hand-in-hand with illustrators to define specific elements of these opportunities and identifying images that demonstrate the type of character that they would like to see. The resulting vision, values and plan frameworks documented in the June 2009 East Narcoossee Community Workshop Summary served as a starting point for this Narcoossee Community Planning Process.

A total of 3,635 residents were notified of the Narcoossee Community Planning Process Kick-Off Workshop through direct mailings in October of 2010. The Kick-Off Workshop was held on October 23, 2010. At this event, over 160 community members again provided input, asked questions, and engaged in discussions about the future of the Narcoossee area. The open-house event offered interactive stations for each of four community subareas: North Narcoossee Community, South Narcoossee Community, East Narcoossee Community and Center Community. Participants were invited to comment on issues and opportunities on large aerial maps for each subarea. Community members participated in an electronic survey to gauge values related to development in the Narcoossee area. At the visual preference station, participants selected photos of community elements that best represented their vision for the future.

Since that workshop, over 400 community members have been involved in the process, through twenty small neighborhood meetings and five Citizens' Advisory Committee (CAC) meetings, to identify, refine, and document their thoughts and ideas for the future of the Narcoossee Community.

# C O M M U N I T Y



# I N V O L V E M E N T

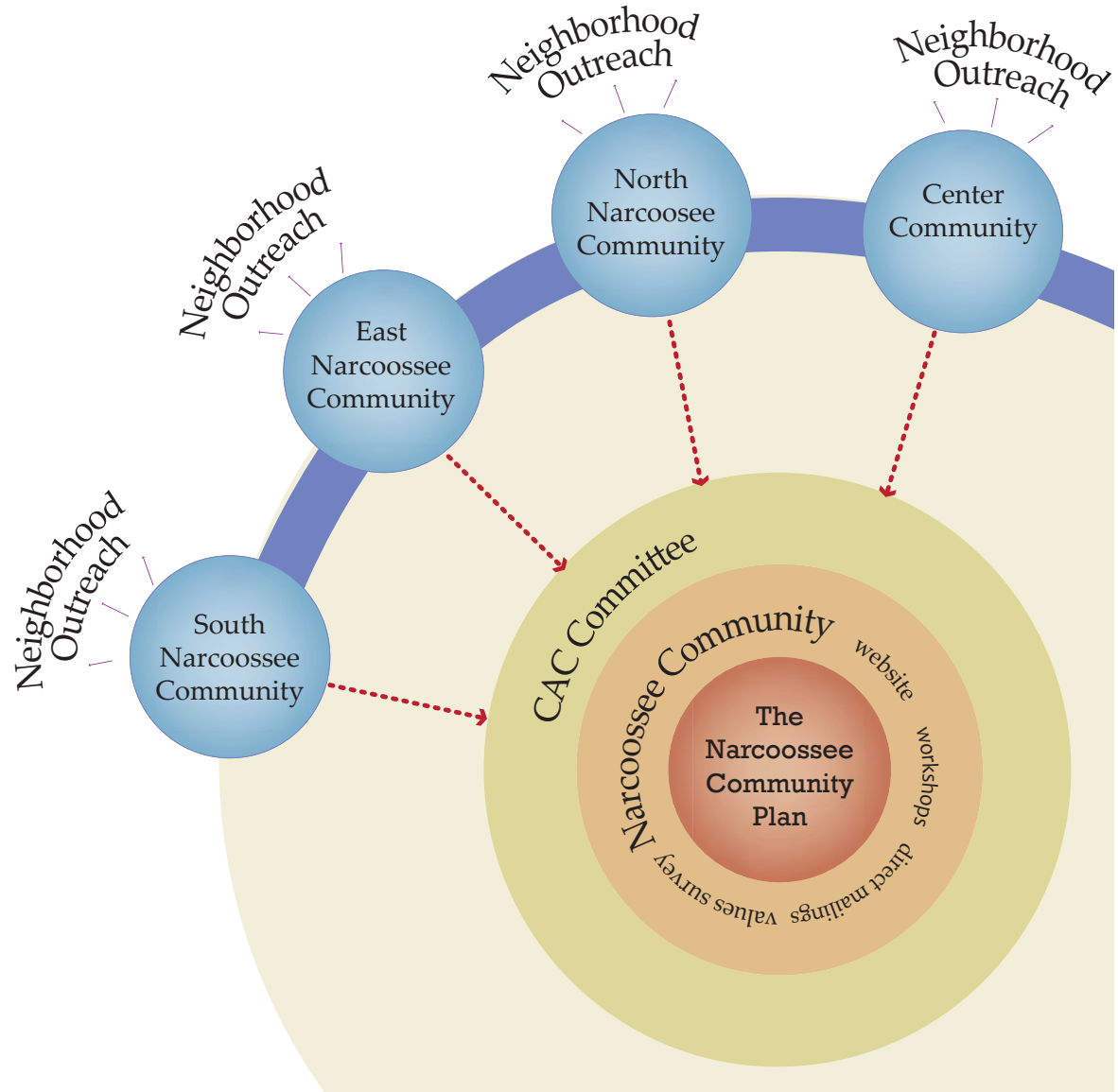


## a. citizens' advisory committee

As part of the Narcoossee Community planning process, the County established a Citizens' Advisory Committee (CAC) to represent the needs and values of the community.

The Narcoossee Community planning area is divided into four subareas: the North, South and East Narcoossee Communities and the Center Community. Two representatives from each of the subareas were selected by their representative districts to serve on the CAC.

The CAC helped coordinate activities and recommendations from each of the four subareas throughout the planning process. Additionally, the CAC members were asked to organize neighborhood meetings, engage in informal discussions with community members, and meet with homeowner associations. The CAC met to report back to the County and consultant team at five key milestones during the project.



## **b. identified issues**

The following challenges, opportunities and thoughts about growth were identified by community members and were key considerations throughout the planning process, as represented in this summary. Challenges that residents identified included:

- “Growth will come!”
- It is as much “our” growth as it is from the outside
- Can we have growth and still preserve what we love?
- Can we let current patterns continue and still have it all (low taxes, traffic, services)?
- It is not growth, it’s the pace of it

Opportunities that were identified and built upon included:

- “Yes, we can make growth work for us!”
- If we don’t plan for it, we will lose!
- Doing nothing may not be the answer
- Not stopping growth, but having a “say” in growth
- Growth, while preserving what we love
- Growth will occur, but we can plan for it

## **c. visual preference**

Pages 1-16 and 1-17 illustrate images that the Narcoossee community ranked highly in the categories of amenities; economic development; housing; parks, recreation and trails, separators; and transportation. These images were selected out of groups of given photographs at both the June 2009 East Narcoossee Community Workshop and the October 2010 Kick-Off Workshop.

# ▼ i s u a l p r e f e r e n c e

amenities

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economic  
development

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housing

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parks, recreation  
+ trails

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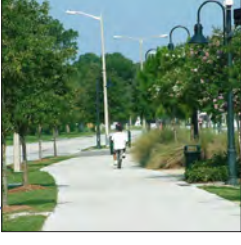
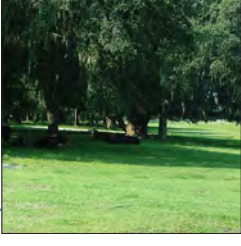
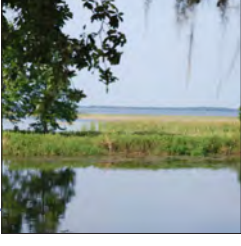
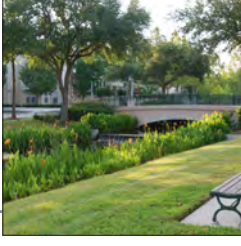
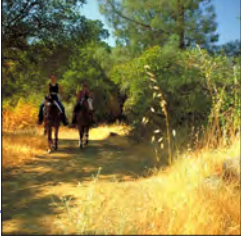
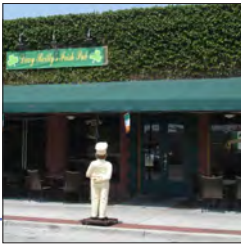


separators

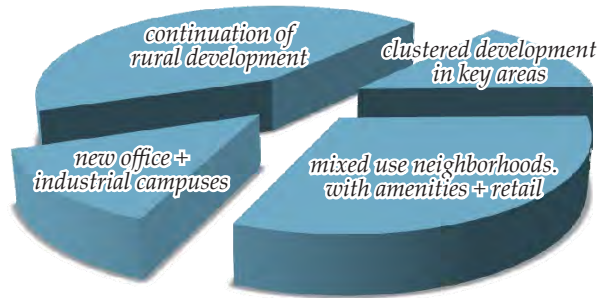
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transportation

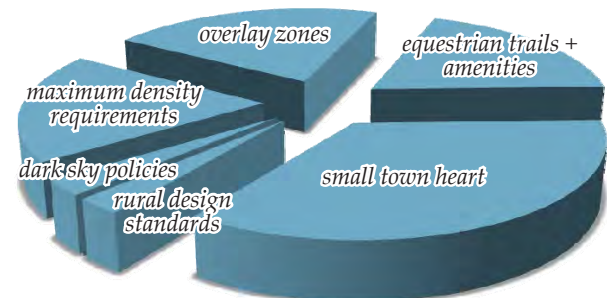
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How should growth occur in your community?



What are the best techniques to maintain the rural character?

100%

75%

50%

25%

Are you a resident of the planning area?

Response	Percentage
yes	~85%
no	~15%

In which subarea do you live?

Subarea	Percentage
north narcoossee	~48%
east narcoossee	~18%
center	~18%
south narcoossee	~8%

How long have you been a resident in the planning area?

Duration	Percentage
0 - 2.5 years	~12%
2.5 - 5.5 years	~18%
5.5 - 10.5 years	~22%
10.5 - 15.5 years	~18%
15.5 - 20 years	~12%
20+ years	~28%

Do you feel as if you are in the current path of growth?

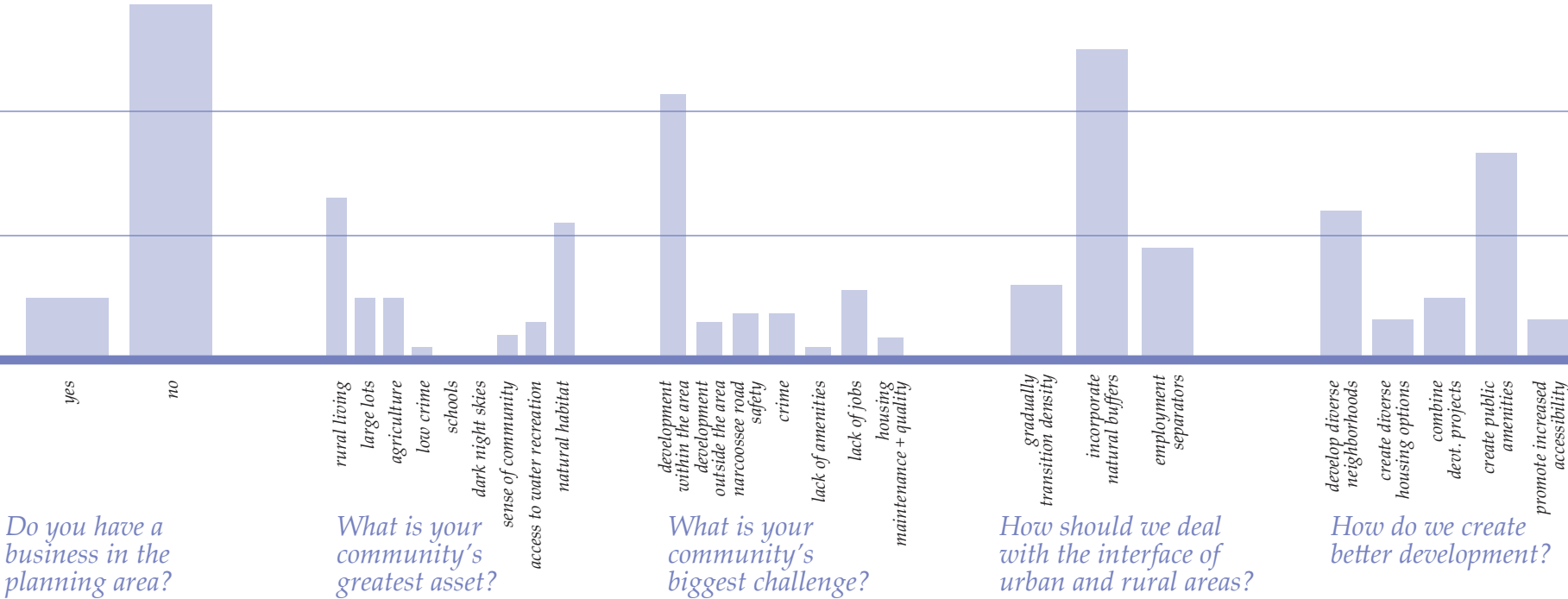
Response	Percentage
yes	~85%
no	~15%



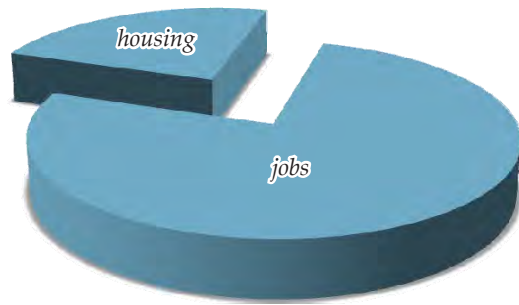
**d. narcoossee values**

The attitudes and preferences of the both the June 2009 and October 2010 workshop participants were surveyed through an electronic polling activity. Responses to questions were gathered and displayed on-screen throughout the activity. The participants' responses helped build a better understanding of the community's values and priorities.

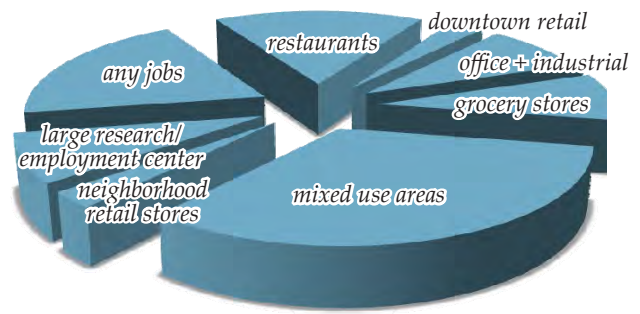
This exercise was repeated in the first set of neighborhood meetings, with a hard-copy survey that attendees were asked to fill out and hand in. Between both workshops and the subsequent neighborhood meetings, over 200 community members were polled, and responses were consolidated as shown in this section.



SALE



If growth has to occur, would you prefer jobs or housing?



What are the greatest economic needs?

100%

75%

50%

25%

retail areas  
parks  
trails  
recreation centers  
sidewalks  
schools  
local services  
equestrian facilities

What neighborhood amenities are most needed?

pedestrian  
bicycle  
equestrian  
electric vehicles  
multi-use

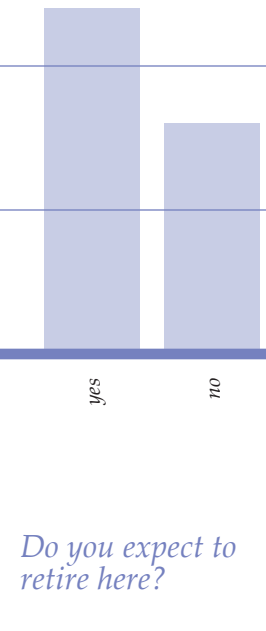
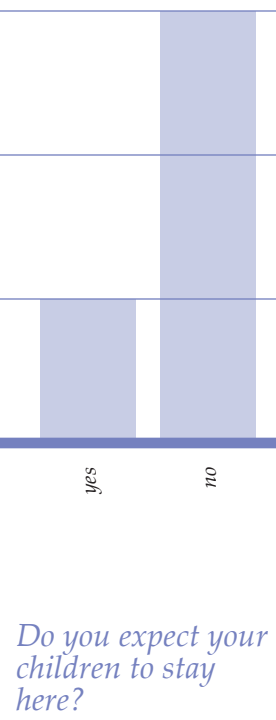
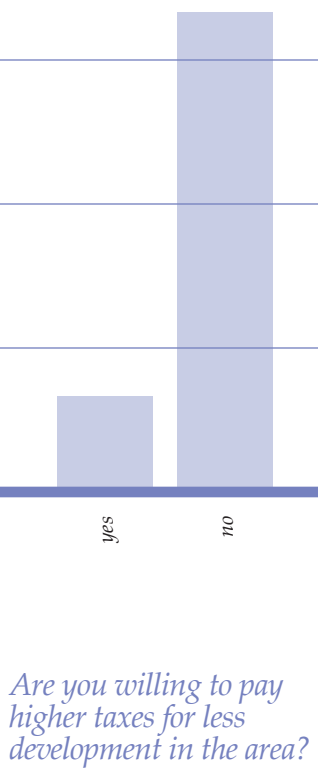
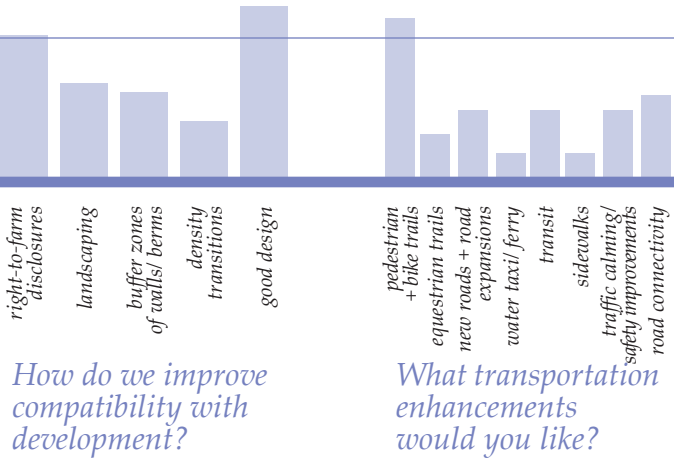
What type of trails would be best for the community?

diversity of housing  
single family housing  
townhomes  
apartments  
higher income housing  
affordable housing  
bigger homes on smaller lots  
ranch housing

What is your preference for future housing?

fire stations  
police stations  
libraries  
schools  
recreational centers  
parks

What additional amenities would you like?





## ii. our foundation





*Residential subdivison between Narcoossee Road + East Lake Tohopekaliga*

# a strong foundation

In 2006, the Urban Land Institute (ULI) published a Vision and Growth Strategy for Osceola County. This report emphasizes the importance of Osceola County, the Lake Tohopekaliga and East Lake Tohopekaliga areas in particular, in ensuring that new growth is economically and environmentally beneficial to the region. Osceola County is positioned squarely in the region's path of growth, and these areas could capture as much as 20% of the County's projected 2025 population of 525,000. Already, 97% of the County's 235,000 residents live in this northwestern area, leaving the rest of the County predominantly rural. Furthermore, considering the significant regional investment in commercial projects such as Innovation Way and the vacancy rates in other established areas of the County, the ULI Report suggests: "The decision to focus East Lake Tohopekaliga on residential uses is supported by the market. Nevertheless, some portion of the study area should be reserved for future business and research growth. That area should be small and located with easy access to the transportation network."

In 2007, the Osceola County Comprehensive Plan 2025 was adopted, mirroring many of the same visionary goals that were included in the ULI findings. Growth in the County must be deliberate and well planned in order to be both desirable and prosperous. Long-term planning is centered on smart growth principles to ensure that quality of life issues are addressed in ultimate development plans, instead of planning for short-term gains. The Comprehensive Plan provides the policy framework to accomplish this vision, to maintain the area's high quality of life, and to promote a sustainable environment and economy into the future.

Specific to the Narcoossee community, the Comprehensive Plan revised a majority of the allowable densities to three to five dwelling units per acre. The premise for this increase is that future development can best achieve sustainability through a finer-grain, higher density development pattern. The Comprehensive Plan particularly addresses potential growth areas surrounding the urban core of Kissimmee and St. Cloud through its eleven Mixed Use Districts that comprise the Urban Expansion Area (UEA) within the Urban Growth Boundary (UGB) of the County.

***“Many communities have taken the position that they will remain rural without accommodating growth. That error leads to sprawl and sometimes a complete loss of community character. Failure to plan for growth effectively leads to random, sprawling patterns of development. Community character is sacrificed, and opportunities to shape a more vibrant future are forever lost.”***

***- Urban Land Institute***

These Districts will ultimately accommodate most of the County’s future development, and the Narcoossee community not only includes Mixed Use District 7, it is also adjacent to District 8. Both of these areas are currently being planned through the Center Lake Development of Regional Impact (DRI) and the Northeast District Conceptual Master Plan. Other nearby plans include Districts 1 and 2 of the East of Lake Tohopekaliga Conceptual Master Plan, and Districts 3, 4 and a portion of 5 within the South Lake Tohopekaliga Conceptual Master Plan.

The Comprehensive Plan states that each Mixed Use District Conceptual Master Plan should “explore a range of build-out opportunities and their relationship to the size and form of future centers, the layout and inter-connectedness

of future transportation networks, and the spatial arrangement of the mix of uses with the intent of maximizing internal trip capture (Future Land Use Element, Policy 1.1.10).” The Comprehensive Plan relies on strategic growth within its Mixed Use Districts to greatly reduce or eliminate the urbanization of much of the County’s important rural areas.

Given its adjacency to the Northeast Districts Conceptual Master Plan, concepts for the Narcoossee community will benefit from considering components such as mobility, environmental management and employment as part of the greater planning area. Ranching and agricultural lands are also important to Osceola County’s economy and heritage, and the Comprehensive Plan’s approach to capturing



the majority of growth near existing urbanized areas allows these uses to continue outside the UGB, or within the remaining 72.7% of County lands. The ULI report recognizes that there is a balancing act with justifying growth in certain areas in order to be most effective in preserving a greater part of the whole.

Osceola County's new model for growth may enable the Narcoossee community residents to achieve their goals for the future in ways that traditional suburban growth would not. The principles of smart growth were introduced during the process to begin evaluating how they may influence the Narcoossee community.

Smart growth communities are those communities that balance social, environmental and economic sustainability to form enduring places for people to live and thrive. However, planning for smart growth in Florida is not without challenges - achieving a well-balanced demographic profile and diverse economic base is difficult with tourism, second home owners and retirees making up such a large share of the state's economic and social foundation. It is the new communities and redevelopment areas, such as those that will take shape in Osceola County's Mixed Use Districts, that will most effectively promote "self-reliant individuals, healthy families, competitive enterprises and strong institutions, coexisting in a safe and sustainable natural environment (ULI, 2006)".

Principles of sustainability are intrinsic to smart growth communities, and density provides the foundation to achieve those principles. A sustainable land use pattern is difficult to attain at typical suburban densities, which encourages residents to rely almost entirely on automobiles and traveling outside of their neighborhood for work, entertainment and social activities. Considering alternative land use forms from just typical suburbs can support transit and increase walkability. It can support smaller neighborhood-serving retail and employment areas. New nodes of activity can be served by transit, reinforcing the community's ability to rely less on cars and focus their daily activities within their immediate neighborhood.

## The Principles of Smart Growth:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions



## COMMUNITY PREFERENCES

WHICH IMAGES BEST REPRESENT YOUR VIEW OF THE FUTURE FOR THE COMMUNITY?

### HOUSING


# a starting point

The Narcoossee Community planning area is generally described as extending south from the Osceola-Orange County line to US Highway 192 and east from East Lake Tohopekaliga to the boundary of the Deseret Ranch. Encompassing approximately 16,200 acres, the planning area is separated into four quadrants: the North Narcoossee Community, the East Narcoossee Community, the South Narcoossee Community, and the Center Community. A variety of land uses are present within the Narcoossee Community planning area, ranging from residential subdivisions, farms, orchards and ranches, to small commercial areas and vacant land.

**A Changing Area.** Although rural in nature, the area includes a growing number of smaller lots resulting from new subdivisions.

In order to gain a better understanding of the planning area prior to meeting with residents, Osceola County staff documented the area through multiple site visits and online research.

## a. a brief history of narcoossee

Narcoossee was founded in 1884 by Virginia entrepreneur E. Nelson Fell, and by English immigrants who were lured to Florida to grow oranges and find prosperity.

By 1888, the St. Cloud and Sugar Belt Railway ran through Narcoossee, increasing the possibility of citrus shipping and changing the local economy. Narcoossee experienced a surge of growth in the early 1890s, and soon the town became a thriving commercial center. Narcoossee boasted a large hotel, general store, riding academy, sawmill, tuberculosis sanatorium and citrus packing house. Famous Narcoossee oranges were treated with special care, each one wrapped individually before being shipped all over the world.

The well-known Florida freezes of 1894 and 1895 killed most of the area's citrus crop and subsequently Narcoossee's economy crashed along with it. In 1908, Narcoossee residents' livelihoods were threatened once more as they suffered from a major drought. This proved to

be the last straw for Fell, who bought 144 square miles of property in Indian River County and moved there to form the town of Fellsmere.

Although many of the original settlers followed Fell, the Cadman and Hill families decided to stay in Narcoossee. The Cadmans built a packinghouse in 1882, which still stands today and is the oldest in the United States. Both families found success in Narcoossee and St. Cloud in the years after the drought.

**Both Fell's Memorial Cemetery (Narcoossee Cemetery) + Fell's Point are named for E. Nelson Fell, a Virginia entrepreneur**

Two miles south of Narcoossee was home to a group of Shakers who bought 7,000 acres in 1896. While they were able to grow many successful crops and gardens, their most notable crop was pineapple, which they exported to

Cuba. In 1911, the Shakers of Narcoossee made national news after euthanizing the tuberculosis ridden "sister" Sadie Marchant. Unable to convert prospects, the population of the community dwindled; by 1924, the community had left Florida and returned to New York.

By this time, Narcoossee had already attracted many individual farmers and ranchers, who continued to develop the fertile pastures along the eastern shores of East Lake Tohopekaliga.



Narcoossee Train Depot, 1915; Florida State Archives



Narcoossee H. E. Page General Store, 1900s; Florida State Archives



Narcoossee St. Luke + St. Peter Church early 1900s; Florida State Archives

### recent growth + community attitudes

The Narcoossee Community has primarily been a rural landscape with many acres occupied by natural and agricultural resources such as pasture, citrus groves, cropland, lakes and woodlands. Significant growth in the area began between the late 1960's and early 1970's, as an arrival of newcomers came from surrounding cities to find refuge in a country setting.

In 1985, the County assumed responsibility of Narcoossee Road and developed plans to expand from two lanes to four lanes. During this time, Narcoossee was zoned agricultural with a minimum lot size of five acres, but the County's proposed update to the 1979 Comprehensive Plan called for a "suburban type development" of two dwelling units per acre.

These new changes brought mixed reviews from local residents. Citizens feared smaller lot sizes would result in more people, ultimately increasing vandalism, traffic congestion and crime. Most of the community favored a zoning proposal that restricted mobile homes to five-acre lots and single-family homes to two-acre sites. County officials, however, were trying to reduce the number of mobile homes, due to their low tax base.

In August of 1986, the Orlando Sentinel ran an article entitled, "Growth Overtaking Narcoossee". According to this article, growth had concentrated on Narcoossee Road, where many lots were up for sale and being sold to investors and homebuyers.

In October 1986, a 69,000-volt power line was proposed for a Narcoossee neighborhood, sparking a number of protests. Many complaints focused on the lack of communication and transparency between County officials and the community. Due to the strong opposition, the project was delayed for nearly a year.

In the same timeframe, Osceola County developed a miniplan for Narcoossee, angering many residents who saw it as a threat to their rural lifestyle. The master plan for the Narcoossee corridor divided a 20 square-mile area into three development sections.

This miniplan stated: "Suburban development in a 3/4 mile wide area between East Lake Tohopekaliga and County Road 15. The highest densities would be allowed in this area, ranging from half-acre lots in subdivisions to planned unit developments with four units per acre. Urban services, such as sewage, water, paved roads, and recreation facilities, would be required for larger projects. Semirural development in a half-mile-wide area east of County Road 15 to Absher Road. With county approval, two-acre lots would be permitted. Rural development



*Aerial view of the northern Narcoossee area, Lake Ajay in the foreground, Hinden Lake in the background, 2010*

would remain intact for the rest of Narcoossee; five-acre lot minimums and no lot splits.”

The plan was meant to appease conflicting attitudes in the area by pacifying residents opposed to change, while consolidating greater densities.

Following is a brief summary of some of the planning efforts and articles over the past twenty years:

- In 1988, Narcoossee received approval for a community park.
- In 1989, the Orlando Sentinel ran another article entitled “Narcoossee: Where Urbanites Find Refuge”. The article celebrated the small town characteristics of Narcoossee and interviewed several residents about their thoughts on growth.
  - In 1996, Narcoossee residents opposed a 243-unit development along East Lake Tohopekaliga, primarily due to its small lot sizes and anticipated pollution and flooding.

**A resident in the area stated, “I’m not opposed to development, but I think they should protect areas like this.”**

Department held the first community workshop, initiating corridor plans for Narcoossee Road and Boggy Creek Road.

- Throughout the first decade of the 21st century, new developments associated with Lake Nona, including the emerging Medical City, had Narcoossee residents hopeful for an expanding employment base but worried about uninhibited growth.
- In June 2009, the Osceola County Smart Growth Department conducted a public weekend workshop. This workshop focused specifically on the East Narcoossee Community. The three days of the workshop were spent discussing the challenges and opportunities for accommodating growth within the area, while outlining an overall community vision and identifying illustrative catalyst projects. The East Narcoossee Community Workshop Summary was produced as a result of the community outreach. This event was so well-received by the citizens, the study area was expanded, initiating the 2010 Narcoossee Community Plan process.

## b. narcoossee existing conditions

The 2000 United States Census data provided within this report is used to further understand the Narcoossee Community.

### general characteristics

Table 1 illustrates the breakdown of the Narcoossee Community population of 9,759 persons, by gender. The percentage of males and females are equally split. The median age for the area is 39 years, which is slightly higher than the Osceola County median age of 34 years.

### housing characteristics

Table 2 illustrates that approximately 14% of the homes in the Narcoossee Community are vacant, slightly lower than the County rate of 15.7%. This rate may be explained by the high level of seasonal residences, which comprises 10% of the homes in the area. The majority of vacant homes in the community are rental homes.

With 3,612 households in the Narcoossee Community, as shown in Table 3, nearly 77% consist of families, including children under the age of 18. The median age of the area (39) seems to affirm the trend toward a high rate of households with families. The average household size is 2.7, slightly lower than the County average of 2.8.

table 1: u.s. census data for zip code 34771, general characteristics

subject	number	percent
total population	9,759	100%
<b>sex + age</b>		
male	4,926	50.5%
female	4,833	49.5%
median age (years)	39.1	n/a

Source: U.S. Census Bureau, Census 2000 Summary File 1

table 2: u.s. census data for zip code 34771, housing occupancy

subject	number	percent
total housing units	4,211	100
occupied housing units	3,612	85.8
vacant housing units	599	14.2
for seasonal, recreational or occasional use	451	10.7
homeowner vacancy rate (%)	1.7	n/a
rental vacancy rate (5)	8.7	n/a

Source: U.S. Census Bureau, Census 2000 Summary File 1



table 3: u.s. census data for zip code 34771, households

subject	number	percent
total households	3,612	100
family households	2,786	77.1
with own children under 18 years	1,180	32.7
married-couple family	2,349	65
with own children under 18 years	922	25.5
female householder, no husband present	289	8
with own children under 18 years	165	4.6
non-family households	826	22.9
householder living alone	621	17.2
householder 65 years + older	236	6.5
householders with individuals under 18 years	1,333	36.9
households with individuals 65 years + older	861	23.8
average household size	2.7	n/a
average family size	3.03	n/a

Source: U.S. Census Bureau, Census 2000 Summary File 1

table 4: u.s. census data for zip code 34771, housing tenure

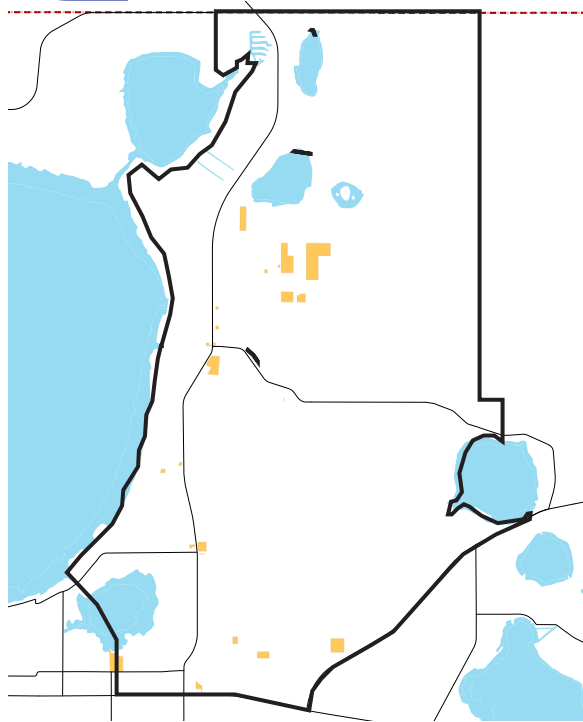
subject	number	percent
occupied housing units	3,612	100
owner-occupied housing units	3,191	88.3
renter-occupied housing units	421	11.7

Source: U.S. Census Bureau, Census 2000 Summary File 1

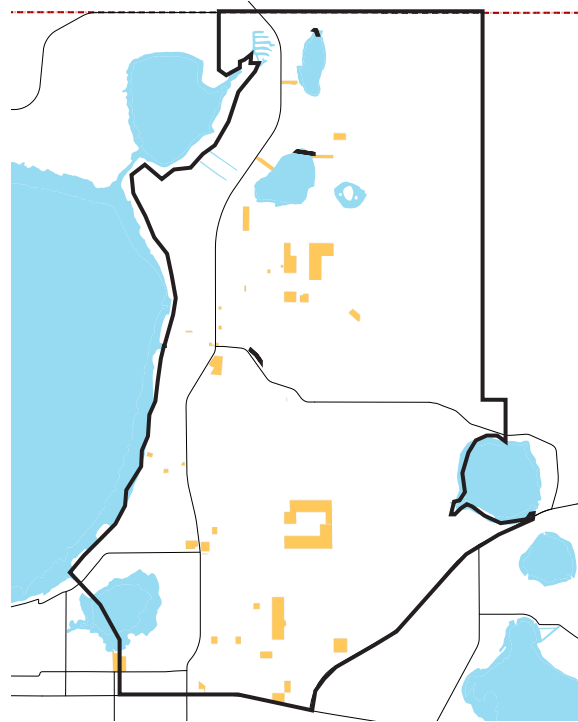
As shown in Table 4, the majority of residents in the community own their homes. Only 12% of the homes in the Narcoossee planning area are occupied by renters.

Table 5 illustrates that the majority of the residents within the Narcoossee planning area (93%) moved into the community within the last 30 years. Only 7% of the residents have been there more than 30 years. Between 1995 and 1998, 1,000+ residents moved into the Narcoossee Community.

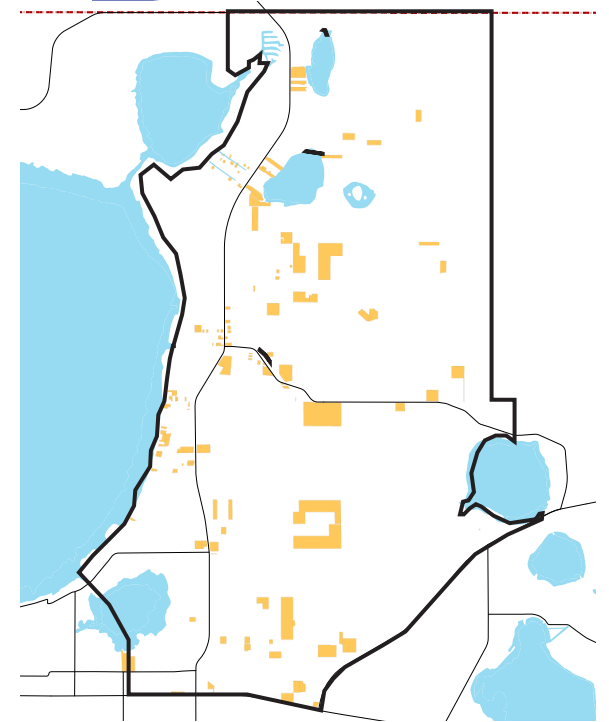
The citrus industry has always been a staple for the area. As far back as the turn of the century “Narcoossee oranges” were delivered throughout the world.



*Development Prior to 1930*

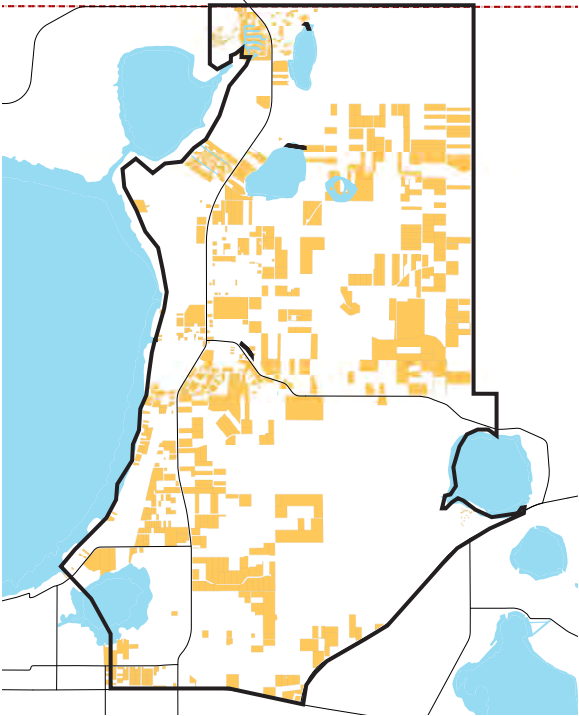


*Development 1931 - 1950*

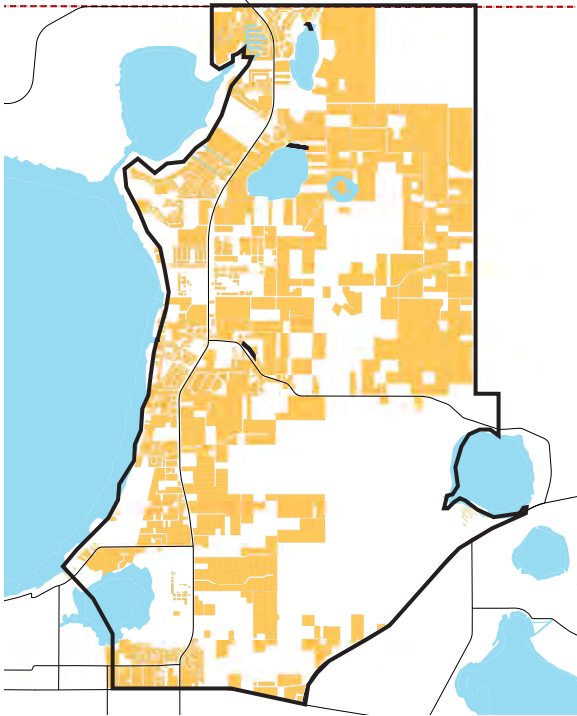


*Development 1951 - 1970*

n a r c o o s s e e c o m m u n i



*Development 1971 - 1990*



*Development 1991-2009*

t y g r o w t h o v e r t i m e

## educational characteristics

Of the population over the age of 25, nearly 83% of the residents within the Narcoossee Community have attained a high school diploma or higher degree (refer to Table 6).

## employment characteristics

Table 7 shows that the unemployment rate within the community is 3.4% of the population, lower than the County's unemployment rate of 12.2%. Nearly 84% of the population commutes an average of 33 minutes to work each day, by themselves, in their own vehicle. Only 11% carpool with others to work. Currently, LYNX bus service does not service Narcoossee Road and is not planned to service Narcoossee Road within the 2019 Transit Expansion Plan.

**table 5: u.s. census data for zip code 34771, year moved in**

subject	number	percent
1999 to March 2000	702	19.1%
1995 to 1998	1,011	27.5%
1990 to 1994	896	24.4%
1980 to 1989	815	22.2%
1970 to 1979	223	6.1%
1969 or earlier	31	0.8%

*Source: U.S. Census Bureau, Census 2000 Summary File 1*

**table 6: u.s. census data for zip code 34771, educational characteristics**

subject	number	percent
population 25 years + over	6,922	100%
less than 9th grade	231	3.3%
9th to 12th grade, no diploma	974	14.1%
high school graduate (includes equivalency)	2,527	36.5%
some college, no degree	1,687	24.4%
associate degree	419	6.1%
bachelor's degree	616	8.9%
graduate or professional degree	468	6.8%
percent high school graduate or higher	82.6	n/a
percent bachelor's degree or higher	15.7	n/a

*Source: U.S. Census Bureau, Census 2000 Summary File 1*

table 7: u.s. census data for zip code 34771, employment characteristics

subject	number	percent
employment status		
population 16 years + over	7,799	100%
in labor force	4,788	61.4%
civilian labor force	4,788	61.4%
employed	4,519	57.9%
unemployed	269	3.4%
percent of civilian labor force	5.6	n/a
armed Forces	0	0%
not in labor force	3,011	38.6%
commuting to work		
workers 16 years + over	4,376	100
car, truck, or van - drove alone	3,669	83.8
car, truck, or van - carpooled	491	11.2
public transportation (including taxicab)	0	0
walked	33	0.8
other means	26	0.6
worked at home	157	3.6
mean travel time to work (minutes)	33	n/a

Source: U.S. Census Bureau, Census 2000 Summary File 1

**attendance zones**

The two maps on page 2-19 feature the existing attendance zones for Narcoossee Elementary School and Narcoossee Middle School, marked in the tan color.

**osceola county extension services**

Osceola County Extension Office Services are available countywide as a partnership between the University of Florida’s Institute of Food and Agricultural Sciences (IFAS), the United States Department of Agriculture, and the Osceola County Government.

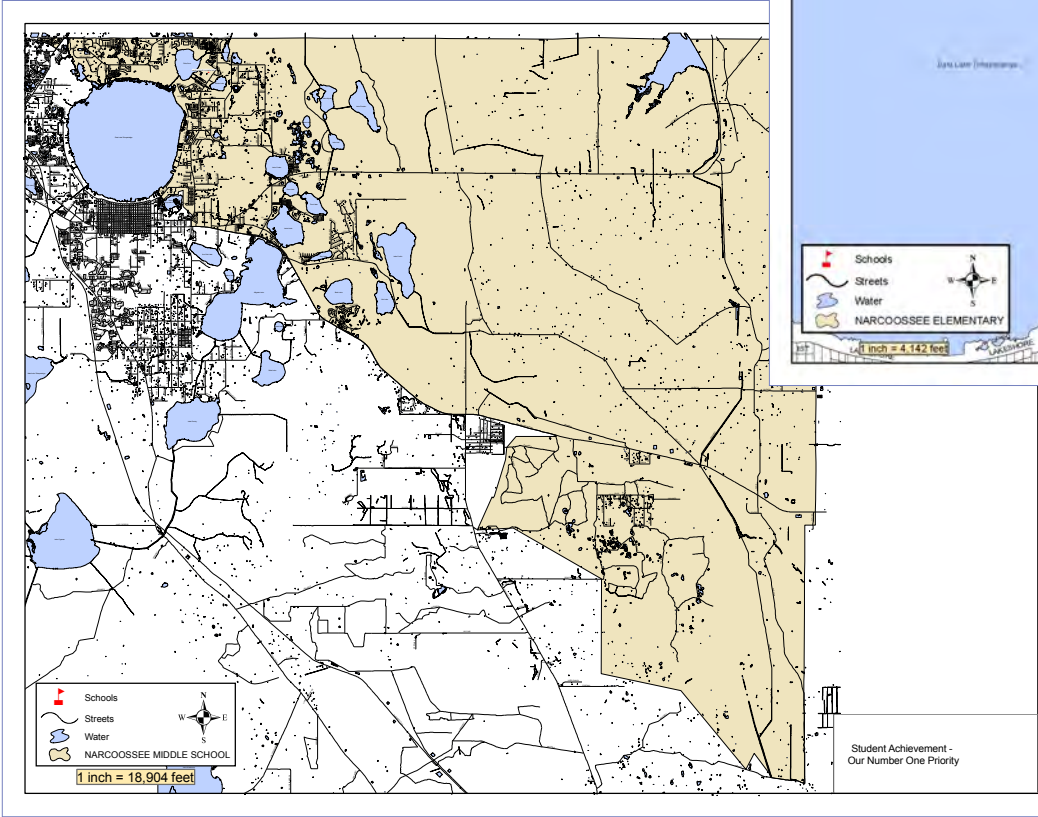
The Extension Office offers a variety of programs and educational seminars to the County, including topics on agriculture, commercial horticulture, environment, family and consumer sciences, nutrition and 4-H youth development.

Narcoossee Community residents and subarea homeowners associations take advantage of some of the specific services offered, including:

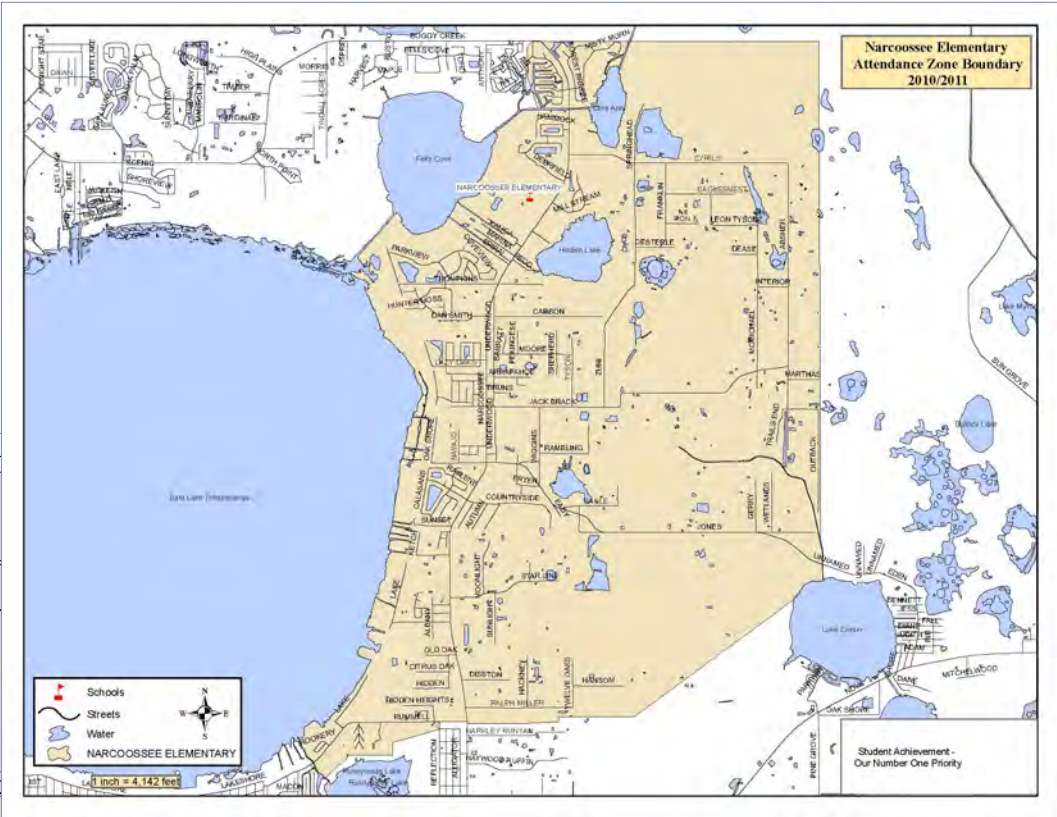
- Tree services, which have seen an increase in popularity through the Narcoossee Road widening project
- Small farm production and maintenance
- Equestrian programs focusing on recreational riding

**table 8: community amenities**

subdivisions + home owner associations		st. cloud parks	
east lake cove	2100 n. narcoossee rd. st. cloud, fl 34769	civic center	3001 17th st. st. cloud, fl 34772
east lake reserve	500 n. narcoossee rd. st. cloud, fl 34769	extreme sports complex	2401 peggorn way st. cloud, fl 34772
fells cove	encore property management 75 gatlin ave., suite a orlando, fl 32806	godwin park	317 delaware ave. st. cloud, fl 34772
hammock pointe	n/a	hopkins park	620 east 17th st. st. cloud, fl 34772
lake ajay village	world of homes 2884 s. osceola ave. orlando, fl 32806	lakefront park	1104 lakeshore blvd. st. cloud, fl 34772
majestic homes	n/a	o.p. johnson park	324 georgia ave. st. cloud, fl 34772
runnymede oaks	n/a	peggorn park + trail	2101 peggorn way st. cloud, fl 34772
schools		shuffle board courts	701 ohio ave. st. cloud, fl 34772
narcoossee elementary school	2690 n. narcoossee rd. st. cloud, fl 34771	stephanie leigh rothstein memorial park	2701 missouri ave. st. cloud, fl 34772
narcoossee middle school	2700 n. narcoossee rd. st. cloud, fl 34771	ted broda memorial park	4499 michigan ave. st. cloud, fl 34772
narcoossee area + adjacent parks		veterans’ park	1201 13th st. st. cloud, fl 34772
chisholm park	4700 chisholm park trail st. cloud, fl 34771	water tower park	3351 pinetree dr. st. cloud, fl 34772
lake whippoorwill koa	10123 william carey drive orlando, fl 32832		
moss park	12901 moss park rd. orlando, fl 32832		
narcoossee community park	5354 rambling rd. st. cloud, fl 34771		



Narcoossee Middle School attendance boundaries



Narcoossee Elementary School attendance boundaries

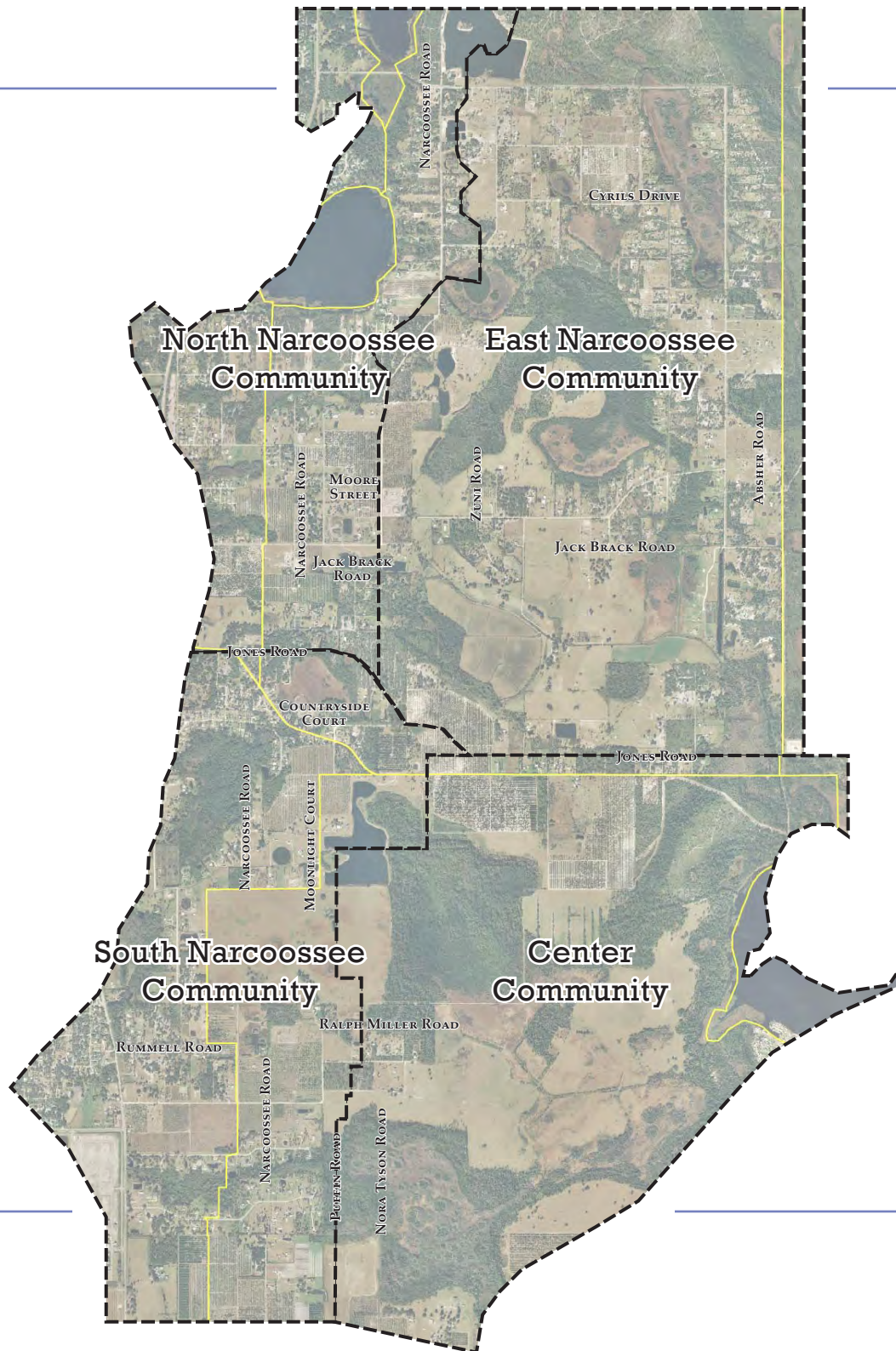
table 8: community amenities (cont.)

ranches + small farms		not for profit clubs + organizations			
arrow h ranch	1650 south narcoossee rd. st. cloud, fl 34771	4h club - country critters	1401 east 10th st. st. cloud, fl 34771	moms club	1941 big cypress dr. st. cloud, fl 34771
jade meadow stables	5750 jones rd. st. cloud, fl 34771	4h club - silver saddles	5270 starline dr. st. cloud, fl 34771	narcoossee baptist church	870 north narcoossee rd. st. cloud, fl 34771
lazy b ranch	2300 absher rd. st. cloud, fl 34771	amateur athletic union of the u.s.	500 moonlight ct. st. cloud, fl 34771	narcoossee elementary school pto, inc.	2700 north narcoossee rd. st. cloud, fl 34771
murphy organic farm	2240 mcmichael rd. st. cloud, fl 34771	church women united	5152 boggy creek rd., lot e33 st. cloud, fl 34771	narcoossee swamp soldiers paintball club	5280 countryside ct. st. cloud, fl 34771
narcoossee wolf ranch	2450 absher rd. st. cloud, fl 34771	clark charities inc.	4955 parkview dr. st. cloud, fl 34771	osceola rodders	5246 hammock cir. st. cloud, fl 34771
rising stars stables	1390 absher rd. st. cloud, fl 34771	healing touch therapeutic riding center	5300 haywood ruffin rd. st. cloud, fl 34771	phi beta psi sorority beta iota	2425 underwood ave. st. cloud, fl 34771
		hope for vietnam children	5332 mill stream dr. st. cloud, fl 34771	quetzalcoat theocalli, inc.	4925 parkview dr. st. cloud, fl 34771
		hype co.	1350-a south narcoossee rd. st. cloud, fl 34771	taking new territory now	4905 newton ct. st. cloud, fl 34771
		jesgod corporation	4834 lillian black rd. st. cloud, fl 34771	toastmasters international	2425 mcmichael rd. st. cloud, fl 34771
		khmer krom buddhist temple of florida, inc.	2725 zuni rd. st. cloud, fl 34771	wishes on wings, inc.	4985 dan smith rd. st. cloud, fl 34771
		men of destiny ministries, inc.	4903 raylene way st. cloud, fl 34771		



**c. the narcoossee subareas**

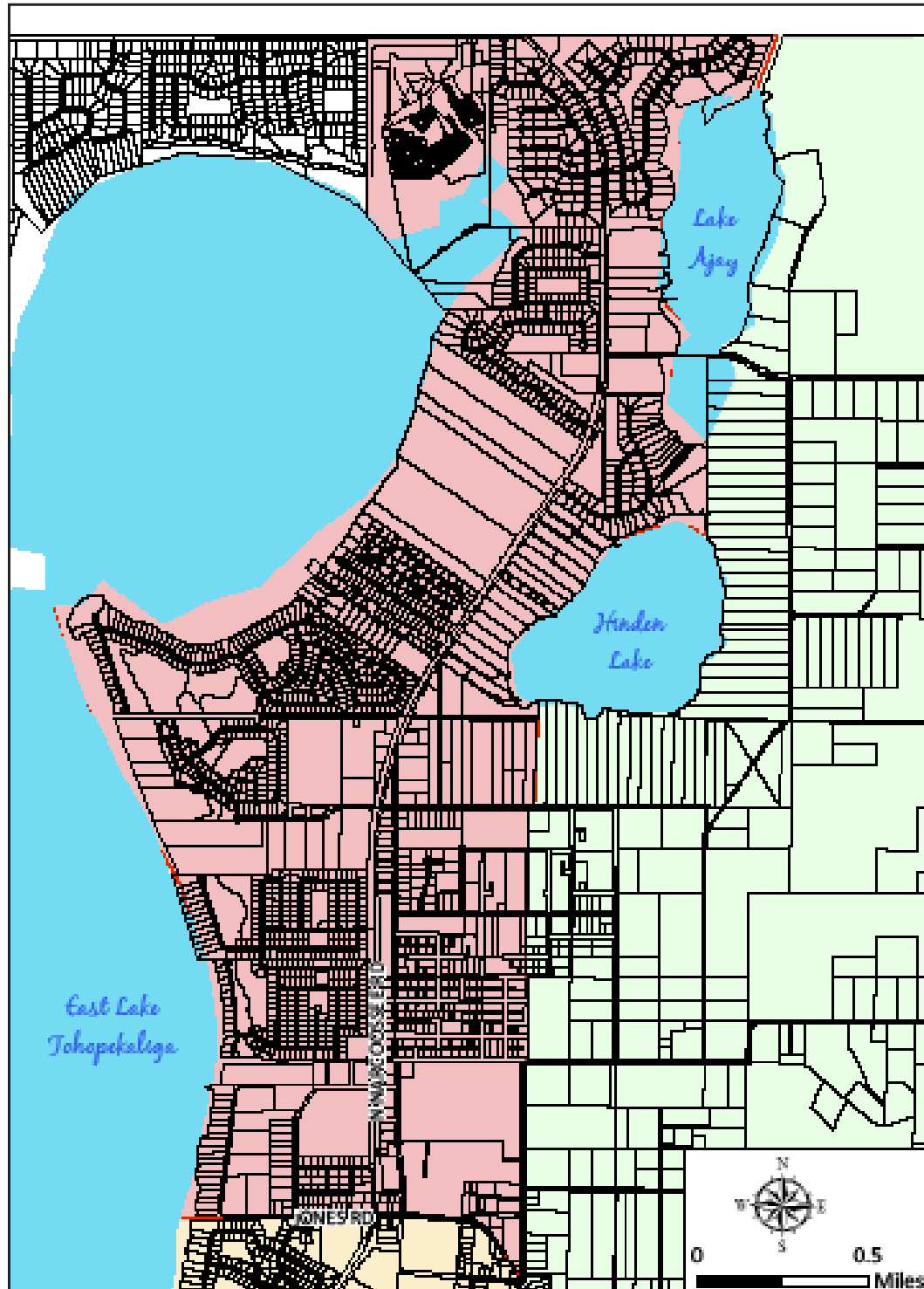
In order to structure the public process, including the CAC and neighborhood meetings, the overall Narcoossee subarea was divided into four subareas as shown on the map to the left.



### north narcoossee community

Bounded by the Osceola-Orange County line to the north, East Lake Tohopekaliga to the west, Jones Road to the south, and approximately aligned to Wiggins Road to the east, the North Narcoossee Community encompasses 3,200 acres and 2,122 parcels. With most of the newer development having occurred in the past twenty years, the area ranges from larger rural lots to gated subdivisions (some remaining unfinished), canal subdivisions, mobile homes and trailers along unimproved dirt roads. Amenities include the Narcoossee Middle and Elementary Schools. There are very few large vacant parcels of land within this quadrant.

A small commercial area exists at the intersection of Narcoossee and Jones Roads, with the Narcoossee Hardware Store located on the northwest corner. Across Narcoossee Road, both the Narcoossee Fire Station and the old Community School are located on Yukon Street.





Unfinished subdivision



Majestic Oaks subdivision + canal connections



Narcoossee Hardware store



Single family home



Cattle



Single family home



Single family home



Typical subdivision

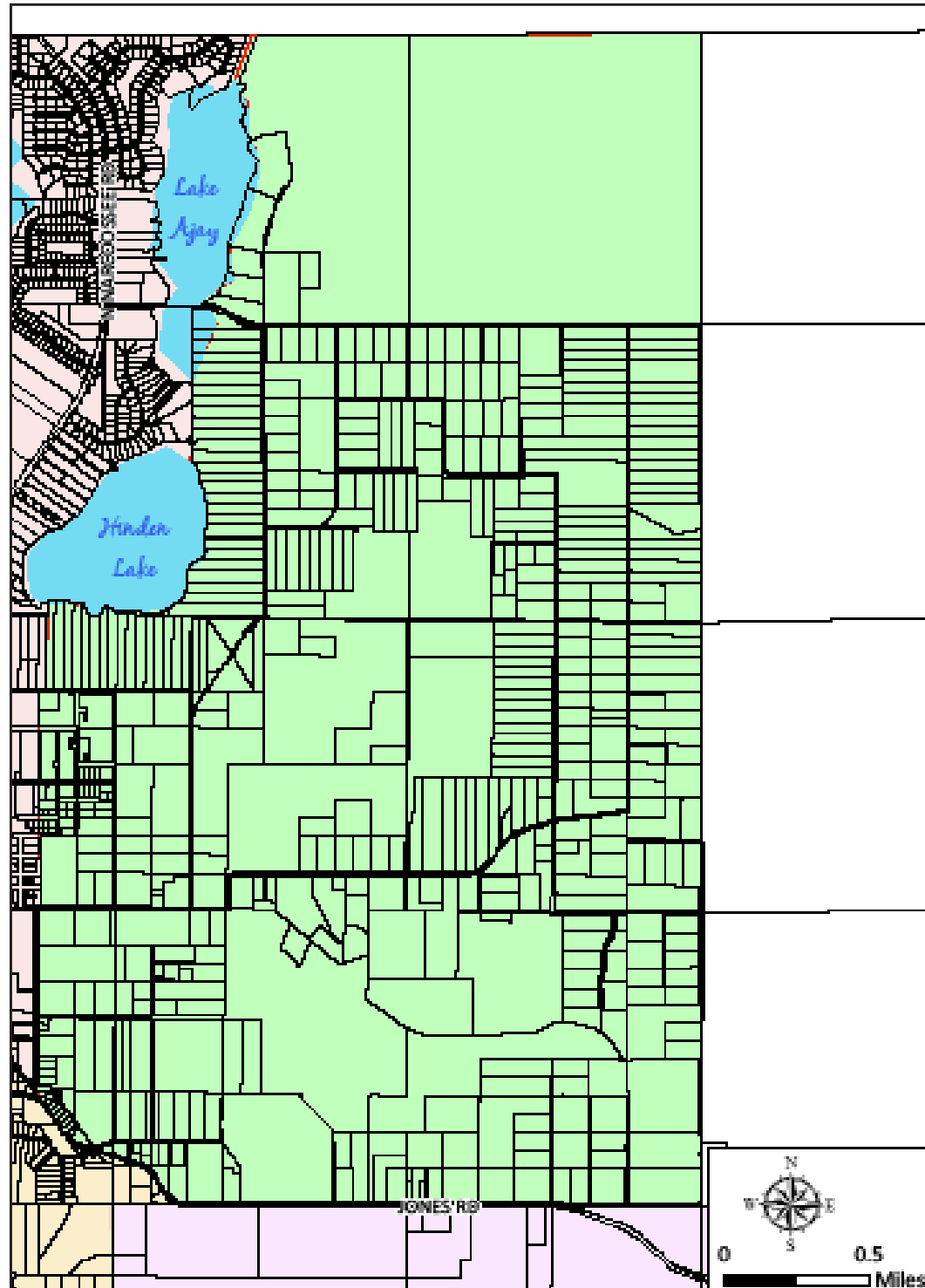


Typical gated subdivision

### east narcoossee community

The East Narcoossee Community is located east of Narcoossee Road and bounded by the Osceola-Orange County line to the north, Jones Road to the south, and the Northeast District to the east. This area encompasses 5,200 acres and 571 parcels. Primarily rural in nature, residential lots in this area range from large vacant lots, to large rural agricultural and equestrian lots, subdivisions with large homes, and small lots with mobile homes/trailers on dirt roads. Much of the area is heavily forested.

The Narcoossee Community Center is located on Rambling Road in the southwest portion of the East Narcoossee Community, across the street from the Arthur Fell Memorial Cemetery.





Single family home



East Narcoossee Community Workshop site visit



Single family home



Equestrian home + stables



Split Oak Forest Mitigation Park



St. Luke's Missionary Baptist Church



Equestrian riding center



Typical rural dirt road

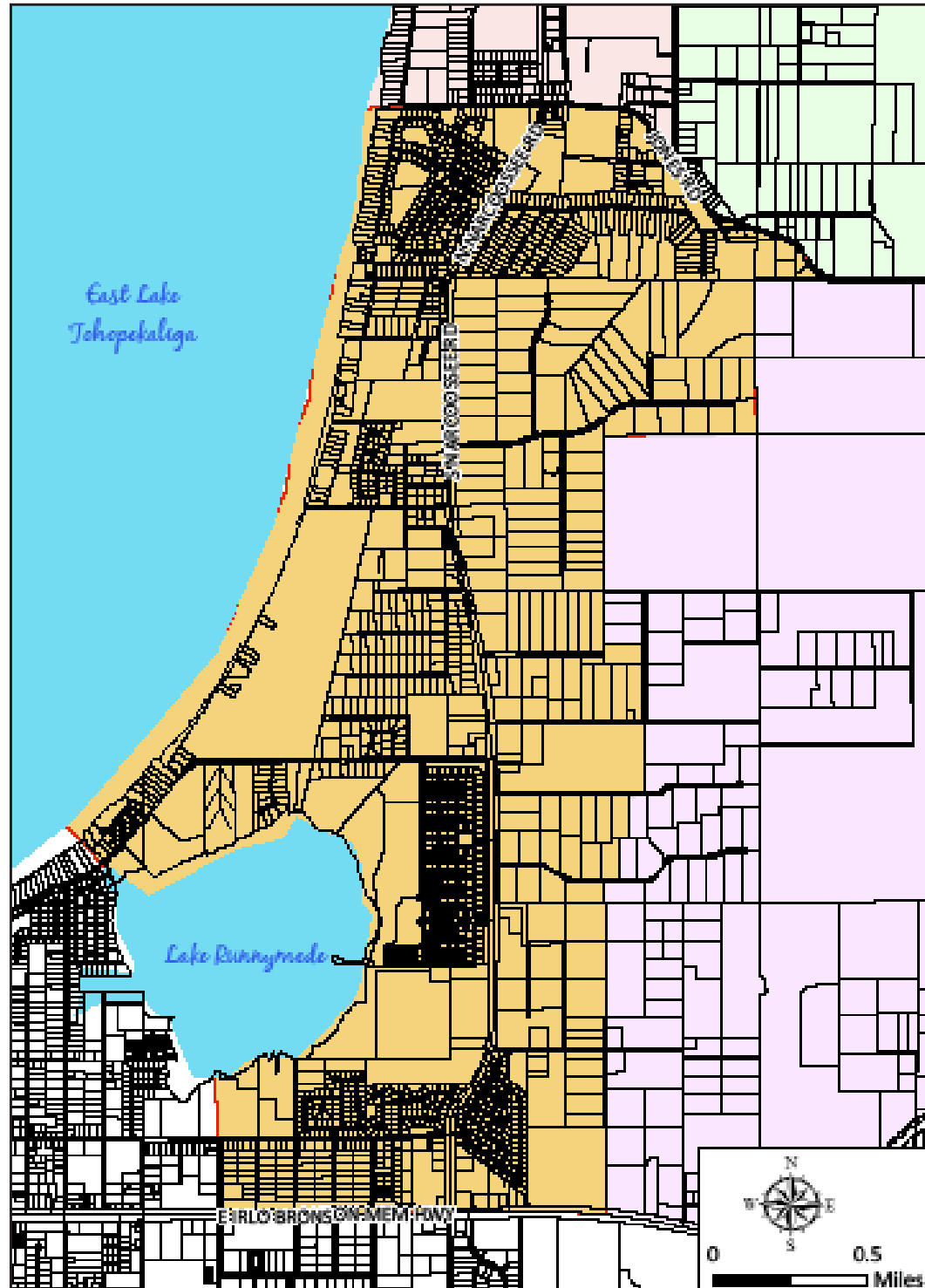


Single family home

### south narcoossee community

Bounded by US 192 to the south, East Lake Toho to the west, Jones Road to the north, and approximately aligned to Puffin Road to the east, the South Narcoossee Community encompasses 3,700 acres and 1,245 parcels. Characterized by a number of established residential subdivisions and newly planned developments, South Narcoossee also contains a concentration of commercial areas at Narcoossee Road and Highway 192. Residential communities range from gated, non-gated and unfinished subdivisions, to lakeside residential lots, smaller lots with modest homes, and mobile home parks. A number of large, vacant parcels are present within the subarea, and are primarily located along the western edge of Narcoossee Road.

Chisholm Park is also located in the South Narcoossee Community, at Chisholm Park Trail and the edge of East Lake Toho. Runnymede Conservation Area is located just south of Chisholm Park along Rummell Road.





Sandhill cranes at Chisholm Park



Single family home



Single family homes



Single family homes



Narcoossee Road construction



Single family homes



Commercial center at Narcoossee Road + Highway 192



Monument signage at Turtle Creek

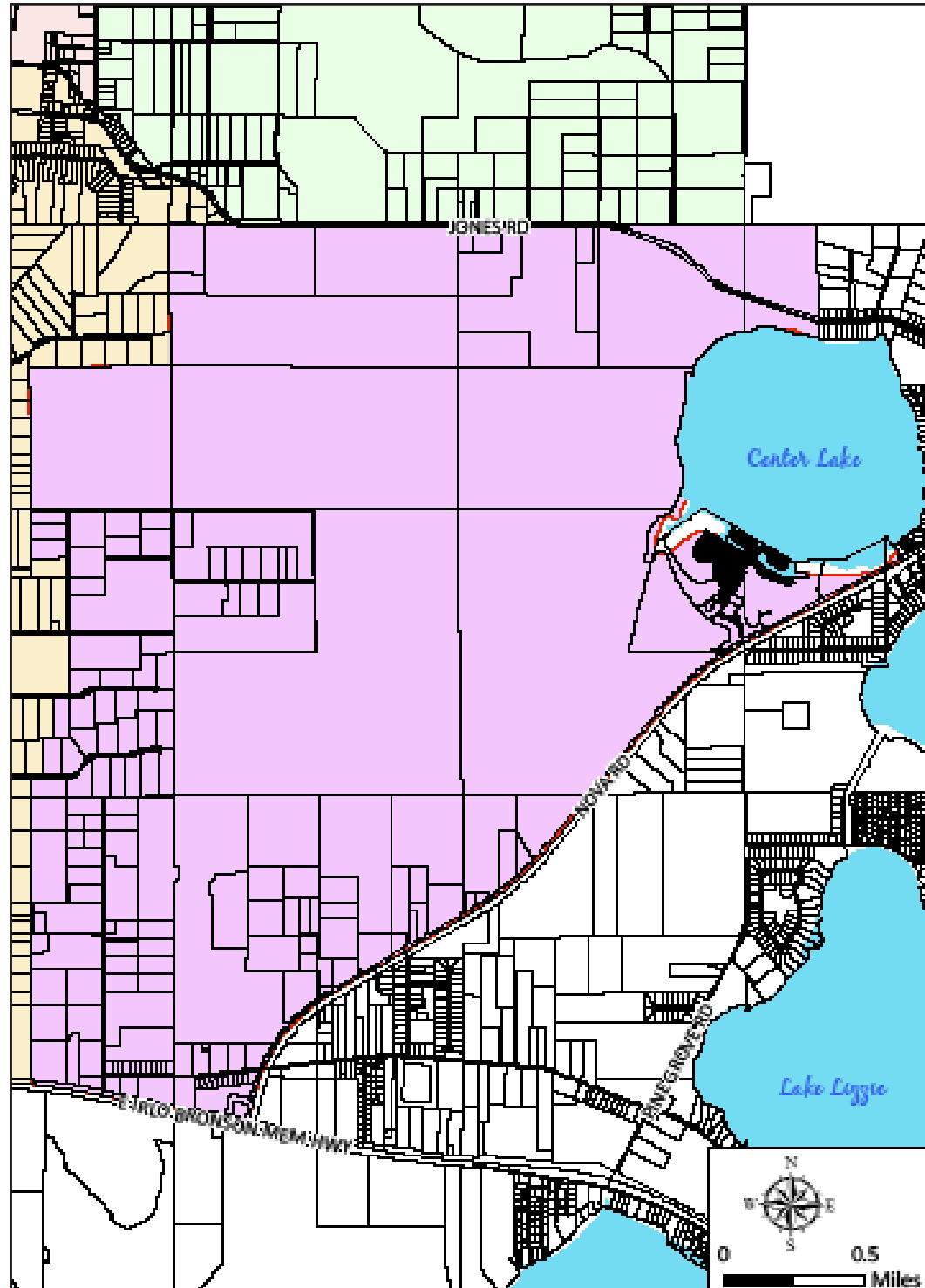


Preserved live oak trees

### center community

Bounded by US 192 and Nova Road to the south and east, Center Lake to the east, Jones Road to the north, and approximately aligned to Puffin Road to the west, the Center Community encompasses 4,150 acres and 1,299 parcels.

This community contains the most vacant land and/or farm land of all the subareas, and includes the Center Lake Ranch, which currently functions as a cattle ranch. The Center Lake Ranch, however, is also undergoing a planning process to develop the property, and has an approved plan as a Development of Regional Impact (DRI). The area also contains a number of orange groves, cattle ranches and large lot residential homes.







Single family home



Single family home



Single family home



Pastureland



Single family lot



Agricultural barn



Center Lake Ranch sign



Old stone barn



Typical gated property



Single family home + orchard



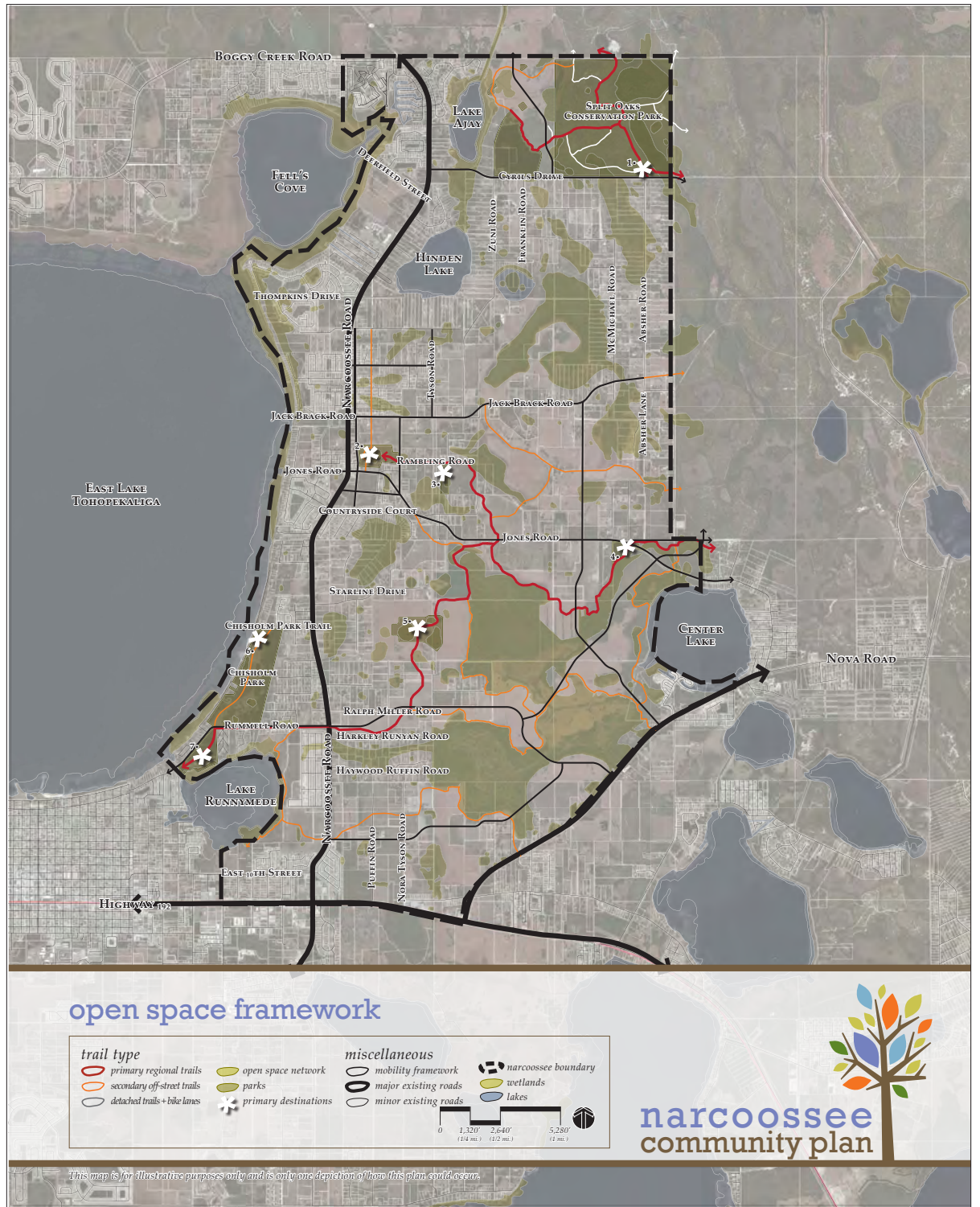
iii. our future/  
frameworks



## a. open space framework

The Open Space Framework builds on existing recreational amenities such as East Lake Tohopekaliga, the Split Oak Forest Conservation Park, Chisholm Park, Lake Runnymede Conservation Area and the Narcoossee Community Center and is focused on the preservation of existing resources, wildlife corridors and habitat areas. A primary regional trail system links these existing amenities, with new planned parks and cultural amenities located within Historic Town, Springhead Lake PD and Center Lake DRI. Secondary off-street trails will connect neighborhoods to this primary regional trail system, and detached sidewalks and bike lanes along road right-of-ways will serve as local connections throughout the Narcoossee area.

Parks, open space and trails increase quality of life, and can enhance property values in Narcoossee and throughout the region. The preservation of open space and natural resources ensures a sustainable ecosystem for Narcoossee's diverse vegetation and wildlife species. Trail systems allow a higher quality of life for residences, and offer off-street transportation options and recreational opportunities that could extend into Orange County, south to Lake Lizzie Natural Area and eventually to Harmony.



**b. open space overall context**

The western edge of the Narcoossee study area is bounded by East Lake Tohopekaliga and Fell's Cove and their associated wetlands. Many additional lakes, including Lake Runnymede, Center Lake, Hinden Lake and are scattered throughout the area, connected by large-scale wetlands systems.

Much of the Narcoossee Community is heavily vegetated with wetlands and forested areas. While many of these natural areas are smaller and disconnected west of Narcoossee Road, eastern areas boast large expanses of undisturbed wetland and forests.



*Typical Narcoossee Pond + Associated Wetlands*



*Split Oak Forest Conservation Park*



*Chisholm Park Boat Ramp*



*Trail Along East Lake Tohopekaliga, in St. Cloud*

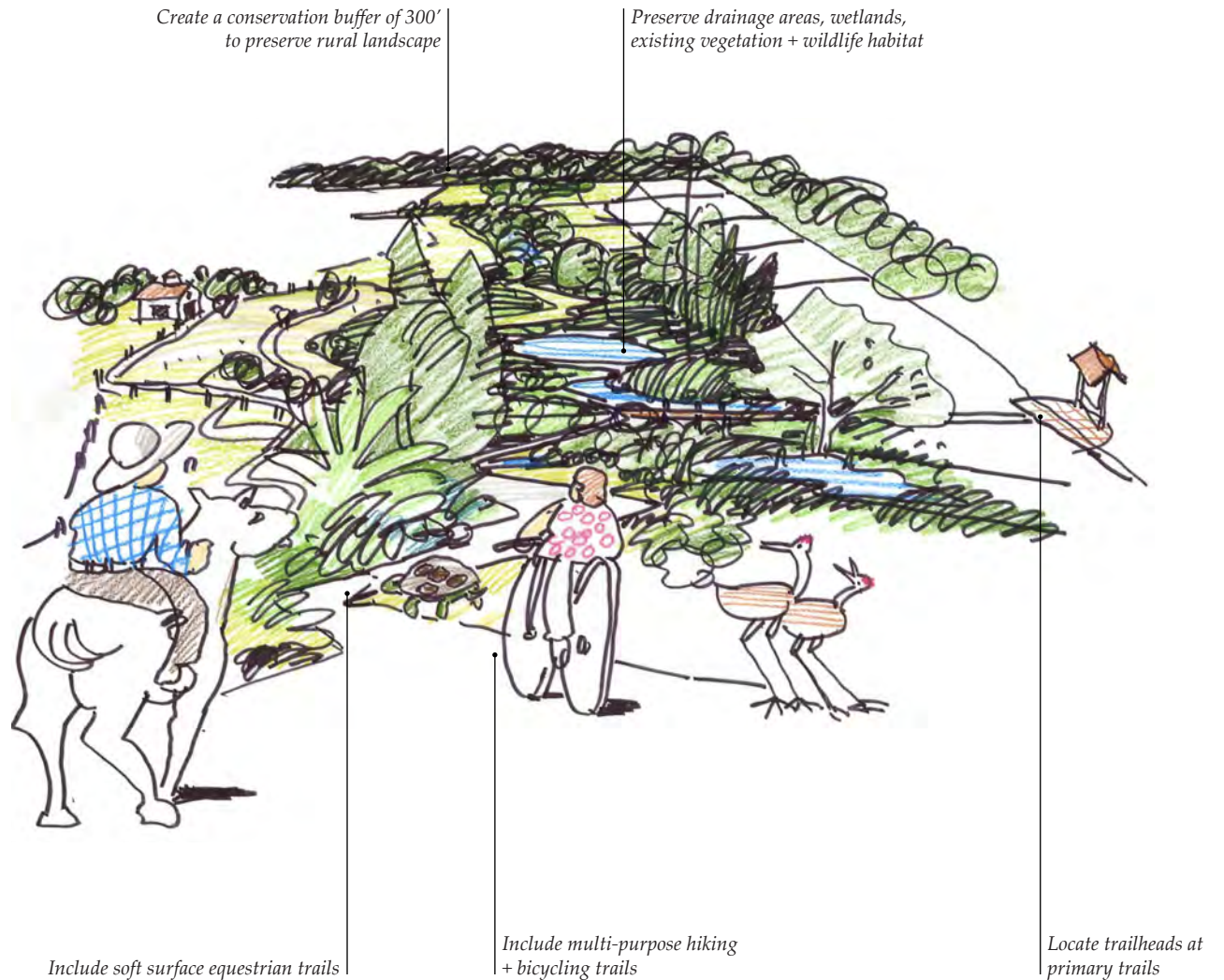
## c. open space opportunities

### preservation of natural resources opportunities

Preservation of the natural systems for the Narcoossee Community is considered a core community value. Built on the wetland system, this natural framework helps maintain the open, rural feeling. Opportunities are present for each landowner to be a steward of the natural resources for their property. Other opportunities exist to connect these sensitive areas with additional upland corridors so wildlife can move freely through the area. Wildlife corridors have been planned on adjacent mixed use districts. These wildlife corridors could make connections all the way from East Lake Tohopekaliga to the Econlockhatchee River. These areas will serve additional functions including interpretation; preserving water quality, detention, and retention; and simply reinforcing character features. Key areas of opportunity include:

- Wetlands
- Sensitive wildlife areas
- Floodplain areas
- Upland wildlife corridors
- Historic areas
- Public lands
- Water bodies

### open space, parks + greenway network



### open space, parks + greenway networks opportunities

Preservation of natural systems is important to the character of the Narcoossee area, and the benefits of this are described throughout this section. These areas also provide the framework for a greenway, parks and trail system, linking the community together within a natural fabric. As demonstrated in the open space framework map (page 3-2), new parks, the Historic Town, the Narcoossee Elementary and Middle Schools and public lands are planned and connected into one system. Key opportunities include:

- Regional park system + facilities
- Lakeside parks
- Public plazas
- Community gardens
- Beach areas with marina/boat slips + water access
- Recreation center
- Playgrounds
- Tree preservation

### multi-use trails opportunities

Adjacent to natural features and greenways is a system of multimodal trails. These trails provide an appropriate buffer between sensitive resources and adjacent development. These trails allow for equestrian use, walking and biking. Trails have been located in strategic areas including within mixed use areas, along

existing streets and adjacent to natural features. New trails in the Narcoossee community provide the opportunity to achieve the following:

- Reinforce the character by promoting a historically used transportation system
- Buffer new development with a recreation amenity
- Create a new mobility option that supports equestrian, walking and biking
- Connect neighborhoods with trail systems to the Historic Town, schools, centers and regional destinations such as the Split Oak Mitigation Park and the Econlockhatchee River
- Provide safe and healthy options for seniors and our youth
- Create a new off-street trail amenity that helps mitigate the impact of busy roads

### inclusion of separators opportunities

As discussed in Chapter 1, *Vision + Executive Summary*, the Narcoossee area has a number of character areas consisting of traditional subdivisions to rural estates. The community has acknowledged that portions of the community will continue to grow. New mixed use districts are already expected in the area. In these transitioning areas, separators, transitions and connections can increase the compatibility of all future projects. These techniques come in many forms, from simply preserving and

buffering natural features adjacent to new developments to promoting compatible densities on the edge of a development.

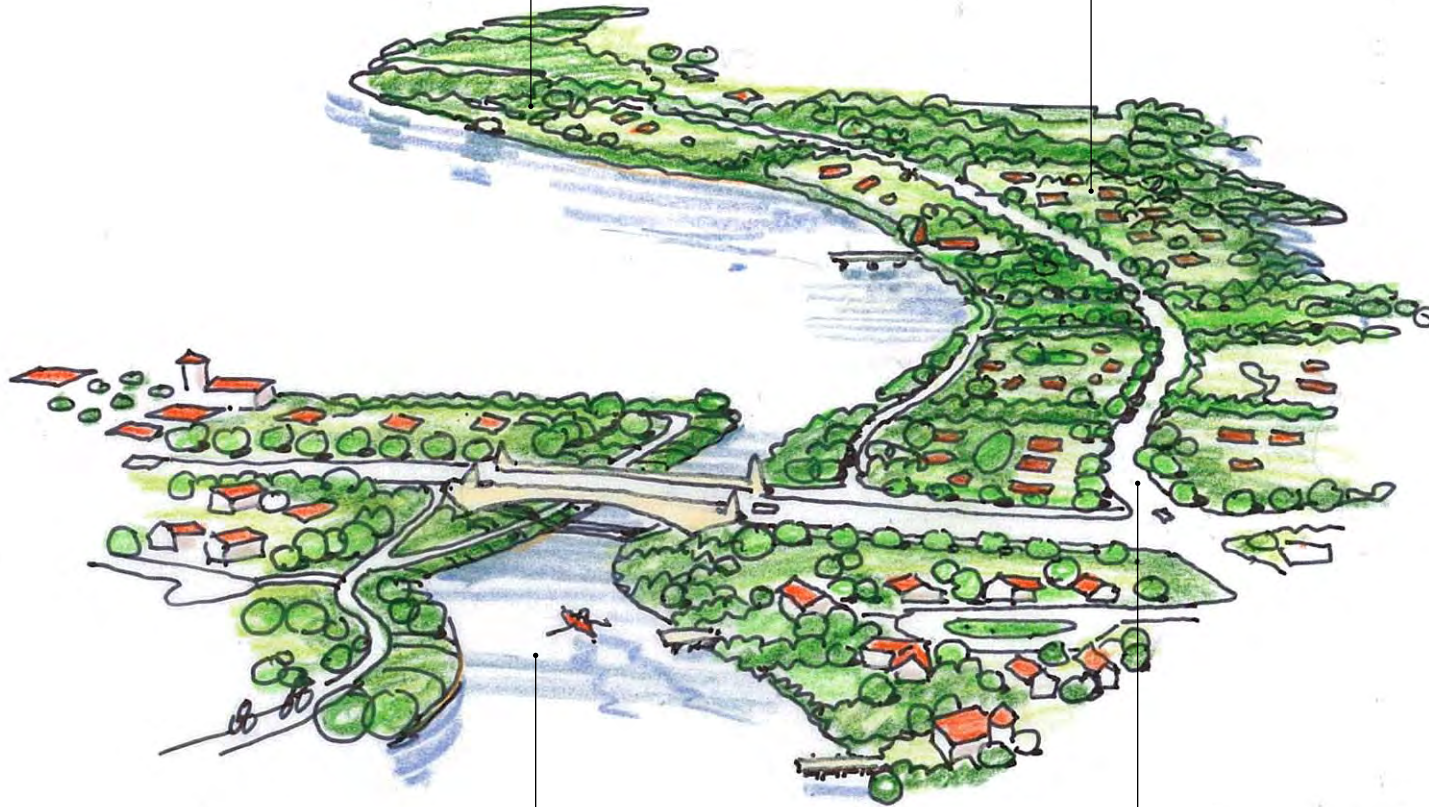
Although, one technique is to create a separation between developments, another technique is to connect them. By connecting existing neighborhoods to new neighborhoods, the difference between the two developments are lessened. Through greenway, park, trail and street connections, separate developments appear to be one development with a variety of housing types. Residents benefit from shared amenities and new transportation choices. Key actions and opportunities include:

- Preserve and buffer natural features such as wetlands, forested areas and water bodies
- Create setbacks and separation of uses
- Utilize physical features such as trails, fencing, sidewalks, detention ponds and berms
- Promote land uses solutions such as feathering, cluster development, height restrictions, stair stepping, and promoting similar densities at the edge of a new development
- Connect new and existing neighborhoods using streets, greenways, parks and trails

**preservation of natural resources + inclusion of separators**

*Preserve and buffer natural features such as wetlands, forested areas + water bodies*

*Promote land uses solutions such as cluster development + promoting similar densities at the edge of a new development.*



*Utilize waterways, detention ponds + natural features as separators between incompatible developments*

*Connect neighborhoods using streets, trails and green space*



## d. open space goals + objectives

The Open Space guidelines are needed to preserve the natural resources of the area, while allowing for recreational uses throughout and are oriented towards four primary objectives:

1. Preserve the natural resources of the area;
2. Create destinations for recreation;
3. Establish an efficient and safe trail system to connect these destinations; and
4. Serve a range of users, including hikers, bicyclists and equestrians.



## **e. open space guidelines**

### **trails**

Trails shall be aligned through the Narcoossee Area as proposed on the Open Space Framework Map on page 3-2. The identified trail system includes three types of trail systems: Equestrian Trails, Multi-Use Trails, and Multi-Use Trails with Detached Equestrian Trails. With much of the Narcoossee Area already developed, the majority of these trails have been aligned within the 50' regulatory wetland buffers and along right-of-ways. Connections between these buffers and right-of-ways have generally been aligned through abandoned right-of-ways, and along property lines.

Additional trail systems have been identified throughout the Center Lake DRI and the Springhead Lake PD, and connect to those trails serving other areas within Narcoossee.

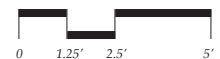
The three types of trail systems are detailed within the cross sections on the following pages, but trail materials shall consist of integrally colored concrete multi-use paths, with striping, and soft surface equestrian paths.

Trail signage shall be designed to provide directional information and trail mileage.

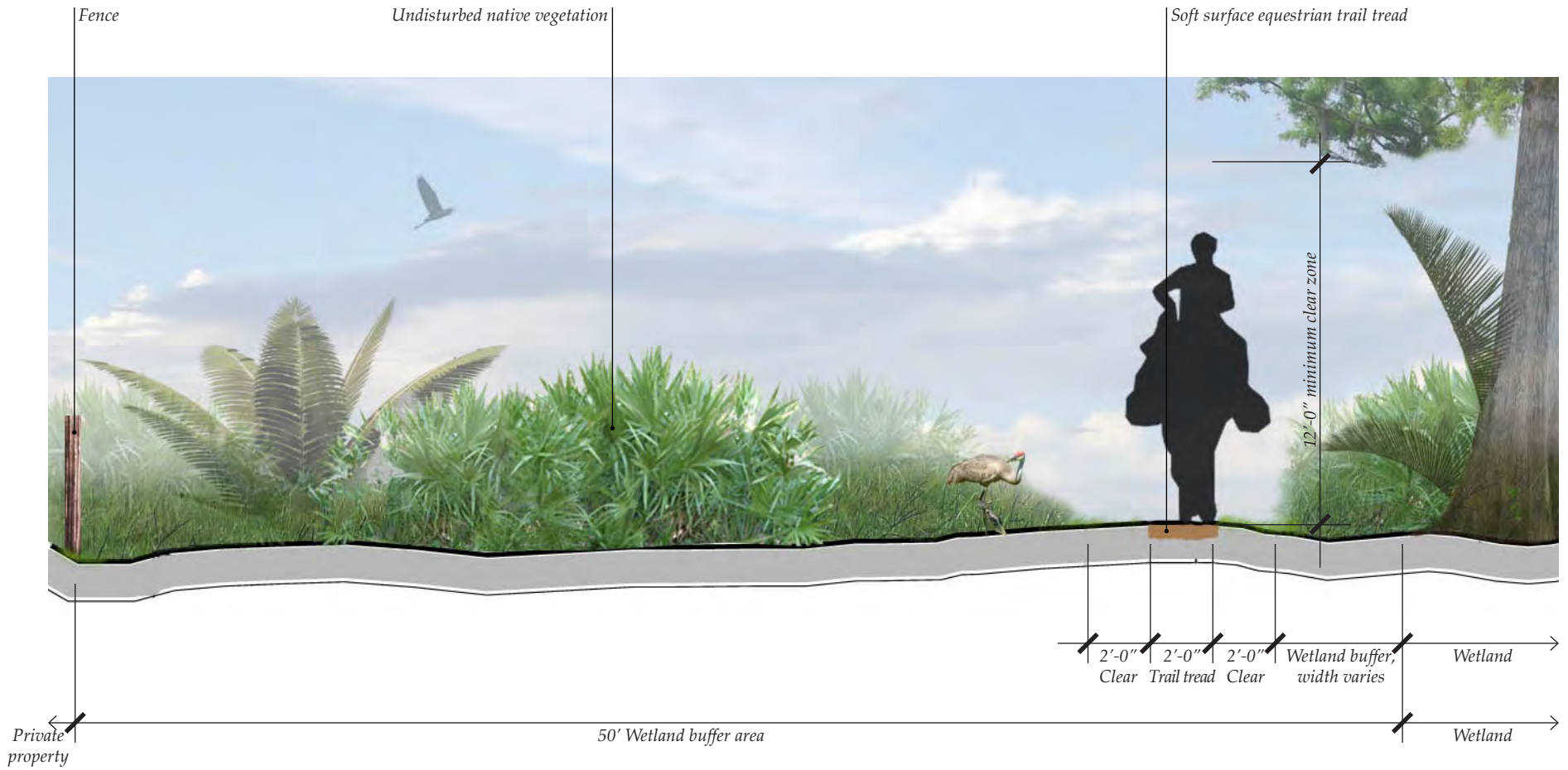
### equestrian trail - mowed/cleared corridor



Note: Trail alignment location varies within the wetland buffer



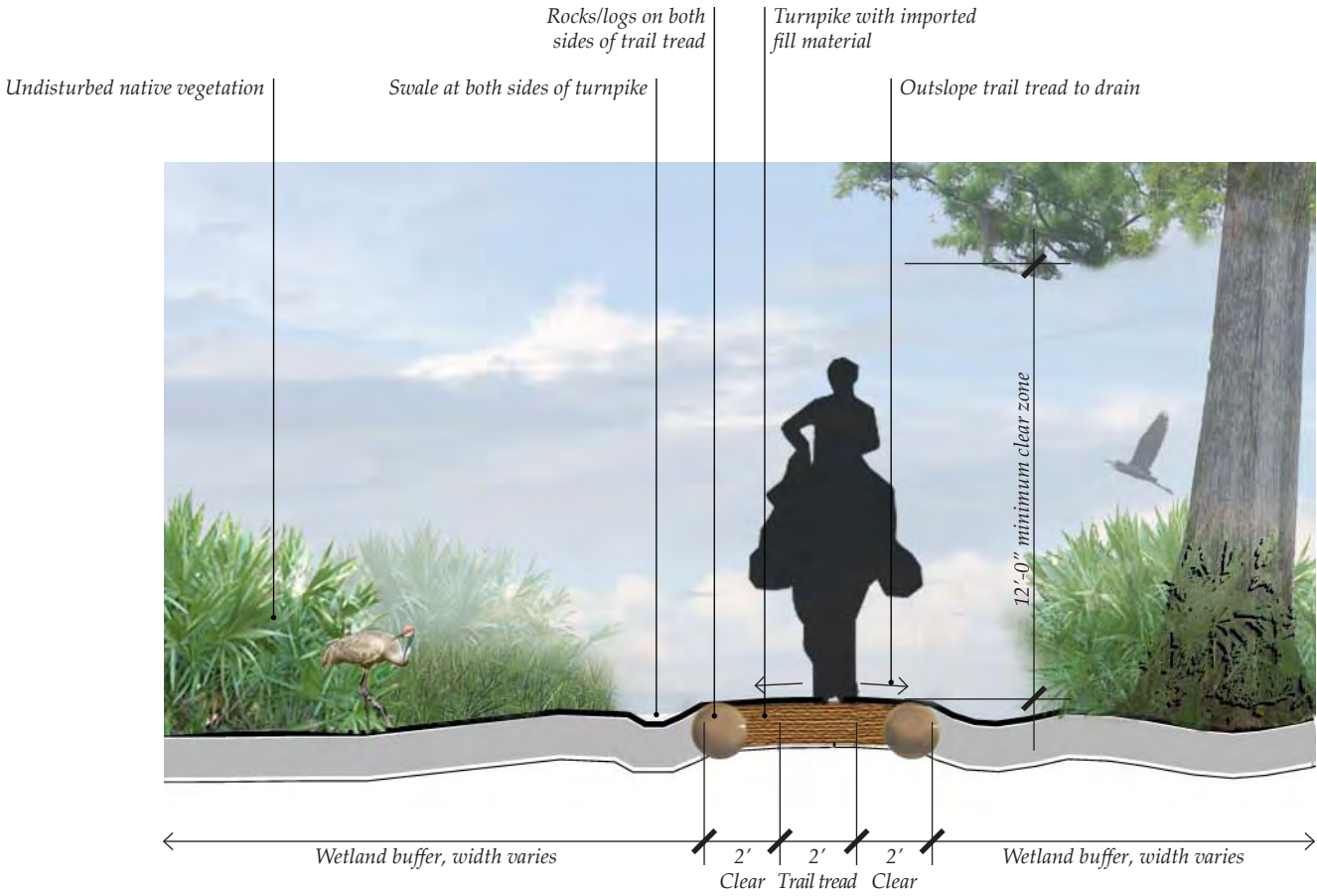
## equestrian trail - soft surface



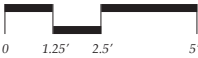
Note: Trail alignment location varies within the wetland buffer



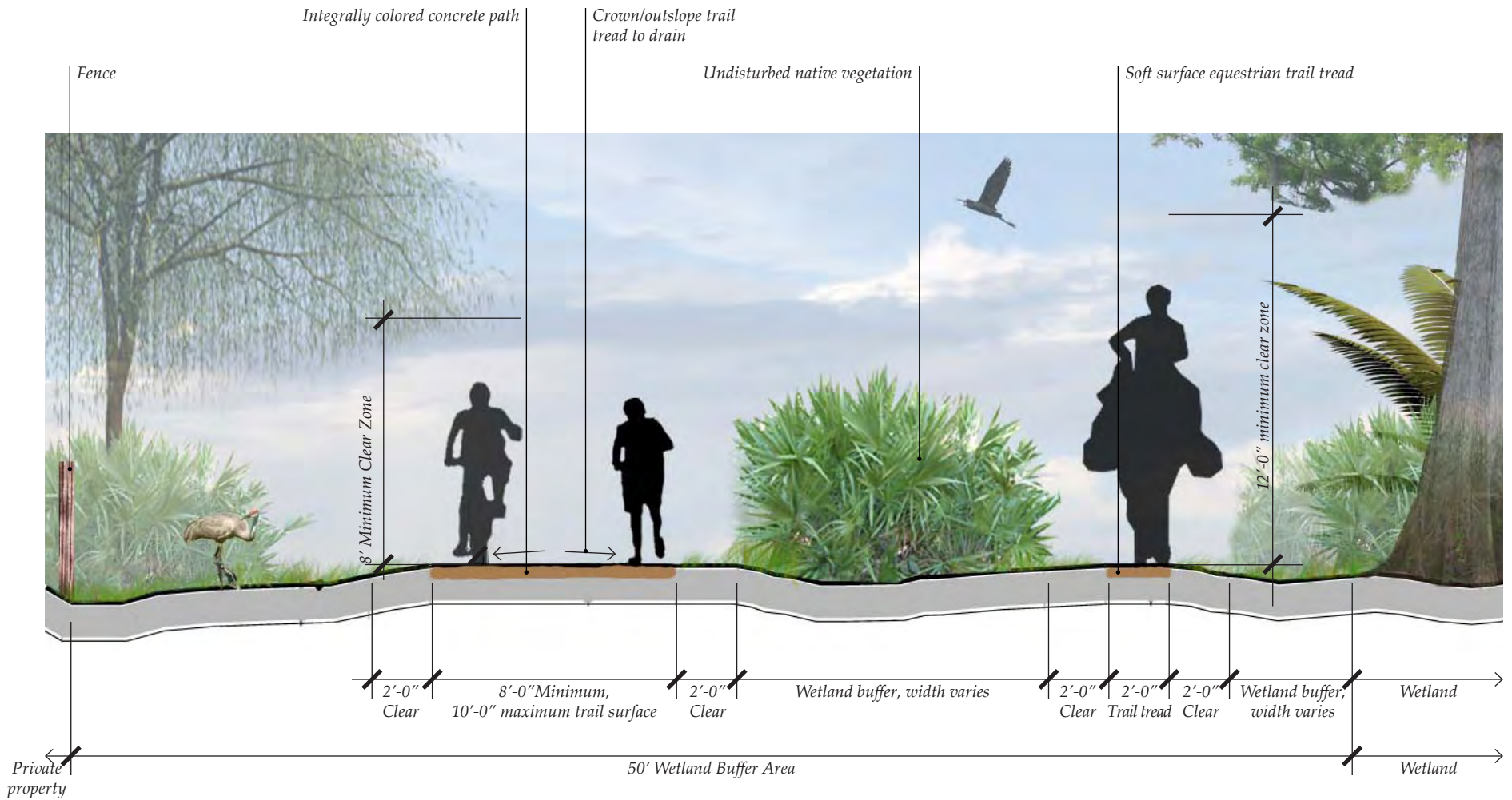
equestrian trail - wet areas



Note: Trail alignment location varies within the wetland buffer



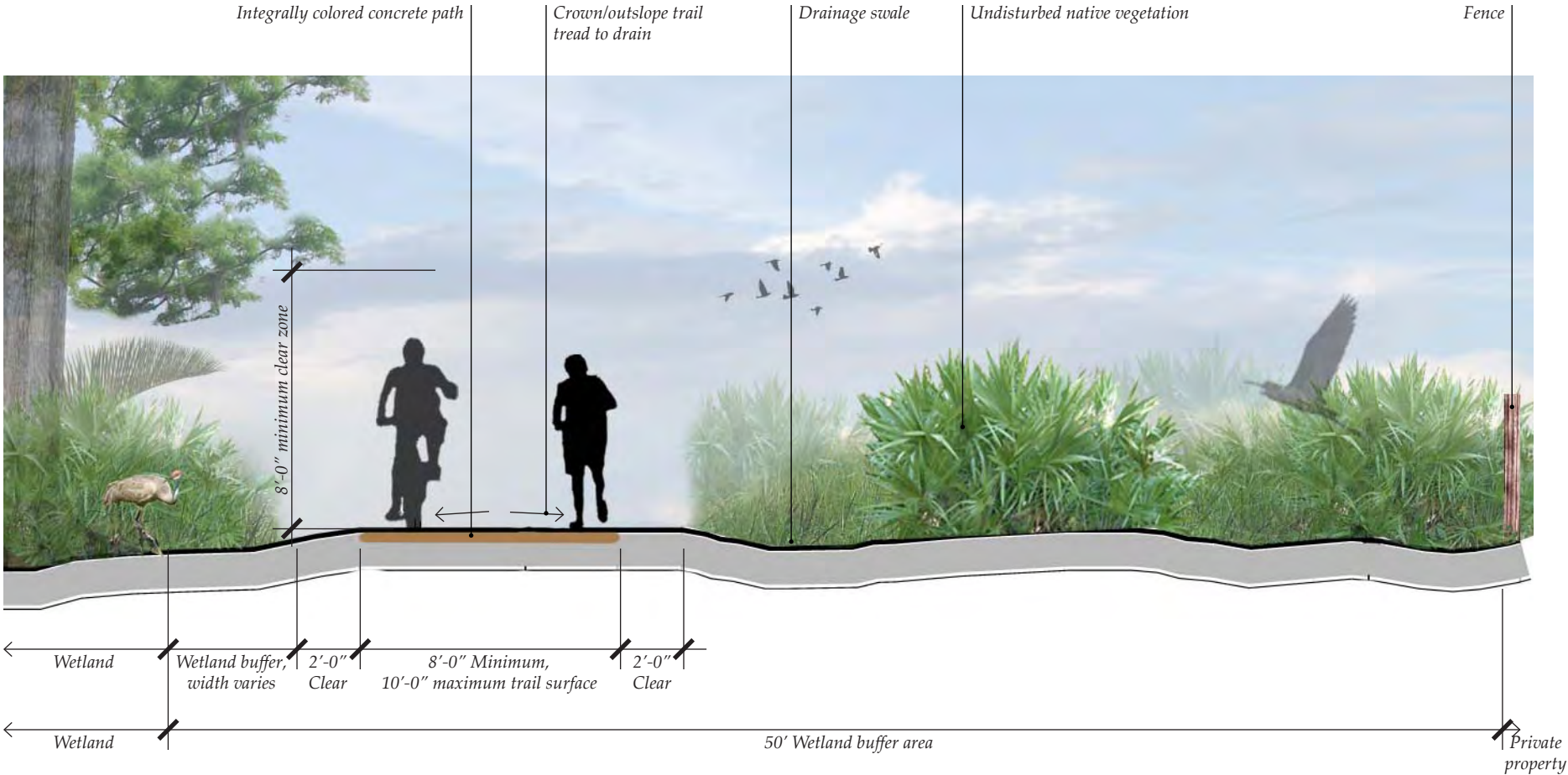
### multi-use trail with detached equestrian trail



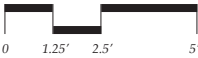
Note: Trail alignment location varies within the wetland buffer



multi-use trail



Note: Trail alignment location varies within the wetland buffer



## trailheads

Trailheads are public places to enter and exit a trail facility, and often include signage, informal kiosks with trail maps, and trash receptacles.

There are three types of trailheads: trailheads with parking, trailheads with equestrian trailer parking, and non-parking access points. Trailheads that offer parking are typically near heavily utilized trails. The amount of parking offered at these trailheads is dependent on trail usage and available space. Non-parking access points are typically located on lesser-used trail systems.

Following are the elements that should be located at each trailhead:

- *Signage.* Rules and regulations shall be located at all trailheads, and shall include trail etiquette, warnings about potential safety hazards, and permitted trail uses.
- *Trash Receptacles.* Trash cans shall be located at all County-maintained trailheads, and shall be placed along heavily used trails within the Narcoossee Area.
- *Dog Waste Disposal Stations.* On trails where dogs are allowed, dog waste stations shall be provided at one mile intervals and at trailheads.
- *Shade Structures.* Where possible, shade structures shall be located at heavily utilized

trailheads to offer relief from the sun and shelter from inclement weather.

- *Lighting.* In areas likely to receive use at night, pathway lighting meeting dark sky standards shall be provided to avoid conflicts at intersections and allow users to better observe trail direction, surface conditions and obstacles.
- *Restrooms.* Where possible, restrooms shall be present at heavily utilized trailheads.

## trail crossings

Trail crossings shall always be located perpendicular to the roadway, and shall be clearly marked. Crossings are encouraged to be located at signalized intersections, especially at major roadway crossings. If this is not feasible, a trail-user activated flashing yellow light shall be used at the crossing. These crossings shall also be striped, or utilize different paving methods to alert drivers to trail crossing locations. On local streets, trail crossings may be signed with only a stop sign.





Trailhead with parking, restrooms, shade structure + signage



Textured trail crossing



Trailhead restroom building



Trailhead signage



Trailhead gateway signage



Striped trail crossing



Trailhead gateway signage



Trail signage



Trail signage

## separators

### fencing

#### Height

Fencing shall be a minimum of 30" in height along roadway right-of-ways; 42" against vertical drops greater than 24"; and 54" along equestrian trails.

#### Materials

Fencing shall be constructed of one of the following materials: wooden post and horizontal wire; pre-cast concrete post and rail; three rail wooden fence; steel i-beam vertical posts with wooden rails; or Corten steel slatted fence.



*Wooden posts + rails fence*



*Wooden posts + rails fence*



*Wooden posts + rails equestrian fence*



*Wooden posts + rails open space fencing*



*Corten steel fencing*



*Textured concrete posts + railings*



*Wooden posts + wire fencing*



*Steel beam posts + wooden rails*

**berms**

Berms and plantings shall be used to create a buffer between Narcoossee Road and adjacent residential development. Where space is not adequate to provide berming, other structures such as hedges and/or fences shall be used to create a screen, with associated plantings located on the Narcoossee Road side of the structure.

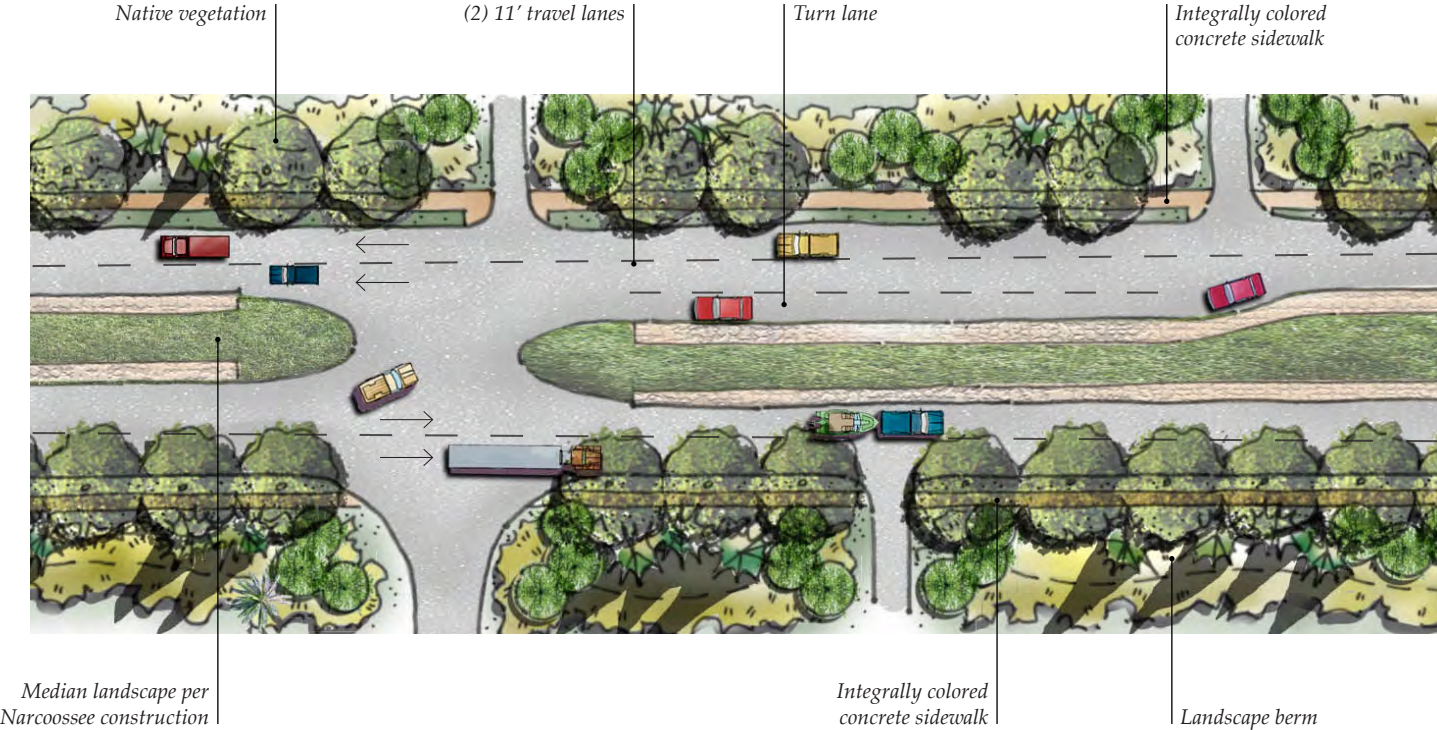
Berms shall be constructed in a non-contiguous fashion, with breaks between berms at appropriate locations (i.e. trail connections to interior neighborhoods, detention pond locations).

Slopes and overall form are to be natural and smooth; with irregular, organic forms; rounded tops; and varied side and bottom slopes, transitioning gently into adjacent grades.

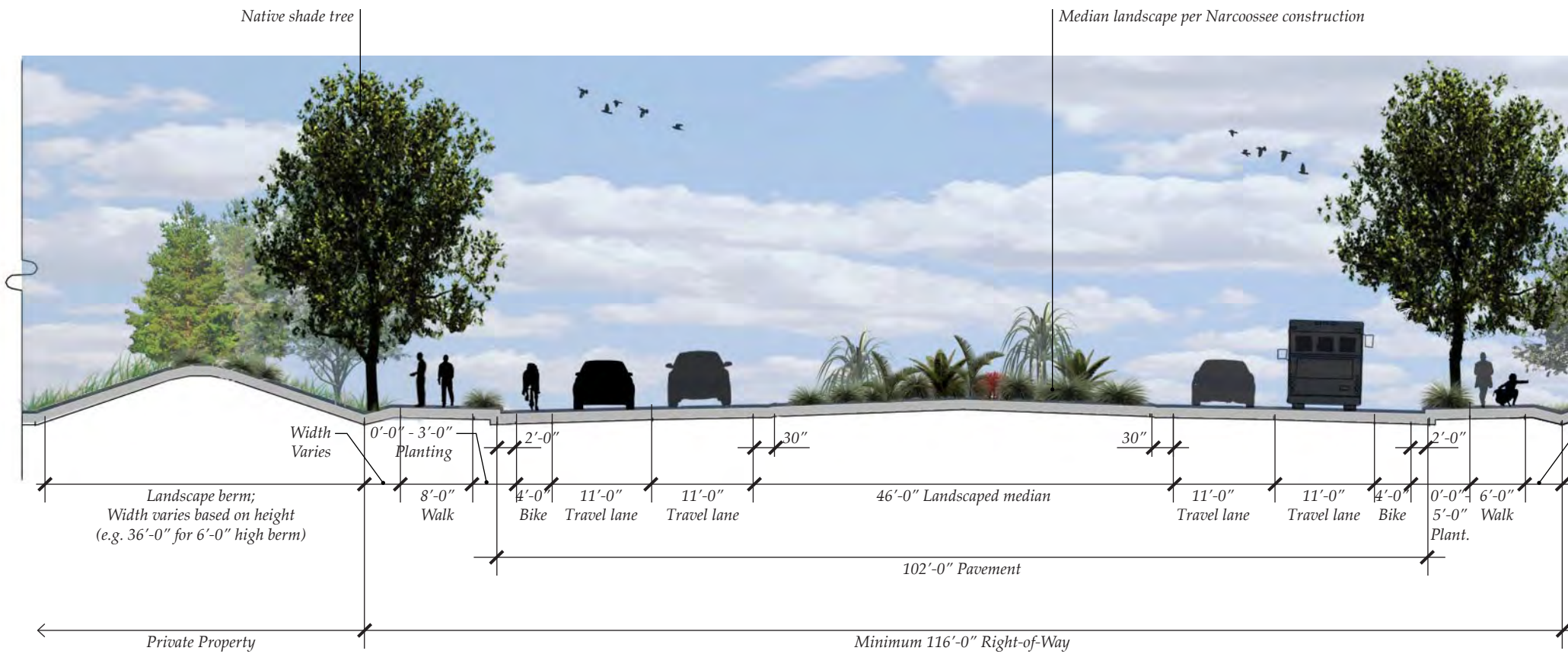
Berm height shall be a minimum of 6'-0" and determined by right-of-way width available, and adjacent usage and sightlines.

Berms shall be completely covered with grass, shrubs or other living ground cover. Landscaping shall be used to give additional screening height where necessary and to provide a visually aesthetic treatment to the roadside.

**narcoossee road berm planting**



**narcoossee road berm cross section**



additional separators

Natural Features

Preserve existing native vegetation and features where possible, and utilize these areas as buffers between incompatible development. Wetlands shall be preserved and buffered per the requirements in the Osceola County Comprehensive Plan. Historic trees shall be protected as stated within the Osceola County Land Development Code.

New Physical Features

Built features such as detention ponds, berms, greenways and trail systems and right-of-way elements such as sidewalks and fencing shall also be utilized as separators between incompatible developments.

Land Use Solutions

Land use options such as cluster development and transitioning densities at the edges of existing residential areas can help maintain the Narcoossee community character. Additionally, connections between existing and new residential neighborhoods using greenways and trail systems and/or local street connections, can also help mitigate undesirable elements such as larger roads and additional traffic.



Pasture + native vegetation



Pond + native vegetation



Trail systems + recreational areas



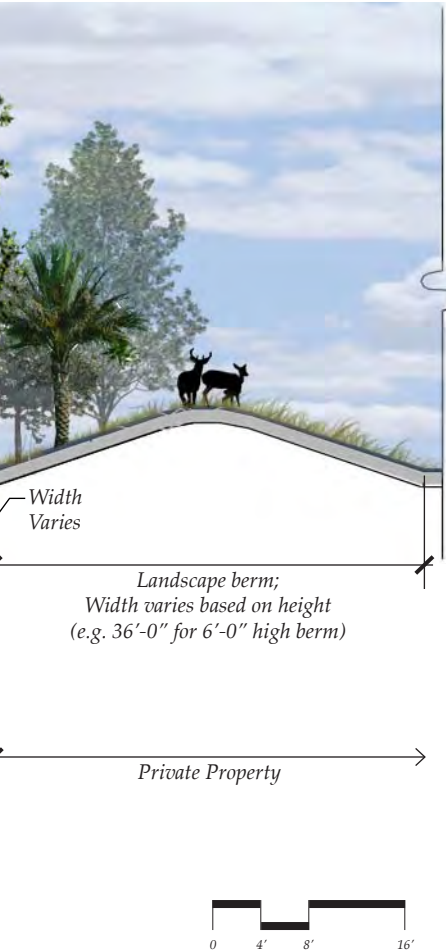
Detention pond with riparian vegetation



Trail systems + native vegetation



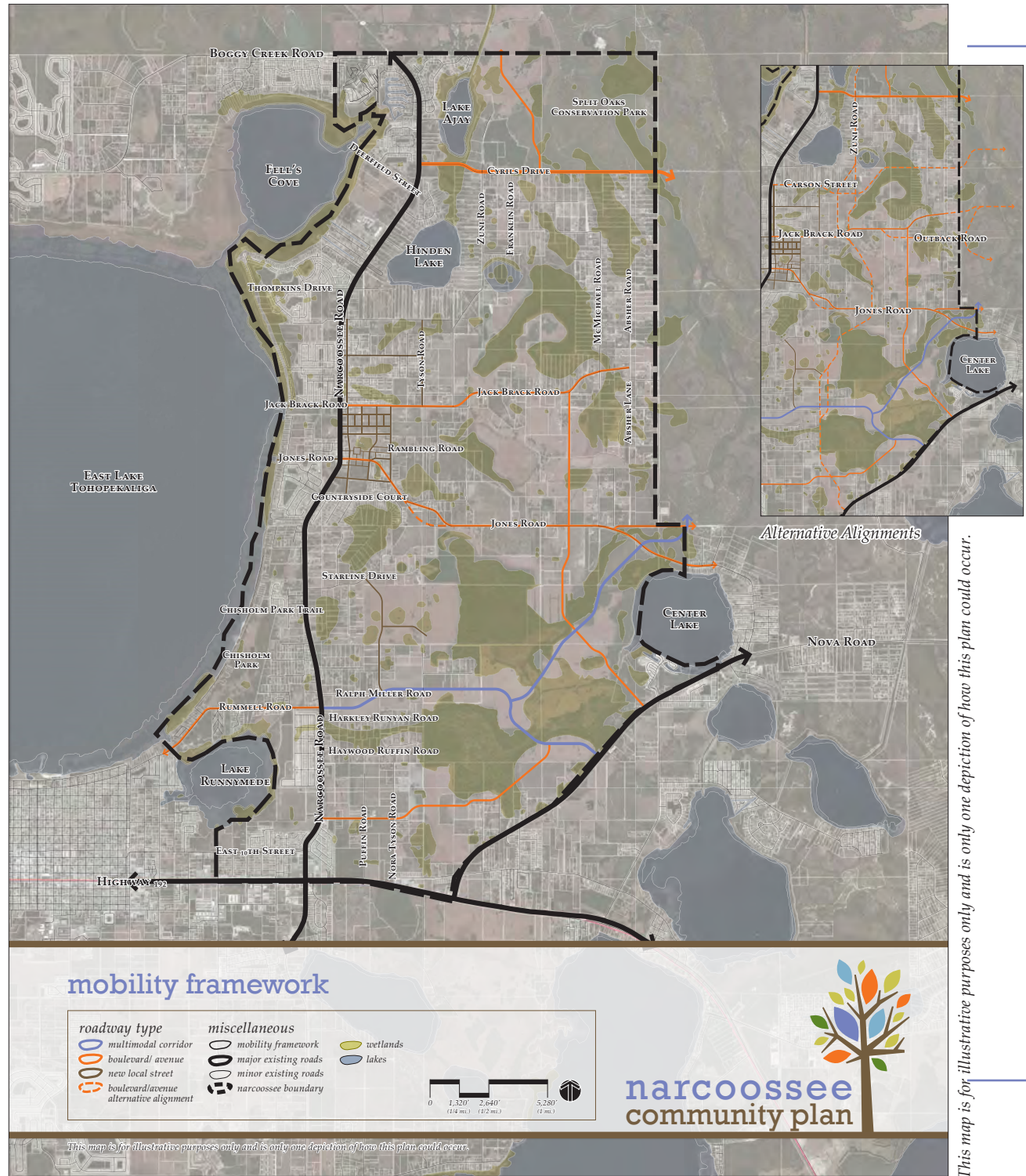
Formalized open space areas + amenities



## a. mobility framework

The Mobility Framework builds upon regional connectivity, dedicated transit, and enhanced local street connections with numerous multipurpose and equestrian trail connections throughout the community. Increased connectivity alleviates heavy traffic on major roadways and offers more route options for travelers, allowing more direct travel between destinations while creating a more accessible and resilient system.

During the planning process, numerous revisions were made to the mobility framework, including the deletion of additional roads and re-alignments of both existing and proposed roadways. These alternatives have been shown in the thumbnail image to the right and include an east-west alignment extending east from Carson Street; two possible alternatives for a Jack Brack Road eastern connection into the Northeast District; and an alignment for a Zuni Road extension south through the Center Lake DRI. These roads were explored due to the future need to connect neighborhoods east of the study area, and would allow these and other east-west connections to be minimized in width. The Zuni alignment would allow for an additional, continuous north-south alignment in addition to Narcoossee Road. While the community did not agree on a final alignment for these roadways, this does not preclude their extensions.



**b. mobility overall context**

The transportation network has a profound influence on how a community interacts. A narrow, efficient street pattern reduces travel speeds and offers community amenities, such as screening of private property through street trees and landscaping, and pedestrian and bicyclist travelways. The street types and descriptions for the Narcoossee area are designed to serve a variety of users: motorists, pedestrians, transit riders, bicyclists and equestrians. This balance has been achieved by maximizing transportation options available within the public right-of-way while providing a safe, convenient and comfortable space for non-motorized street users.

The Narcoossee Area has four street types: Multimodal Corridors, Avenues/ Boulevards, Local Roads and Equestrian Rural Streets as illustrated on pages 3-27 through 3-33.



*Typical Existing Narcoossee Corridor*



*Typical Tree-Lined Suburban Neighborhood Street*



*Improved Section of Narcoossee Road*



*Typical Rural Road*

## **c. mobility opportunities**

### **complete streets + fine grid network opportunities**

The streets in the Narcoossee area define the community. These streets allow residents to get to work, take children to school, run errands and access parks and other community amenities. Narcoossee's streets are expected to increase in traffic with the development of the Deseret Ranch, Springhead Lake PD and Center Lake DRI. This increased traffic, speeding cars and limited road options create safety concerns. The community also expressed concerns that Narcoossee Road is the only primary north-south route in an emergency.

Since the area's existing street cross sections do very little to mitigate the impacts of growth, the community has spent a great deal of time discussing alternative street cross sections. The streets in the area are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and public transportation users of all ages and abilities are able to safely move along and across these complete streets. Complete streets make it easy to cross the street, walk to shops, and bicycle to work and mitigate the growing traffic in the area. The streets in the Narcoossee area are uniquely designed to support the community context. These streets promote attached and detached sidewalks, bike lanes, bus lanes, accessible

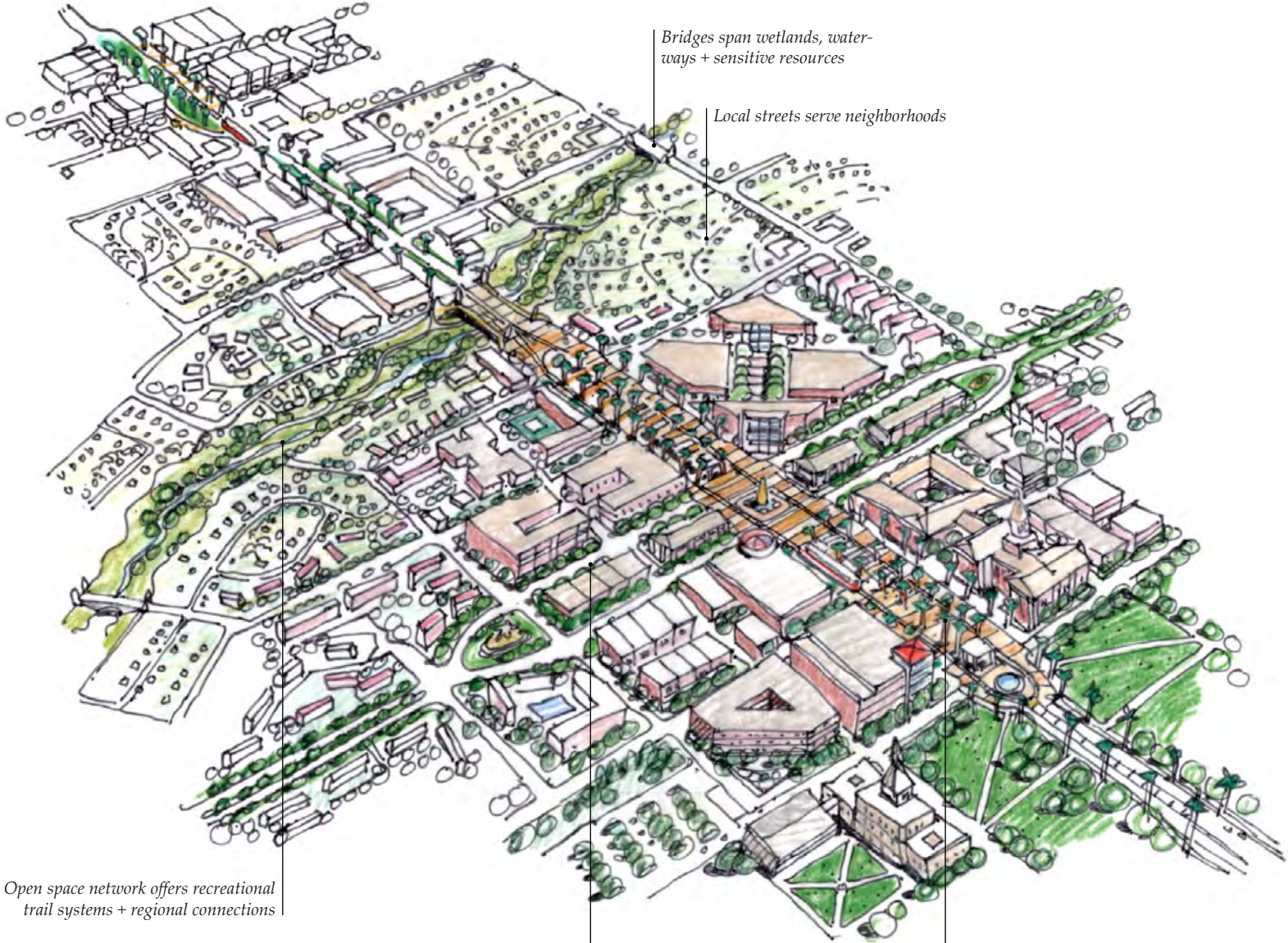
public transportation stops, frequent and safe crossing opportunities, median islands, narrower travel lanes, roundabouts, and more.

Key opportunities include:

- Two-lane boulevards and avenues with planted medians
- Residential roads with curb, street trees and sidewalks
- Rural roads with sand surface and natural landscaped edges
- New roads and road expansion
- Narcoossee road enhanced pedestrian safety
- Roundabouts
- Bridges with interesting architectural details



complete streets + fine grain network with multimodal elements



Bridges span wetlands, waterways + sensitive resources

Local streets serve neighborhoods

Open space network offers recreational trail systems + regional connections

Avenues/ boulevards feed into the central multimodal corridor + connects centers

Central multimodal corridor alignment connects larger centers

## multimodal opportunities

The streets in the Narcoossee area not only define the community, but also provide for new mobility options. Choices include vehicular, bus, pedestrian, bike and equestrian options. The benefit of a multimodal approach is apparent on many levels:

- Connects our neighborhoods and centers
- Provides healthy options that do not pollute our air
- Provides safe options for our families, youth and seniors
- Decreases congestion of our roads
- Provides choices
- Offers regional connectivity
- Promotes economic development through transit connections

Key opportunities include:

- Trails
- Sidewalks
- Bicycle lanes
- Bus stops for bus rapid transit (BRT) and school buses
- Transit
- Transit-oriented development
- Regional connections

**d. mobility goals + objectives**

Mobility Guidelines are needed to create an efficient, interconnected transportation system, and are oriented toward four primary objectives:

- 1. Incorporate multimodal options;
- 2. Design roadways to reflect the rural and agrarian context of the community;
- 3. Create a more connected network to mitigate roadway size; and
- 4. Plan for transit integration by including transit-oriented features.



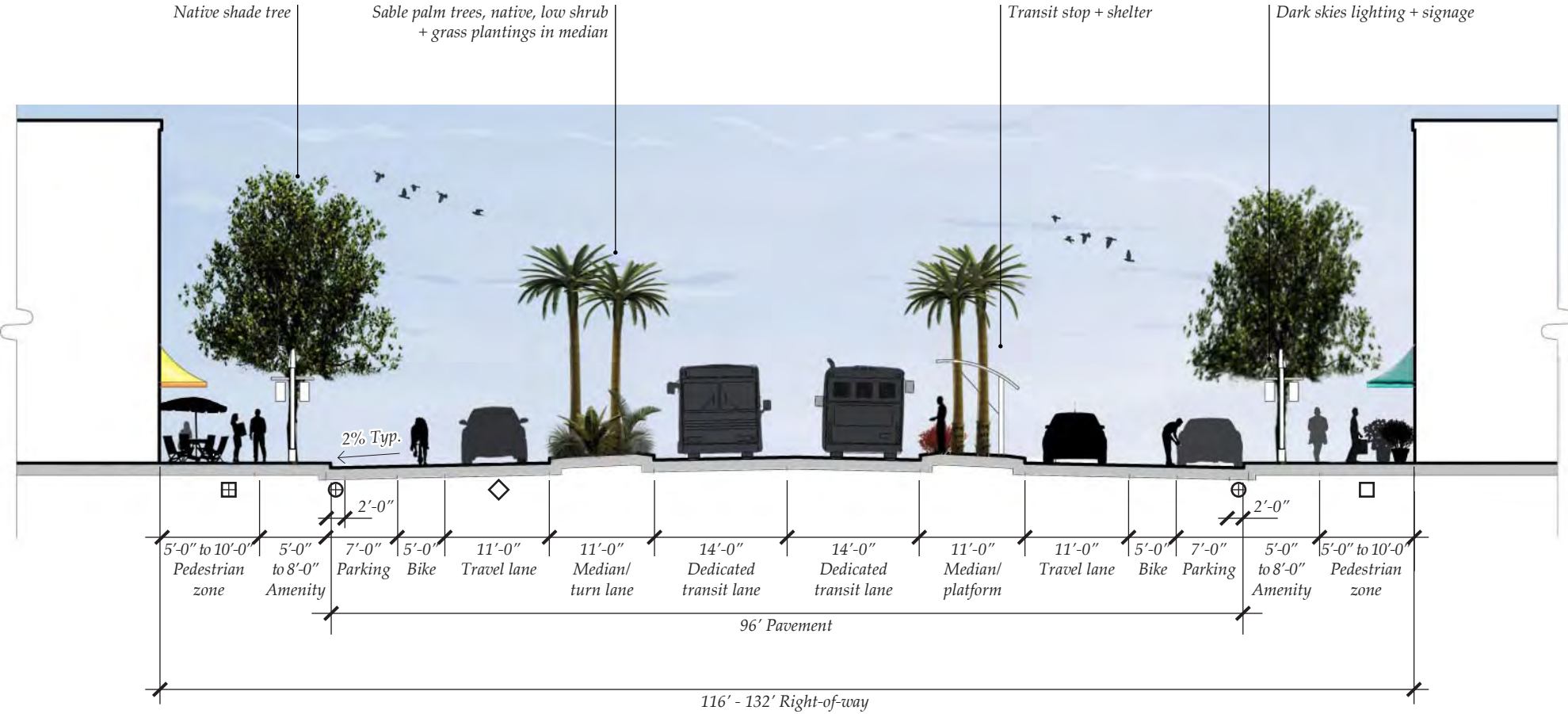
## **e. mobility guidelines**

### **type 1: multimodal corridor**

Multimodal Corridors are the streets within the Mixed Use Character District. This street type is located within an area that is planned for a higher density of residential and commercial development. A dedicated lane for transit will be included within this roadway cross section.

As shown on the Mobility Framework (see page 3-20), the primary road network within the Center Lake DRI is anticipated to be a Multimodal Corridor. Rummell Road, from Narcoossee Road continuing through the Center Lake DRI to Nova Road, is also anticipated to be a Multimodal Corridor. A connection from this Multimodal Corridor northeast into the Northeast District will also be a Multimodal Corridor.

multimodal corridor cross section



⊕ Stormwater      □ Reuse Water  
 ⊞ Potable Water      ◇ Sanitary Sewer

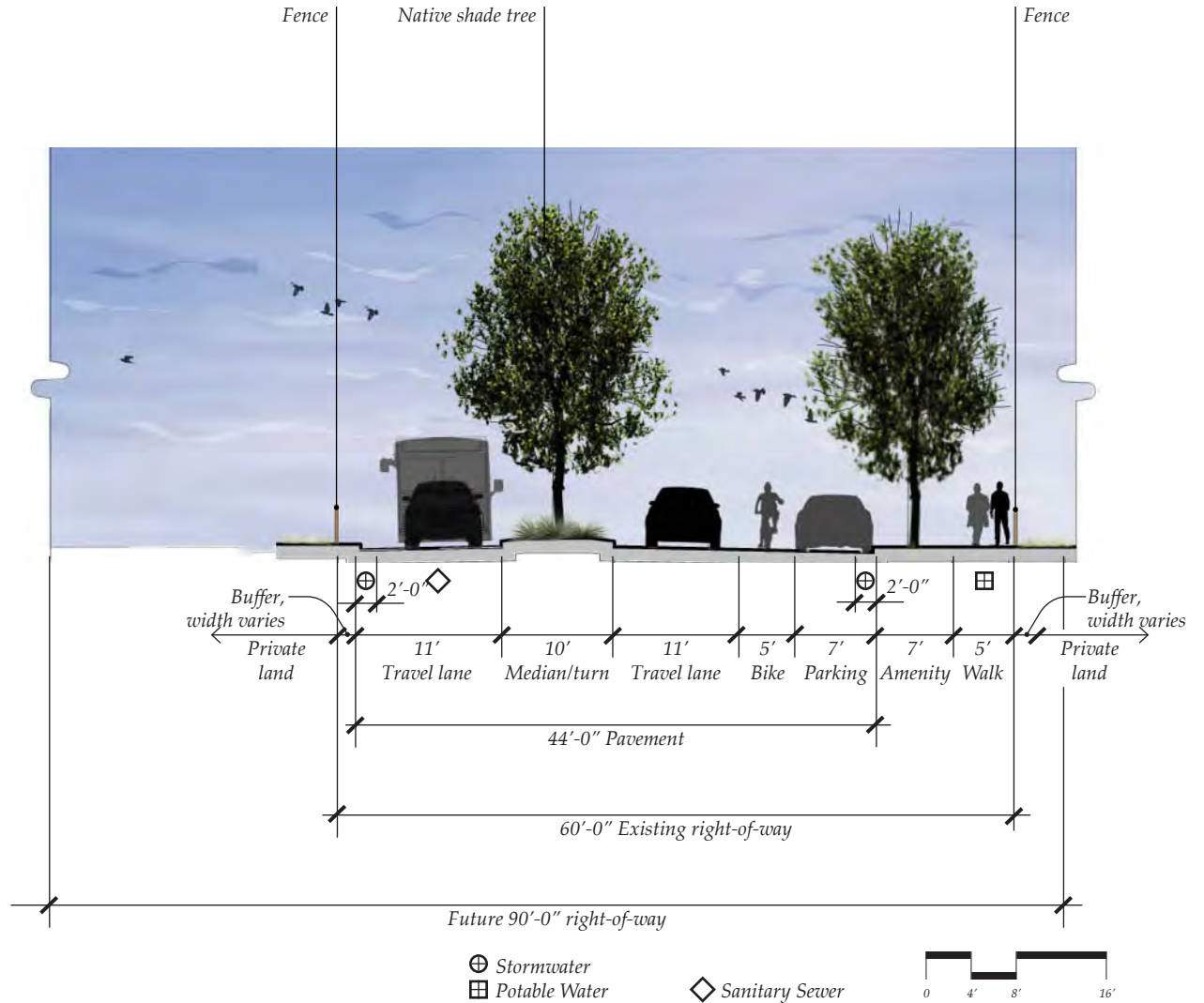
type 2: avenues/ boulevards

Avenues/ Boulevards are the roadways throughout the Narcoossee area that feed into the Multimodal Corridors. As shown on the Mobility Framework (page 3-18), this secondary road network includes roadways within the Center Lake DRI, Springhead Lake PD and the area south of Center Lake to Nova Road.

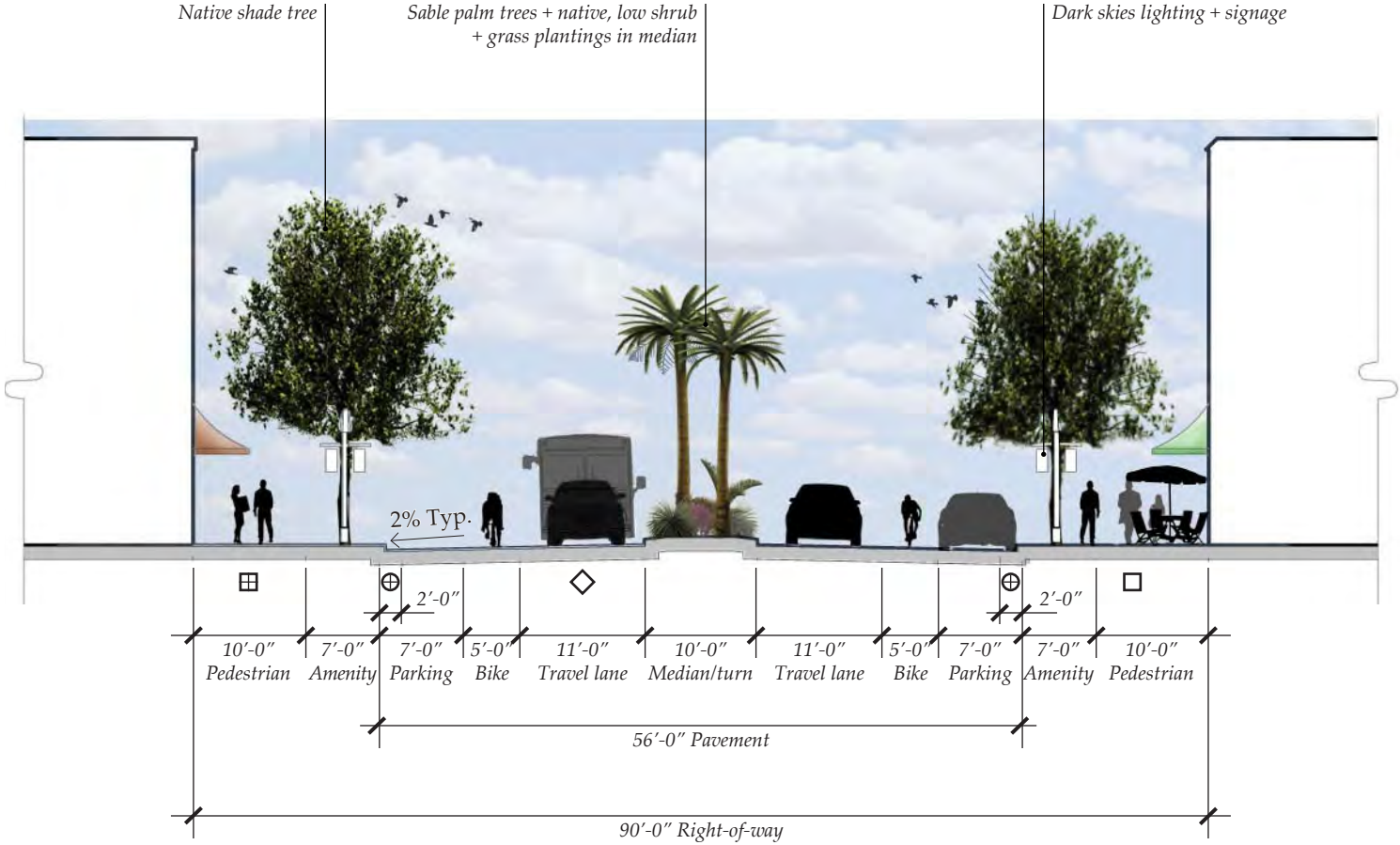
While all Avenues/ Boulevards identified on the Mobility Framework are anticipated to have an ultimate cross section as shown on the facing page, roads through the Equestrian Rural Character District will be constructed in separate, transitional phases. As new development occurs, and roadway traffic increases within the Narcoossee Area, these transitional streets are anticipated to be improved, facilitating more convenient, safer movement throughout the Equestrian Rural District. Carson Street, Jack Brack Road, Jones Road and Zuni Road are classified as these transitional streets.

Boulevard, Alternative A, shown on pages 3-30 and 3-31, occurs at one specific location within the Narcoossee Area, at the expansion of Cyrils Drive. In order to mitigate impacts to adjacent residential neighborhoods, the Cyrils expansion will consist of through-traffic lanes in the center with local feeder roads at the edges, and offers safe pedestrian options for crossing. All medians will be heavily landscaped to mitigate noise, and equestrian crossings will be provided.

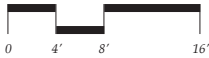
phase 1 transitional cross section



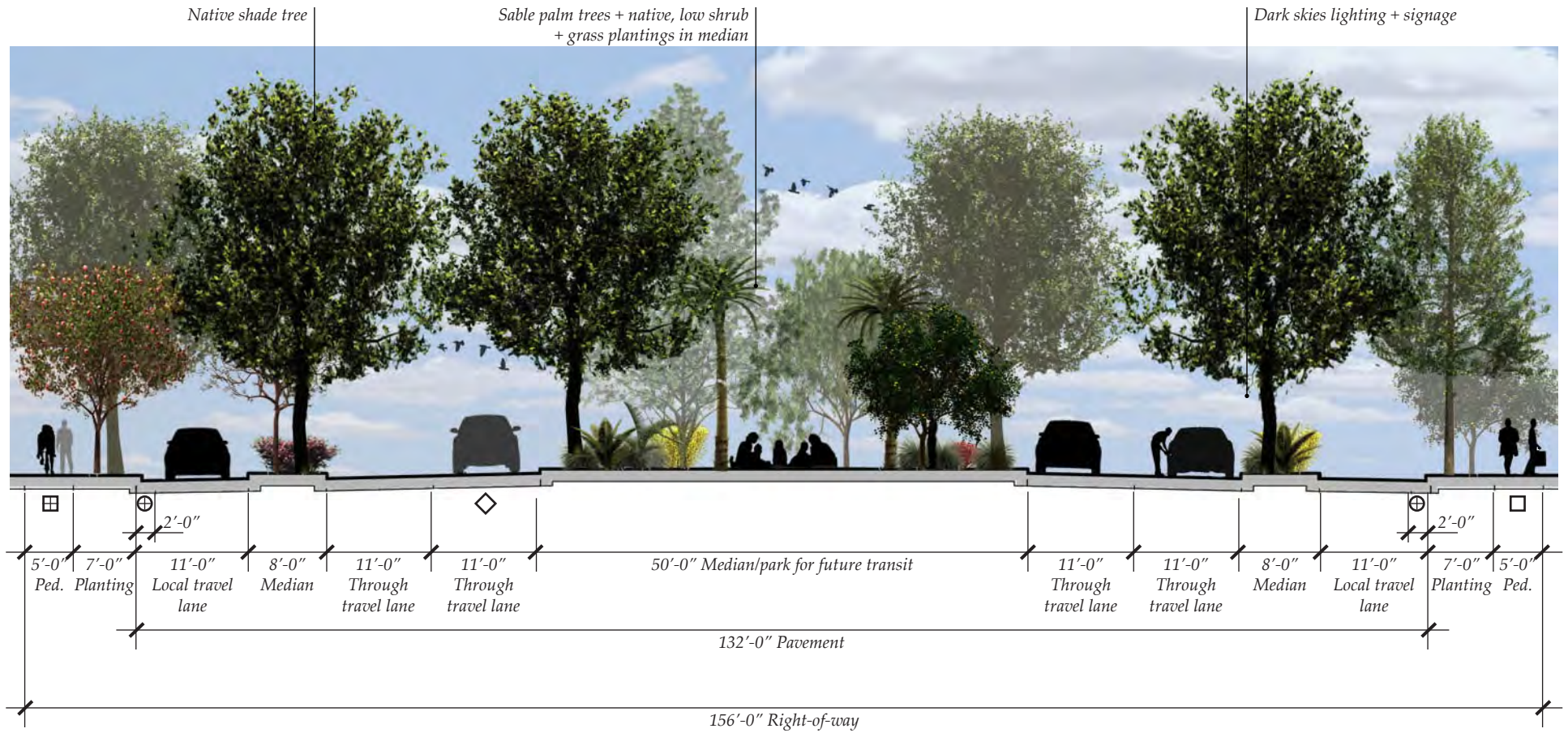
ultimate avenue/ boulevard cross section



- ⊕ Stormwater
- ⊗ Potable Water
- Reuse Water
- ◇ Sanitary Sewer

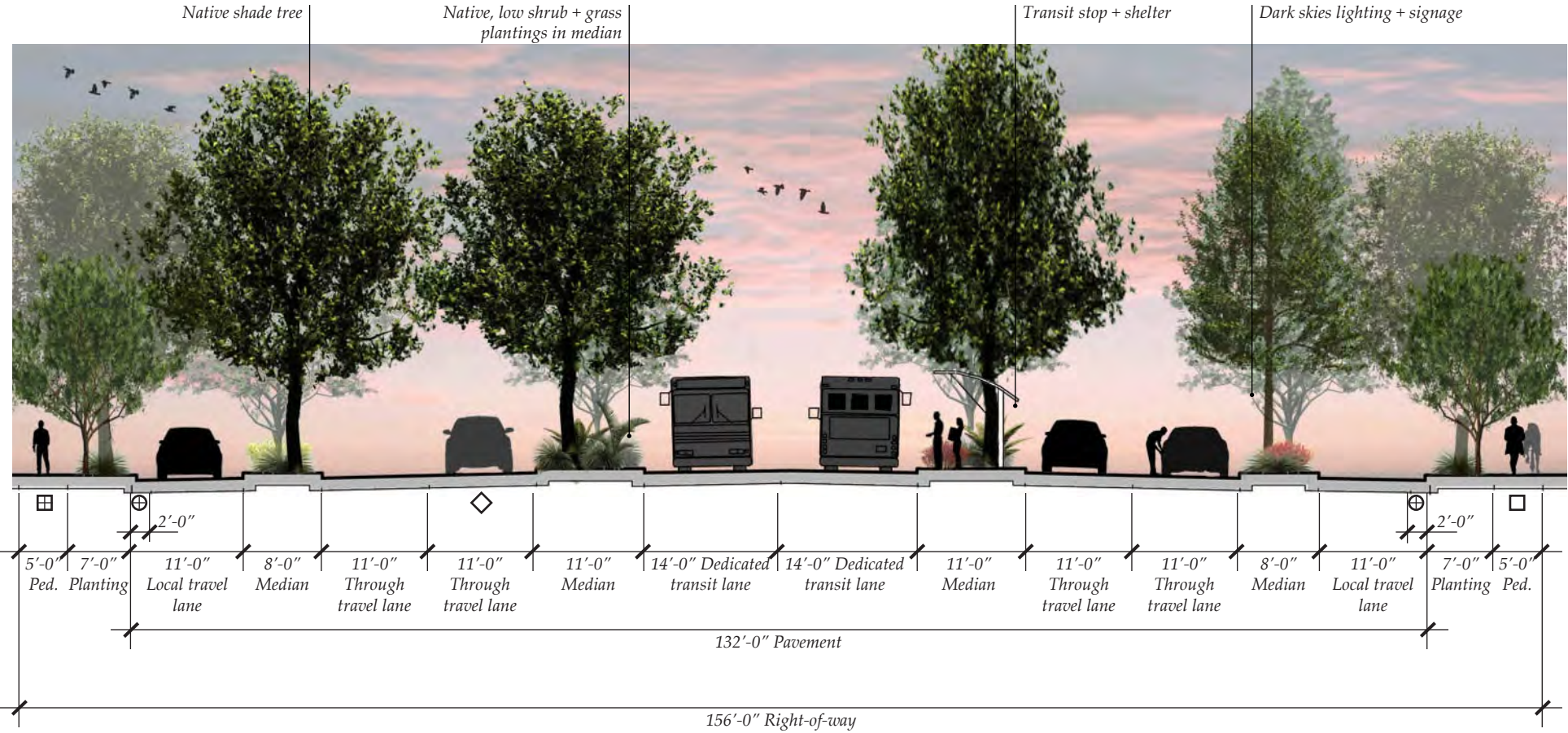


boulevard, alternative a with parkway (cyrils drive)



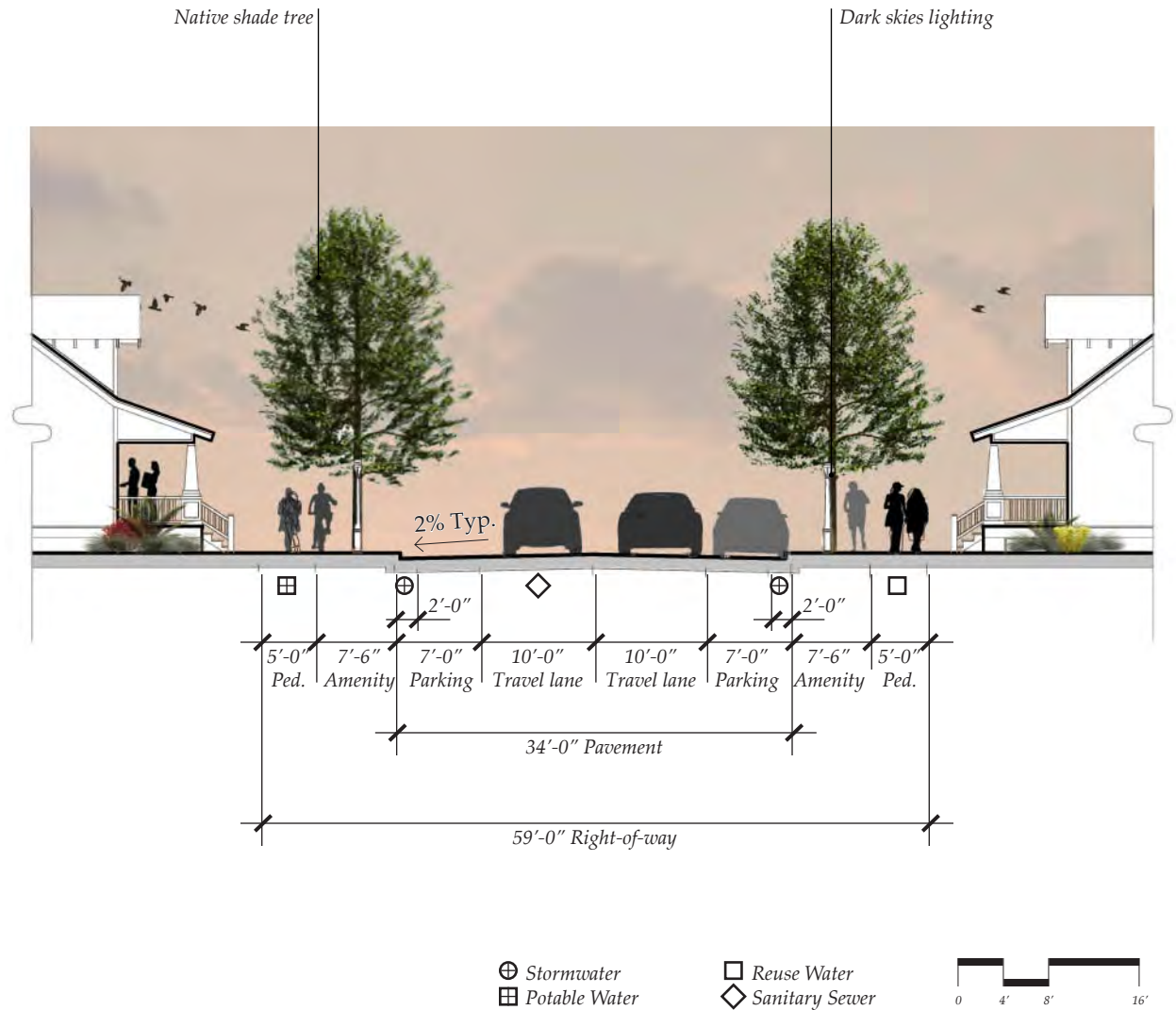


boulevard, alternative a with center-aligned transit (cyrils drive)



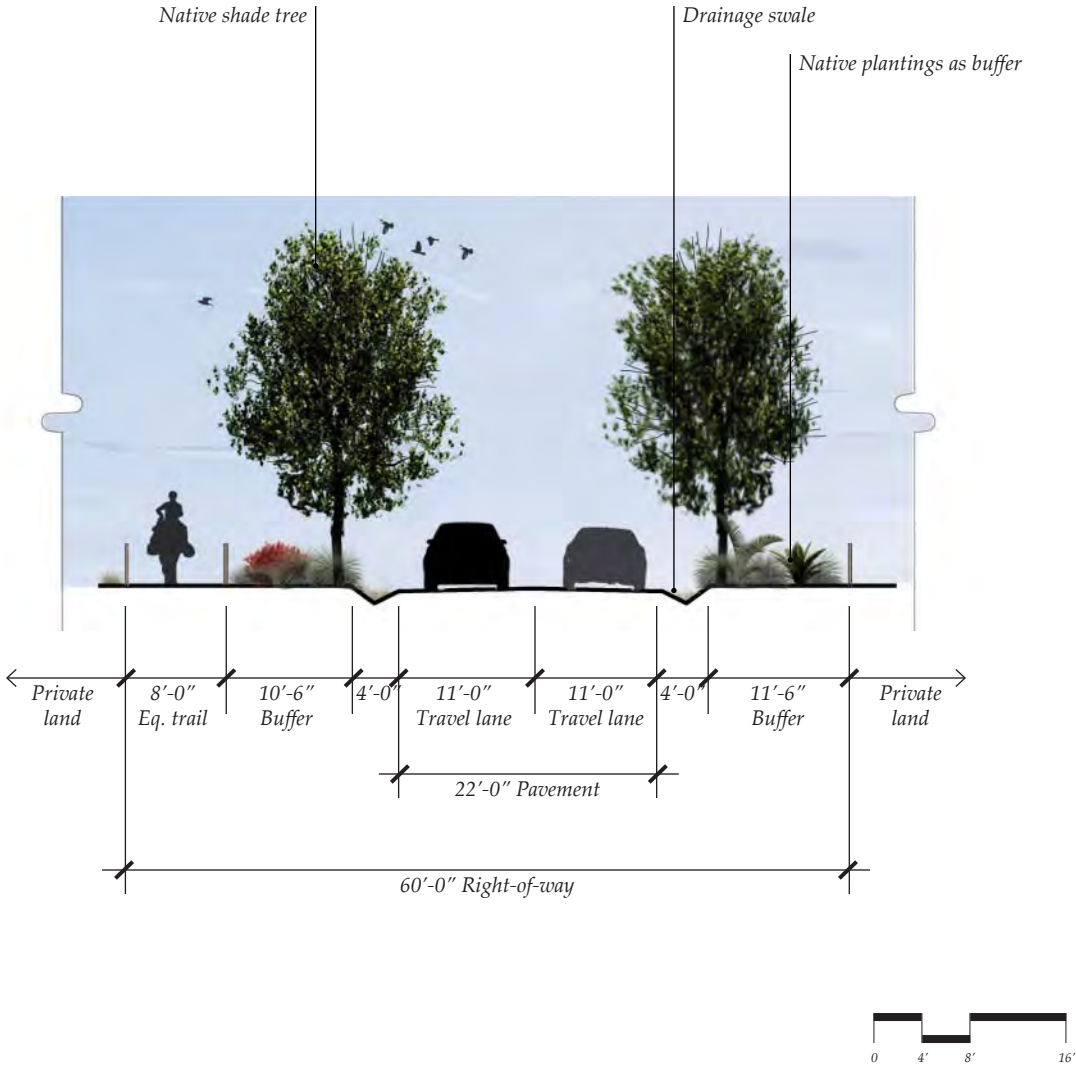
### type 3: local streets

Local streets are the minor streets that exist throughout the Town Neighborhoods, Suburban Infill and Mixed Use Character Districts.



type 4: equestrian rural streets

Equestrian Rural streets are the minor streets that exist throughout the Equestrian Rural Character District. These streets connect residents to the Avenues/ Boulevards, and make up the majority of the road network within this District. These streets typically have a dirt roadway surface, allowing for both vehicular and equestrian traffic, though do not include additional amenities, sidewalks, curb and gutter or public utilities such as water and sewer services.



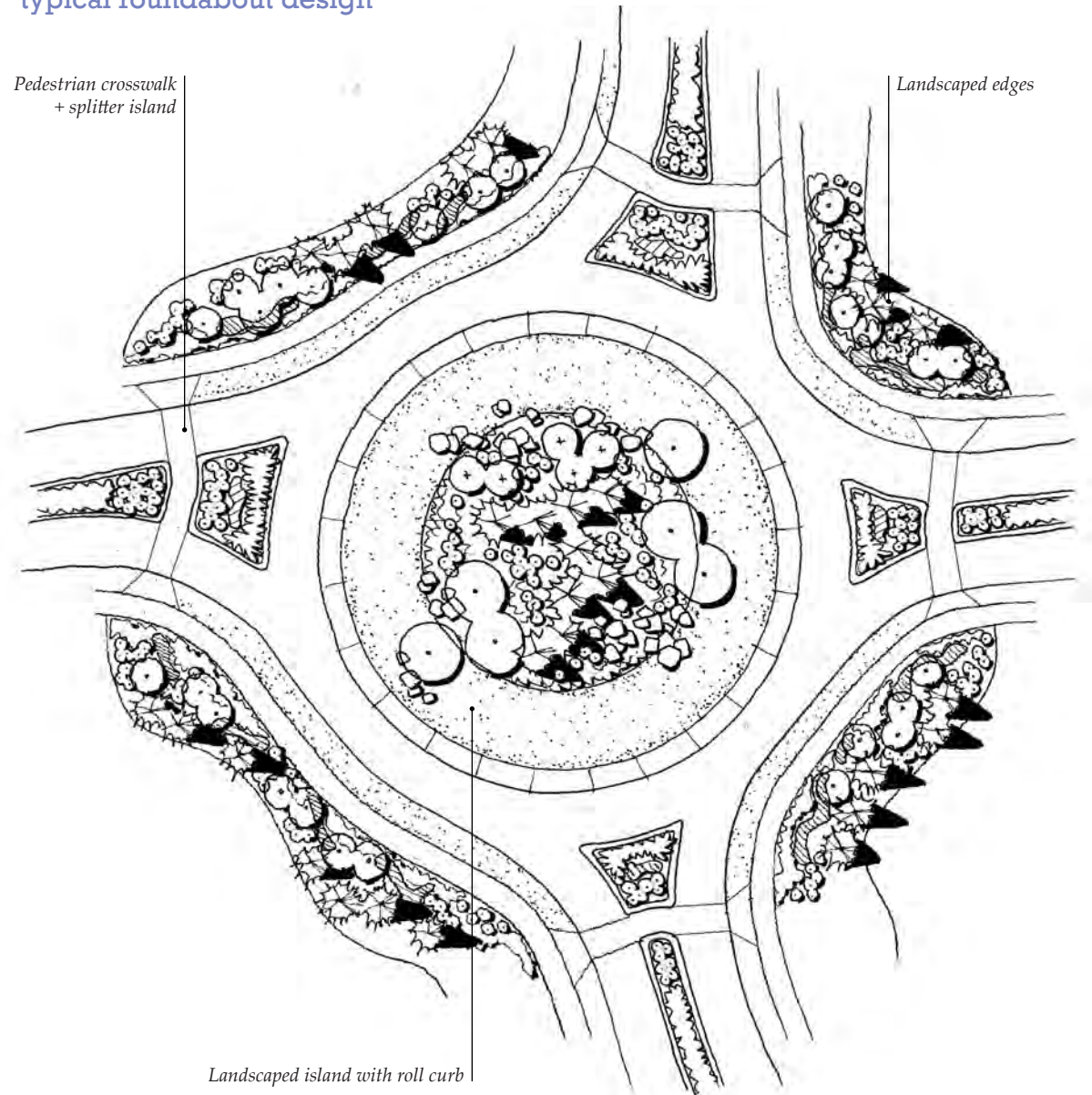
## roundabouts + traffic circles

Roundabouts and traffic circles are designed to reduce traffic speed and significantly reduce vehicular accidents at intersections. Roundabouts and traffic circles are anticipated for use to slow traffic on two-lane roadways.

Roundabouts and traffic circles are to be designed to current best practices standards, with splitter islands to guide traffic and provide shelter for pedestrians, and raised, landscaped islands. Pedestrian crossings shall be constructed of masonry pavers, or textured colored concrete, and shall be lighted for safety.

Traffic circles could also be used in place of four-way stops along Local Roads. These raised, planted traffic circles sit in the center of a four-way intersection, causing traffic to slow, and creating a safer intersection for both vehicular passengers, and pedestrians.

## typical roundabout design



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## a. centers framework

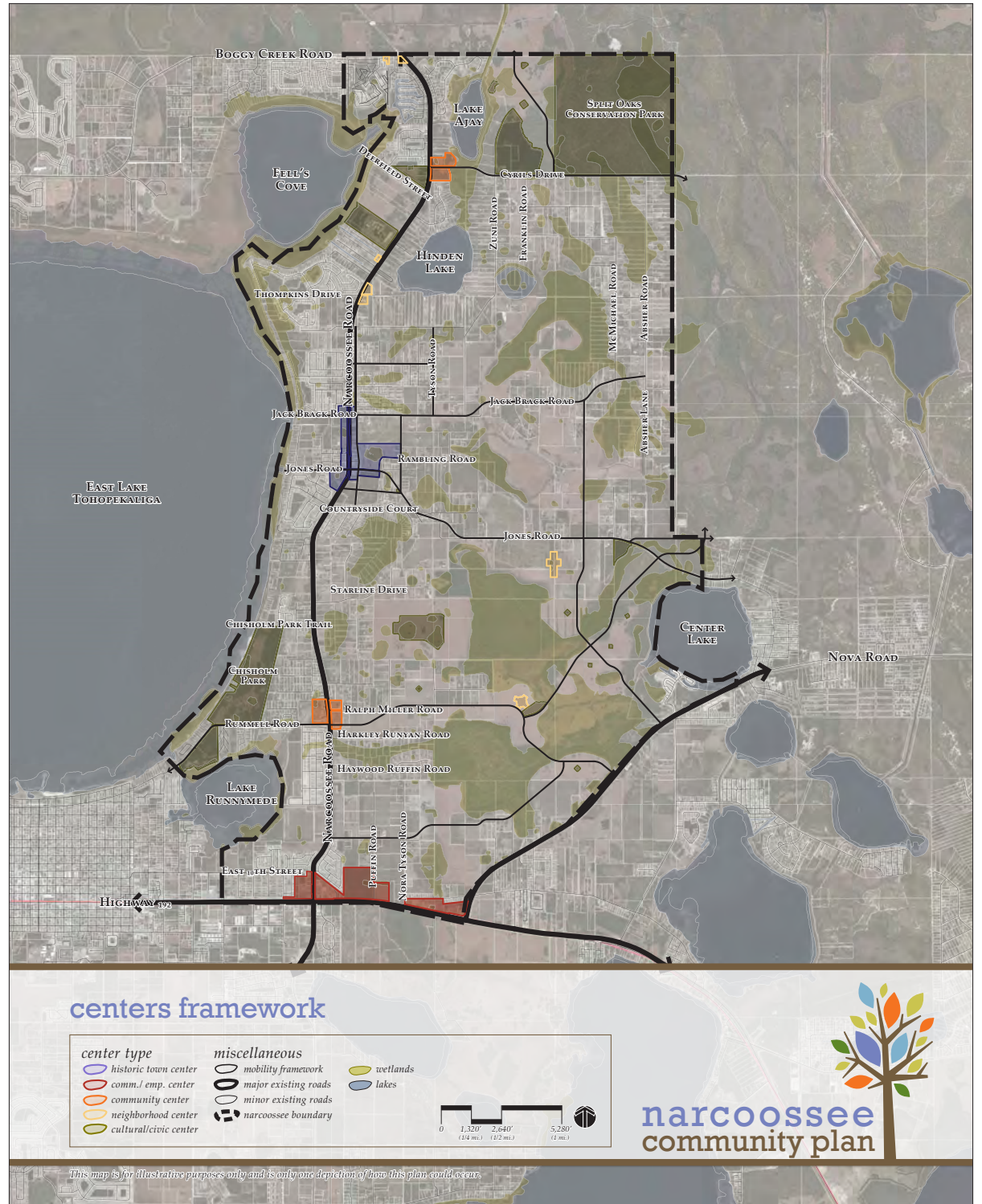
The Economic Development Framework for Narcoossee highlights opportunities for consolidating, expanding and creating new commercial areas along the Narcoossee corridor and interior to new walkable neighborhoods.

At the heart of the Narcoossee corridor is the Historic Town. This area will serve as the community and cultural center for residents of the area.

At the south end of the corridor lies the existing retail center anchored by Publix. With the opportunity for continued expansion along US Highway 192, this area could serve as an employment base for the community.

Two additional future community centers lie at the intersections of Narcoossee Road and Cyrils Drive, and Narcoossee Road and Rummell Road. These centers are anticipated to contain a mix of retail and small businesses to complement the southern commercial and employment center.

Additional future neighborhood-scale centers occur along Narcoossee Road at Boggy Creek Road, Thompkins Drive, and Chisholm Park Trail. Additional neighborhood centers also occur interior to the residential community within the Center Lake DRI and the Springhead Lake PD.



**b. centers overall context**

The Historic Town will establish a focus and identity for the Narcoossee Community, and will center around what could be considered Historic Narcoossee, at the northeast corner of Narcoossee Road and Jones Road. This area sits almost at the geographical center of the Narcoossee Community, already contains the historic fire station, and most lots are already divided into smaller parcels and zoned commercial, which is more applicable to development of a small downtown area. The Narcoossee Feed Store, at the northwest corner of Narcoossee and Jones Roads, should be preserved as well. It is recommended that the St. Luke’s Missionary Baptist Church, currently further east on Jones Road, be relocated to the Historic Town.

The preservation of remaining historic buildings and structures in Narcoossee is an important consideration in establishing the Historic Town. This may involve the preservation and, in some cases, physical relocation of historic buildings such as the Narcoossee Feed Store, the Narcoossee schoolhouse, St. Luke’s Missionary Baptist Church, the Volunteer Fire Department, and other historic buildings and structures in the area.



*St. Luke's Missionary Baptist Church*



*Narcoossee Feed Store*



*Narcoossee Center at Rummell Road*



*Commercial Center at Narcoossee Road + Highway 192*

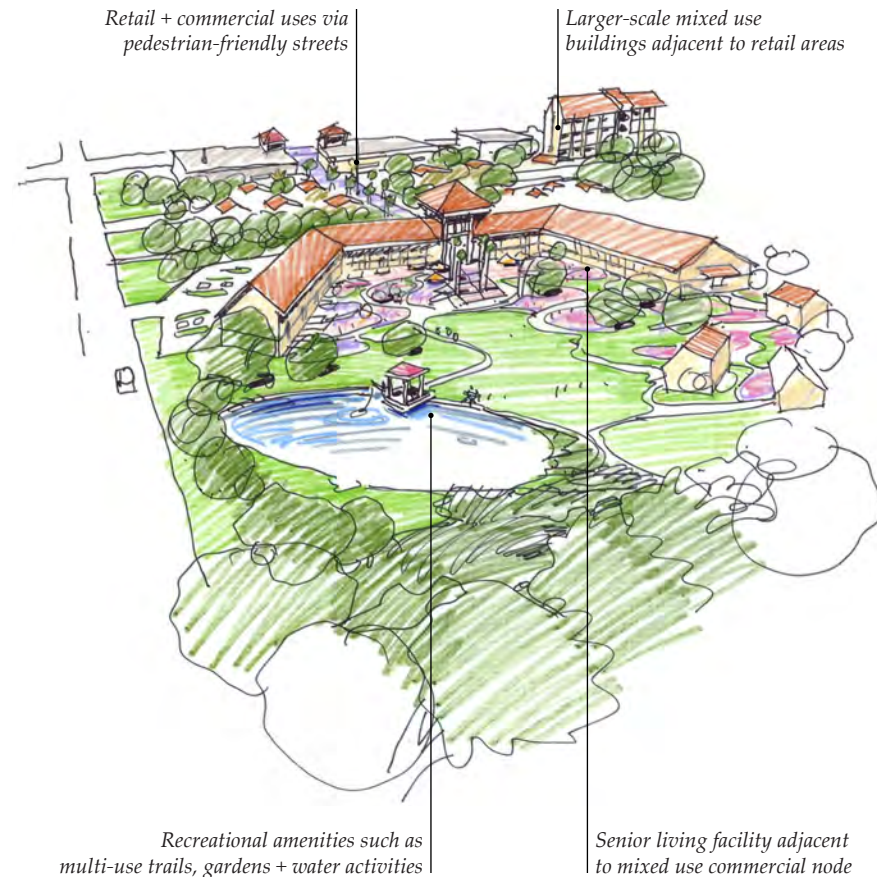
## c. centers opportunities

## senior facility opportunities

### centers opportunities

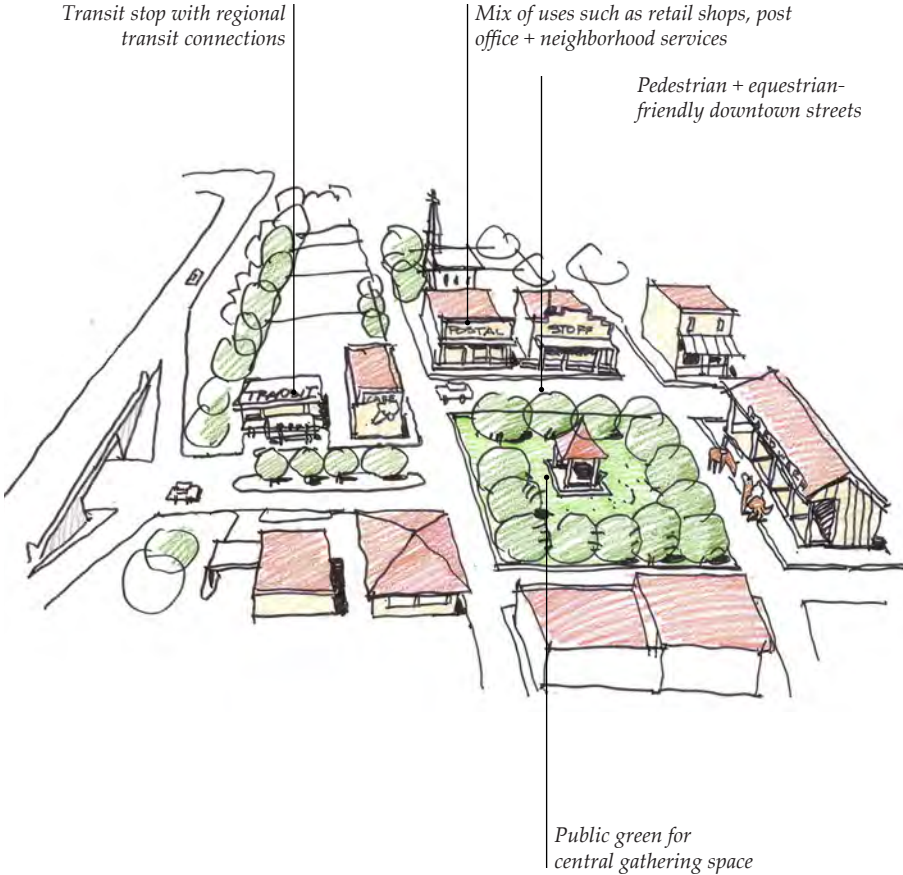
Residents do not want Narcoossee Road to suffer a similar fate as other corridors in the region. Instead of typical strip commercial development, a series of appropriately spaced and sized neighborhood and commercial centers will be developed. These walkable, unique centers will range from coffee shops to mixed use office complexes to new local restaurants. In key places, they will be surrounded by smaller residential units, creating new complete neighborhoods. Centers located in the mixed use districts will be adjacent to higher density development. A 2011 market analysis infers that long-term market demand exceeds the amount of zoned commercial and employment land, due to high traffic counts along Narcoossee Road and anticipated regional growth. These under-scaled, vibrant centers could experience high retail expenditure per square foot, promoting needed but tempered economic development. The existing commercial big box center at Highway 192 could be expected to transition to a mixed use area over time if adjacent residential densities are increased. Key opportunities include:

- Creation of lakefront retail areas
- Redevelopment of the Community Center at Highway 192
- Creation of centers with senior living components, local restaurants and services





historic town opportunities



## investment in historic town opportunities

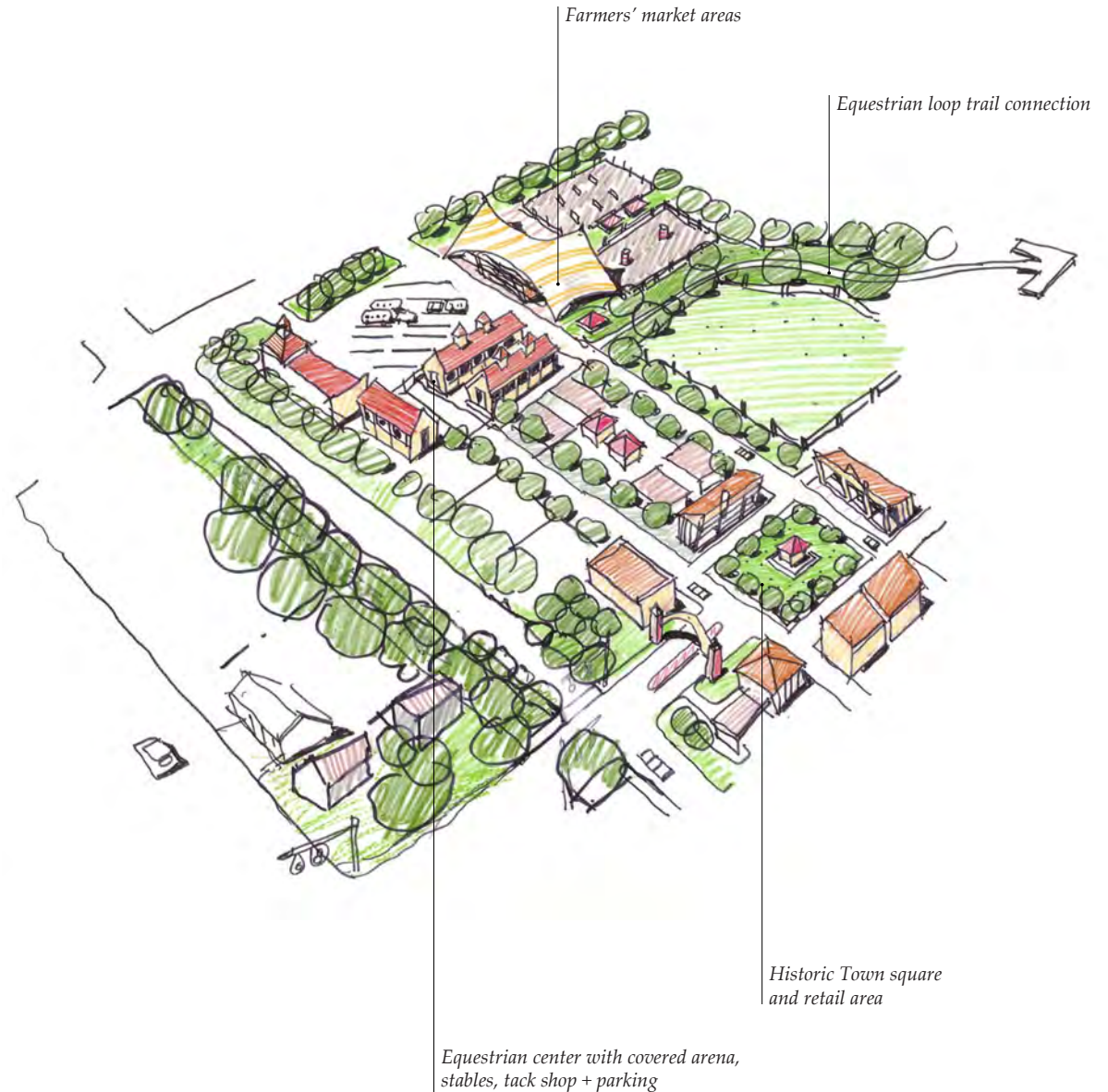
Residents have chosen to restore and expand the historic gathering place of the community. Historic Town will include mixed use commercial buildings against the street, a small-block quaint downtown, event area and the stabilization and enhancement of the adjacent residential neighborhoods. The development of Historic Town is expected to achieve the following goals:

- Creation of a gateway into the community and Osceola County
- Definition of the character and sense of place of the community
- Creation of a central public gathering area and event areas
- Provision of a center for local economic development
- Provision of a local and regional recreational resource focused on equestrian amenities
- Provision of a cultural center for the community, including a museum, art, local food production, and historic buildings
- Provision of transit station options

Key opportunities include:

- Well designed architectural details
- Restaurants
- Library and/or community centers
- Churches and/or meeting areas
- Public greens, plazas and farmer's market
- Civic buildings/town hall
- Amphitheater and/or public gathering spaces
- Equestrian amenities

## historic town opportunities



## employment areas opportunities

## employment areas opportunities

Residents have expressed interest in new local jobs. When asked the question, “will my children live in the community when they grow older?”, the majority answered “no”. A primary reason is the lack of high paying jobs. Most residents work outside the area. One method to minimize the impacts of growth is providing employment options closer to where people live. New employment areas are planned in the centers, mixed use areas or as a separation between the Narcoossee community and the Northeast District. These businesses will provide new employment options to the residents. Key opportunities include:

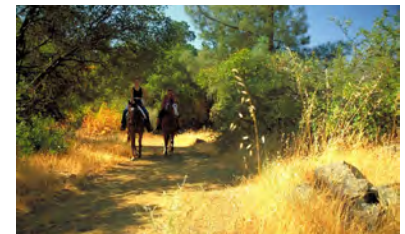
- New high technology research facilities due to the proximity to Medical City and the Northeast District
- Office uses, creating appropriate entryways into the area
- Sustainable industries that are consistent with the area’s values



## d. historic town goals + objectives

The Historic Town Design guidelines are necessary to create a vibrant, small-scale town center, and are oriented towards five primary objectives:

1. Reflect the rural and agrarian context of the community;
2. Create places for gathering;
3. Enhance the existing identity in a cohesive way;
4. Establish a comfortable pedestrian environment; and
5. Plan for transit integration by including transit-oriented features.



**e. historic town character areas**

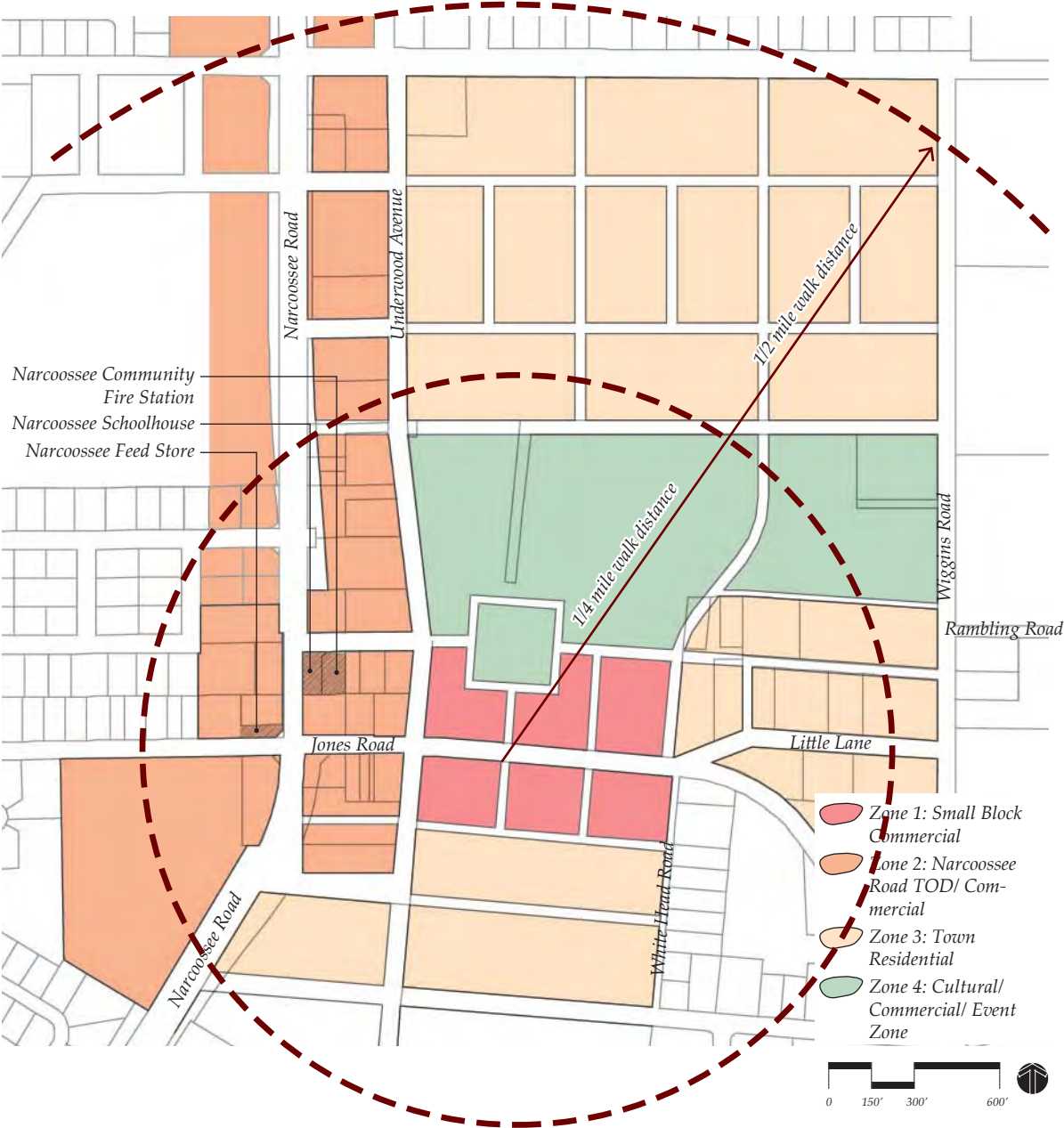
Within the Narcoossee Historic Town, four character areas exist that reflect differing types of use, walkability, road types and usage and transitions. These four zones are described as follows:

**Zone 1: Small Block Commercial** is characterized by smaller, pedestrian-oriented blocks, narrower streets and central town square.

**Zone 2: The Narcoossee Road Transit-Oriented Design (TOD)/ Commercial** is the area that calls passerby’s attention to the Small Block Commercial area. While the rest of the Narcoossee corridor is heavily landscaped, with little or no views to the interior neighborhoods, within this area the buildings will front the highway, creating a more active public space along Narcoossee Road.

**Zone 3: Town Residential** make up the majority of the area surrounding the Small Block Commercial, and comprises the residential component of the Historic Town. While the block layout relies heavily on existing parcels and right-of ways, the blocks range in size, with a maximum of 600’ x 250’. A new street network through the area increases connectivity and enhances walkability.

**Zone 4: The Cultural/ Commercial/ Event Zone** serves as the gathering area and the cultural center for Narcoossee.



Historic Town Character Areas

## f. historic town guidelines

### 1.0 zone 1: small block commercial

#### 1.1 small block commercial architecture

##### Building Size, Massing + Use

All buildings shall be built to a uniform frontage line to define the Small Block Commercial and distinguish it from other centers and surrounding neighborhoods.

##### Building Use

- The Small Block Commercial zone shall have a variety of uses including: housing, small-scale, neighborhood-oriented retail, commercial and office, with a focus on civic uses and recreational facilities
- Sites for future civic buildings shall be preserved as prominent focal points and identifying architectural buildings
- This zone should encourage a mix of uses

##### Building Size + Massing

###### *Lot/ Building Sites*

- Large development parcels shall be divided into smaller building sites wherever possible
- Building sites for civic buildings may consume an entire block
- Maximum building sites for residential and commercial uses shall be 5,000 SF
- Maximum lot coverage shall be 100%

###### *Building Height*

- Building heights shall be varied throughout the Small Block Commercial
- Maximum building height shall be two (2) stories
- Maximum height for special element, such as silos, towers or clerestories shall be 40'-0"
- Maximum building footprint shall be 5,000 square feet
- Civic buildings shall be exempt from this limit

###### *Building Setbacks*

- 0' front build-to line
- 0' minimum and rear setbacks

###### *Building Frontages*

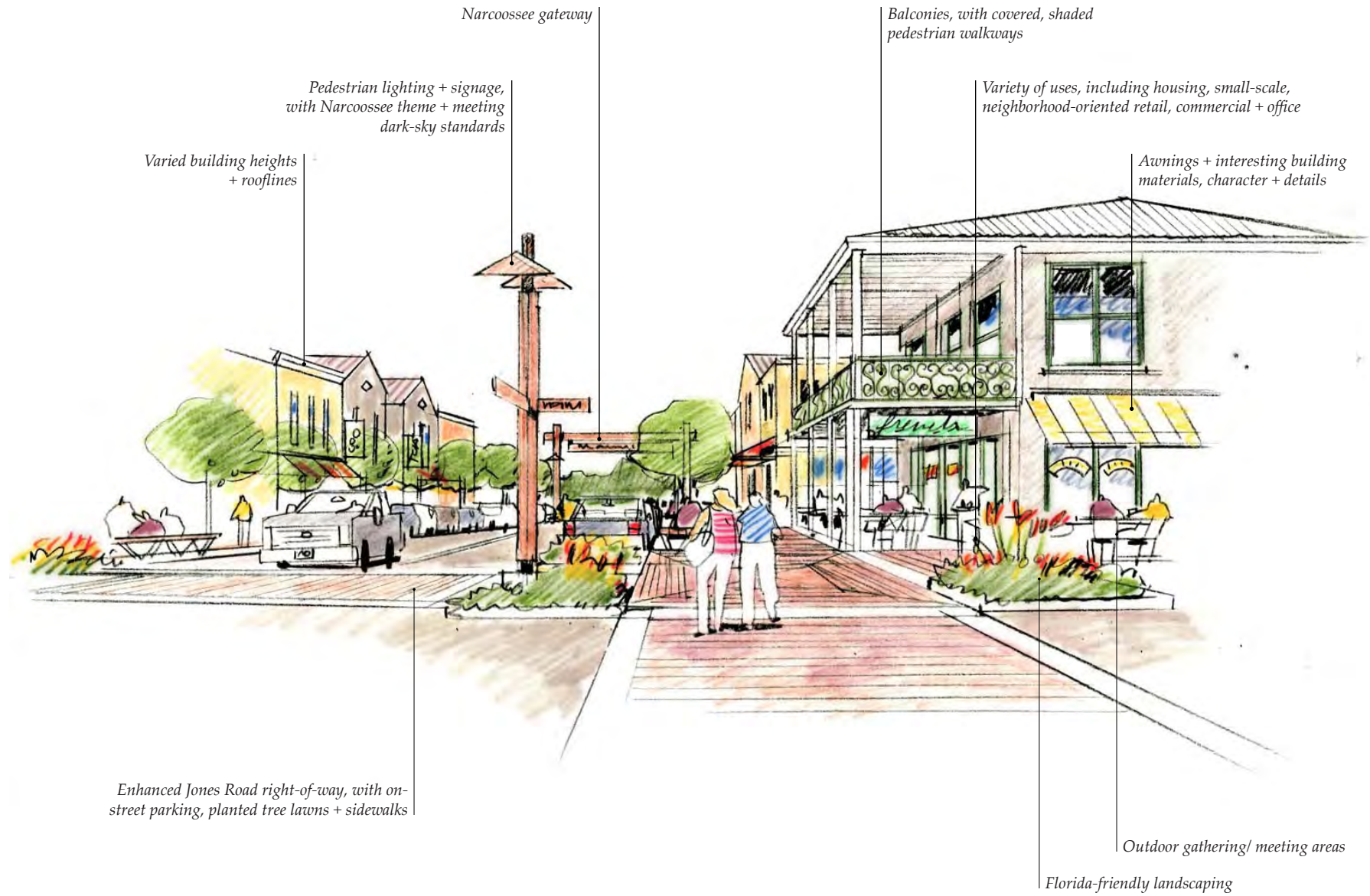
- Minimum building façade built to the build-to line shall be 85%



**small block commercial area with town square**



**small block commercial area at jones road**





**small block commercial area, pedestrian area**



*Pedestrian lighting, with Narcoossee theme + meeting dark-sky standards*

*Variety of uses, including housing, small-scale, neighborhood-oriented retail, commercial + office*

*Interesting building materials, character + details*

*Projecting + bracket-mounted signage meeting Narcoossee standards*

*Florida-friendly landscaping*

## 1.2 small block commercial exterior building materials + finishes

### Exterior Materials

Types of materials appropriate to the context of Narcoossee shall be used. Examples are noted as follows:

- unfinished rough-cut pine cladding
- clapboard siding
- metal standing seam roofing
- perforated metal
- wire metal mesh

### Exterior Colors

Within the Small Block Commercial, natural and earth tone colors such as unfinished wood shall be used, as appropriate, for different architectural styles.

## 1.3 small block commercial building details/ public/ private space + transition

### Entrances

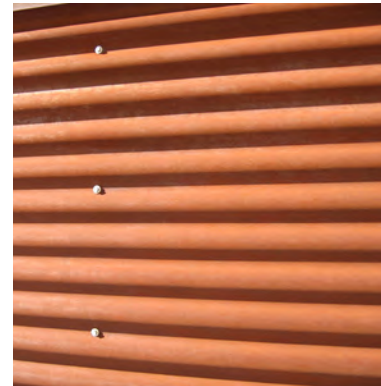
- All main entrances shall face the commercial street

### Encroachments

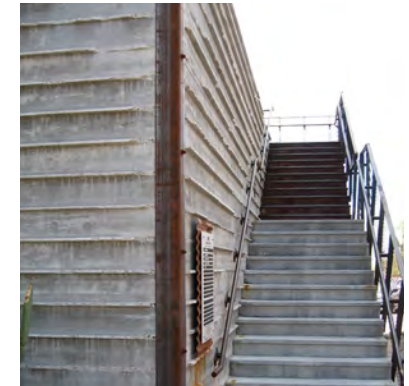
- Encroachments include porches, awnings, roof overhangs, covered entries, arcades, boardwalks, balconies
- All buildings shall have some type of transitional public/private space
- All encroachments may extend into the public sidewalk



Wooden posts + steel hardware



Corrugated metal siding



Formed concrete to look like wood siding



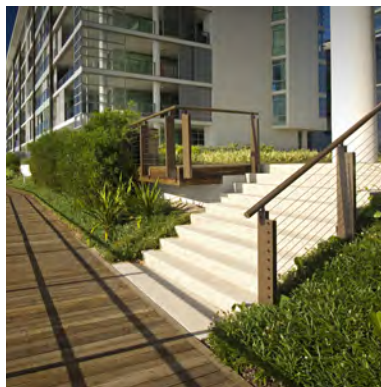
Steel, wood and wire mesh balconies



Unfinished, rough-cut cladding + shutters



Wooden posts + corrugated metal boardwalk



Wood boardwalks, with steel + wire railings



Wood arbor



Steel + glass awnings

### 1.4 small block commercial building fenestration + roofs

#### Fenestration/ Glazing

- Ground level retail storefronts with formal, symmetrical façades, large expanses of display windows flush with the building walls, recessed entrances and decorative glass transoms shall be used in the Small Block Commercial
- Windows shall be scaled to remain proportionate with building size

#### Roofs

- Clerestory windows and/or dual-level roofs shall be used at second levels
- Roof forms recalling those of barns, stables or agricultural facilities shall be used



Shaded windows with rough-cut wooden beams



Wooden shutters



Traditional retail window fenestration



Framed balcony to appear as large windows



Clerestory with barn-shaped rooflines



Fenestration appears as large windows



Rooflines similar to barns + agricultural buildings



Shed-style dormer windows



Translucent clerestory windows

## 1.5 small block commercial building signage

### Projecting or Bracket-Mounted Signage

Bracket-mounted signage projecting from walls is an effective, historically-sensitive method to provide building signage for the Small Block Commercial area. These signs are more pedestrian in scale, typically mounted on pilasters or walls at a height closer to the sidewalk, and oriented perpendicular to the movement of pedestrians along the sidewalk, a more appropriate and sensitive solution than larger, flush-mounted signs oriented to the automobile.

Use projecting, bracket-mounted signage where possible. Signs should be affixed to, or hung from, brackets such that the bottom of the sign is at least 8'-0" above the sidewalk.

Signs should not be mounted higher than 12'-0" above the sidewalk, or project above the roof or parapet.

Sign sizes, styles and mounting heights should be consistent and complementary in order to unify the streetscape.

Modern signage designs are permitted provided the designs are compatible with the historic building.

Signs can be externally illuminated with small floodlights or similar fixtures, provided the

lighting is directed back toward the sign and does not cause glare onto the street, sidewalk or sky.

### Flush-Mounted + Wall Signage

Flush wall-mounted signage can also be an effective, historically sensitive method to provide building signage for the Historic Town. Sign placement, sizes and mounting heights are critical in ensuring the compatibility of this type of signage with the Downtown streetscape.

Small, flush-mounted signs should be pedestrian in scale, oriented to pedestrians along the sidewalk instead of to the automobile on the street. Wall-mounted directory signage can be used to identify tenants on upper floors, or in larger, multi-tenant buildings.

Use flush wall signage where bracket-mounted signage is not possible. Signs should be mounted at least 8'-0" above the sidewalk, but no higher than 12'-0".

Sign sizes, styles and mounting heights should be consistent and complementary in order to unify the streetscape.

Signs can be externally illuminated with small floodlights or similar fixtures, provided the light is directed back toward the sign and does not cause glare onto the street, sidewalk or sky.

Modern signage designs are acceptable, provided the designs are compatible with the historic building.

### Awning + Window Signage

Both window signage and awning valance signage is pedestrian in scale and easily relates information to the visitor along the sidewalk.

Signage on awnings is permitted, either on the sloped body of the awning or on the valance. Valance signage is preferred for its more appropriate scale.

Window signage is encouraged in conjunction with complementary wall- or bracket-mounted signs.

Colors and styles for awning signs should be complementary to the awning fabrics.

Awning signage should not be back lit.

Window signage should be in scale with the window area, not obstructing the view to the interior of the business.



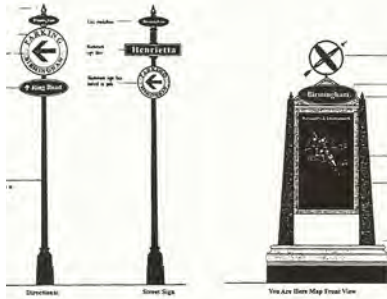
Monument signage



Pedestrian signage



Street signage



Pedestrian signage



Pedestrian signage



Building signage



Pedestrian signage



Signage + lighting

## 1.6 small block commercial building lighting

### Façade Lighting

Subtle façade lighting shall enhance the character and ambiance of the Small Block Commercial. Façade lighting can be used to supplement street lighting for improved pedestrian safety. Façade lighting can be used as lighting for wall-mounted signage. All lighting within the area shall meet dark sky requirements.

Subtle wall-washing façade lighting shall be permitted within the Small Block Commercial.

Fixtures should be directed downward, with emphasis placed on the street level areas of the façade where the lighting will enhance pedestrian safety.

Fixture styles, finishes and light source should be compatible with the scale and materials of the building façades, and complementary to awnings, signage and other features.

Use of modern light fixtures is permitted, provided the placement and design is compatible with the character of the Small Block Commercial buildings.



*Internal building + dark sky pedestrian lighting*



*Pedestrian + character lighting*



*Internal building + dark-sky pedestrian lighting*



*Pedestrian overhead + bollard lighting*



*Internal building lighting*



*Retail area lighting*

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## 2.0 zone 2: narcoossee road TOD/ commercial

### 2.1 TOD/ commercial architecture

#### Building Size, Massing + Use

All buildings shall be built to a uniform frontage line to define the TOD/ Commercial Area and to distinguish it from the overall Narcoossee corridor.

#### Building Use

The TOD/ Commercial Area shall have a variety of uses including: housing, retail, commercial and office.

#### Building Size + Massing

##### *Lot/ Building Sites*

- Maximum building sites for residential and commercial uses shall be 15,000 SF
- Maximum lot coverage shall be 100%

##### *Building Setbacks*

- 0' front build-to line
- 0' minimum and rear setbacks

##### *Building Frontages*

- Minimum building façade built to the build-to line shall be 85%



*Two-story office building*



*Pedestrian walkway with overhangs + awnings*



*Two-story retail + residential buildings*



*One-story retail building + corner elements*



*Two-story retail + residential building*



*Urban park with focal element*





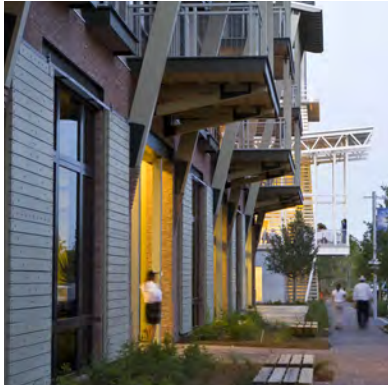
*Awnings at entrances*



*Deep building overhangs*



*Pedestrian covered walkway*



*Balconies serve as overhangs*



*Awnings at entrances + windows*



*Steel + glass awnings*

**Entrances**

- All main entrances shall face Narcoossee Road

**Encroachments**

- Porches, awnings, roof overhangs, covered entries, arcades, boardwalks, balconies
- All buildings shall have some type of transitional public/private space
- All encroachments may extend into the public sidewalk

**2.2 TOD/ commercial building lighting + signage**

The TOD/ Commercial Area lighting and signage shall be designed similar to those described for the Small Block Commercial Area starting on page 3-48.

### 3.0 zone 3: town residential

Several areas adjacent to the Small Block Commercial, particularly north along Narcoossee Road, are underdeveloped and excellent candidates for redevelopment. A more intensive pattern of development in these transitional areas will provide the Historic Town with an enlarged population of customers, visitors and residents. New development in these areas should encourage mixed use, blending residential housing with traditional commercial and retail businesses and providing downtown live/work opportunities. New development should build on the pattern of one- and two-story buildings organized in traditional block faces, with buildings fronting tree-lined streets.

Infill development within the transitional areas between the Small Block Commercial and rural residential areas to the east and south shall be more 'urban' than 'suburban' in character, with new buildings constructed to the sidewalks instead of set back with large expanses of lawn. Native landscaping shall be encouraged throughout the area, to reinforce Narcoossee's character.

Design of building scale, massing, façade treatments, materials and details are encouraged to be similar to those recommended within the Small Block Commercial.



*Residential street*



*Residential street with boardwalks*



*Residential street with groundcover + fencing*



*Residential building*



*Residential area with sidewalks*



*Residential street with tree lawn + fencing*



*Character element*



*Farmers' market area*



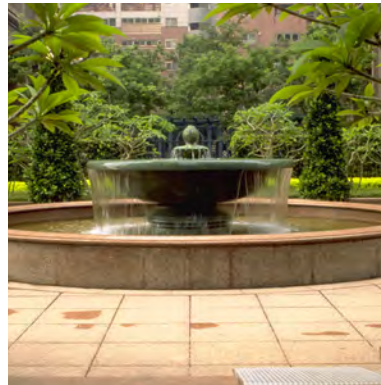
*Equestrian/ cultural building*



*Shade structure/ gathering area*



*Town square*



*Water feature*

#### **4.0 zone 4: cultural/ commercial/ event zone**

The Cultural/ Commercial/ Event Zone could include a small public square at a central location, with adjacent streets lined with street trees. As part of this square, an orange grove could be accommodated, or orange trees could line all sides of the square, to reinforce Narcoossee's agricultural history. Hitching posts could be placed around the square as well, separate from parking areas.

A location should be identified and preserved for an Equestrian/ Event Center adjacent to the Small Block Commercial, in order to support the retail uses within Historic Town and to support the equestrian community adjacent to the area.

These grounds could serve as both event grounds as well as places for community gatherings such as farmers' markets.

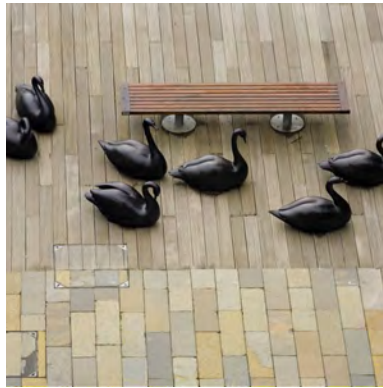
Design of building scale, massing, façade treatments, materials and details are encouraged to be similar to those recommended within the Small Block Commercial.

## 5.0 historic town public art

A theme should be developed for public art and incorporated around the Small Block Commercial and Cultural/ Commercial/ Event Zone. Themes could include:

- steamer ships
- equestrian
- orange groves
- sugar cane
- cattle brands
- turpentine industry
- railroad
- cowboy
- wildlife (sandhill cranes, alligators, black bear, fox, deer, turkey, etc.)
- natural resource elements (water, wetlands, pines, saw palmetto, wildflowers, etc.)

All commercial and civic buildings built within the Small Block Commercial and Cultural/ Commercial/ Event Zones shall be required to fund or contribute to one public art project or historical site identification/ markers within the area, related to the overall theme.



Wildlife



Wildlife



Equestrian



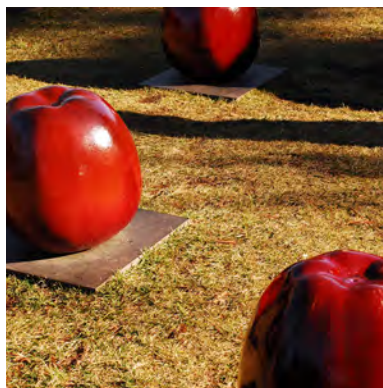
Wildlife



Agriculture



Cowboy/ agriculture



Orchards/ agriculture



Wildlife



Railroad

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## **g. community + neighborhood centers goals + objectives**

Guidelines are needed to create vibrant, small-scale Community and Neighborhood Centers along the Narcoossee Corridor, and are oriented towards the following objectives:

1. Reflect the agrarian context of the community along the Narcoossee Corridor; and
2. Design centers that are interesting and express a different character than currently found in the nearby commercial areas of St. Cloud.



## **h. neighborhood + community center guidelines**

### **1.0 neighborhood + community centers building architecture**

#### **Building Use, Size + Massing**

##### *Building Use*

- Neighborhood Centers shall have a variety of uses including: small-scale, neighborhood-oriented retail, office, civic and housing
- Community Centers shall have a variety of uses including; small-and large-format retail, commercial, office, and multi-family housing
- A mix of uses is encouraged both horizontally and vertically

##### *Lot/ Building Sites*

- Maximum building sites shall be 25,000 SF within the Neighborhood Centers
- Maximum building sites shall be 80,000 SF within the Community Centers
- Maximum building footprint shall be 25,000 SF within the Neighborhood Centers, and 80,000 SF within the Community Centers
- Civic buildings, such as schools, churches, and/or recreation centers shall be exempt from the building square footage limit, but shall be sized to be compatible with adjacent development

##### *Building Massing*

- A single, large, dominant building mass shall be avoided within Neighborhood and Community Centers; changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities
- Horizontal masses shall not exceed a height/width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements
- Buildings shall relate well to each other, to the site, and adjacent properties by providing transitions in building heights
- No façade that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet

## 1.1 neighborhood + community centers exterior building materials + finishes + details

### Exterior Materials + Colors

Exterior building materials shall either be complimentary or draw in part from the materials already being used in the Narcoossee area. If dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

With the exception of windows, building materials shall be natural/indigenous in character, and shall be selected to provide a variety of textures per building façade, visual balance and avoid excessive variety of materials.

Building materials shall provide greater visual and textural interest at building entrances and architectural opportunities and areas that are highly visible to the public. Exterior materials shall be chosen for their suitability, durability, and visual continuity. Recommended building materials include:

- Brick
- Textural concrete block, painted or integral color
- Textured architectural precast panels, painted and/or cast-in textures

- Site-cast concrete panels, painted and/or cast-in textures
- Wood
- Natural stone and synthetic stone products
- Metal-accent elements only
- Glazing
- Smooth face concrete block, used in combination with other textural materials
- Other similar high quality materials

The color palette shall consider earth tones indigenous to the region resulting in a cohesive, unified theme throughout the development.

Interesting building details reminiscent of the Narcoossee area's history as an agricultural and ranching area are encouraged, such as clerestories, double-pitch roof forms, barn details, etc.

## 1.2 neighborhood + community centers public/ private space + transition

### Entrances

- Primary building entrances shall be clearly defined to provide greater visual and textural interest at building entries.

### Encroachments

- All buildings shall have some type of transitional public/private space, such as porches, awnings, roof overhangs, covered entries, arcades and/or balconies. All of these encroachments may extend into the public sidewalk

## 1.3 neighborhood + community centers building fenestration + glazing

Ground level retail storefronts with large expanses of display windows shall be used in both Neighborhood and Community Centers.

Windows shall be scaled and positioned to remain proportionate with building size.





*Raised height corner buildings/ elements*



*Differing materials*



*Pedestrian/ outdoor gathering areas*



*Interesting architectural elements/ features*



*Integrated large-scale retail*



*Interesting architectural elements*

## 1.4 neighborhood + community centers building signage

Building signage throughout the Narcoossee area shall be designed and lit to reflect the area's history as an agricultural and ranching area, and respect the immediate context of adjacent uses. Signs shall be designed to be of a low profile, with the majority of signs being building-mounted and not pole-mounted within the road right-of-way.

All signs within Neighborhood and Community Centers shall be architecturally integrated with both building and overall Center, in terms of size, shape, color, texture and lighting, and shall reflect and enhance the character and primary design elements of the building and its use. The number of signs per building façade shall be limited to the fewest necessary to clearly identify businesses located within. Signs shall be designed with the purpose of enhancing the pedestrian experience, while promoting retail and street activity.

### Bracket-Mounted + Projecting Signage

Bracket-mounted or projecting signs are pedestrian in scale, typically mounted on pilasters or walls at a height closer to the sidewalk, and oriented perpendicular to the movement of pedestrians along the sidewalk, a more appropriate and sensitive solution than larger, flush-mounted signs oriented to the automobile.

Use projecting or bracket-mounted signage where possible, and locate adjacent to a building entrance.

Signs should be affixed to, or hung from, brackets such that the bottom of the sign is at least 8'-0" above the sidewalk, and not higher than 12'-0" above the sidewalk, or project above the roof or parapet.

Sign sizes, styles and mounting heights shall be carefully and interestingly designed to reflect the character of each building and business as well as fitting comfortable with other adjacent signage to unify the streetscape.

Projecting signs shall fit within an imaginary rectangle with a maximum area of six (6) square feet. Hanging signs shall fit within an imaginary rectangle with a maximum area of four (4) square feet.

Signs shall be placed within a clear, signable area and should not obscure windows, doors, architectural or ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening).

Signs can be externally illuminated with small floodlights or similar fixtures, provided the lighting is directed back toward the sign and does not cause glare onto the street, sidewalk or sky.

### Wall + Flush-Mounted Signage

#### *Flush-Mounted Plaque Signage*

Small, flush-mounted plaque signs should be pedestrian in scale and oriented to pedestrians along the sidewalk instead of to the automobile on the street. Wall-mounted directory signage can be used to identify tenants on upper floors, or in larger, multi-tenant buildings.

Use flush wall signage where bracket-mounted signage is not possible. Signs should be mounted at least 8'-0" above the sidewalk, but no higher than 12'-0".

Sign sizes, styles and mounting heights should be consistent and complementary in order to unify the streetscape.

Signs can be externally illuminated with small floodlights or similar fixtures, provided the light is directed back toward the sign and does not cause glare onto the street, sidewalk or sky.

Modern signage designs are acceptable, provided the designs are compatible with the historic building.



Bracket-mounted signage



Bracket-mounted signage



Hanging signage



Bracket-mounted signage



Bracket-mounted signage



Bracket-mounted signage



Wall + flush-mounted signage



Wall + flush-mounted signage

*Wall Signage*

Wall signs shall be designed to be compatible with the storefront in scale, proportion and color, and to create a clearly defined edge, provide shadow relief and a substantial appearance.

Wall signs are to be mounted flush and fixed securely to a building wall, projecting no more than 18" from the face of the building wall, and not extending sideways beyond the building face or above the highest line of the building which it is attached.

Wall signs shall not exceed 15% of the building façade (the exterior walls of a building exposed to public view).

Signs shall be placed within a clear, signable area and should not obscure windows, doors, architectural or ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening).

*Plaque Signage*

Plaque signs are small versions of wall signs attached to surfaces adjacent to shop front entries at the first floor only. Plaque signs shall be made of a durable material such as cut or etched stone, glass, tile or metal, and are encouraged to include unique designs or irregular outline shapes.

Plaque signs shall be a maximum area of two (2) SF, with a maximum projection of two (2) inches.

## Awning + Window Signage

### *Awning Signage*

Awning and canopy signs are signs that are printed on, painted on, or attached to an awning or canopy above a business door or window, and are oriented toward pedestrians at the opposite side of the street. Awnings and canopies must be permanently attached to the buildings, and shall be designed to project over individual window and door openings and not as one single continuous feature.

The minimum height of awnings shall be 8'-0" from the lowest point to the sidewalk.

Signage on awnings is permitted at no more than 30% of the surface area, either on the sloped body of the awning or on the valance. Valance signage is preferred for its more appropriate scale. Signage should be located either on the main body of the awning or on the overhang, but not on both.

Awning signage shall not be back lit, or lit with other interior illumination.

### *Window Signage*

Window signs are painted, posted, displayed, sandblasted or etched on an interior translucent or transparent surface, including windows or doors. Window signage is encouraged in conjunction with complementary wall or bracket-mounted signs.

- Window signs shall not exceed 15% of the overall window area so that visibility is not obscured.

### Monument Signs

Monument signs are free-standing signs typically usually used for buildings separated from adjacent streets by substantial setbacks.

Low profile signs shall be constructed out of complementary materials to its associated building and overall Center.

Monument signs shall be composed of individual lettering that is consistent with the image of the business and the surrounding architectural style. Letter heights shall not exceed 12 inches. Sign text shall be limited to the business or neighborhood name and the business address.

Maximum sign height, including the sign base, shall not exceed six (6) feet in height. The sign base shall be landscaped on all sides.

Monument signs shall only be used when other alternative types of signage would not provide adequate identification.

Monument signs shall be illuminated by external fixtures designed to complement the appearance of the sign and meet dark-sky standards.

### Prohibited Signs

Prohibited signs within the Narcoossee Area are listed as follows:

- Pole signs (billboards) directed at vehicular travelers, and located at arterials, and not within the pedestrian realm
- Pole signs taller than 12'-0" in height
- Neon, LED, electronic, laser or video signs
- Street furniture signs, including bench advertisements
- Internally lighted, cabinet-style signs
- Animated, flashing or swinging signs
- Roof signs
- Tree/ utility pole signs
- Trailer signs
- Search lights
- Pennants or streamers
- Balloons or inflatable signs
- Projected image signs



Window signage



Monument signage



Awning signage



Hanging signage



Monument signage



Monument signage

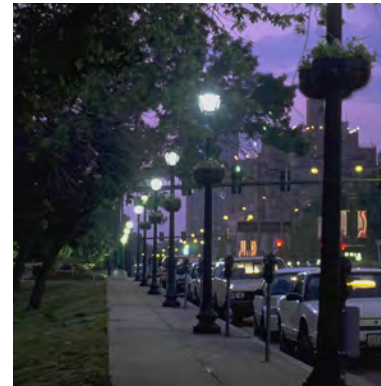
## 1.5 neighborhood + community centers building lighting

Building lighting throughout the Narcoossee area shall be designed to reflect the area's history as an agricultural and ranching area. All lighting is required to meet dark-sky standards, and all lighting shall be directed downward with high cut-off, so as not to reflect light back into the sky. Over-lighting within these areas is not permitted.

- Store façades, if lighted, must have lighting equipment mounted on the building pointing downwards.
- Stores must use controls to turn off exterior lights and sign lights after store closing. Only a minimum light level shall remain on past this point.
- All building mounted security lighting must be pointed down and completely shielded.
- Floodlighting and uplighting shall not be permitted.
- Subtle wall-washing façade lighting shall be permitted.
- Fixtures should be directed downward, with emphasis placed on the street level areas of the façade where the lighting will enhance pedestrian safety.
- Fixture styles, finishes and light source should be compatible with the scale and materials of the building façades, and complementary to awnings, signage and other features.



*Dark-sky pedestrian + bollard lighting*



*Pedestrian street lighting*



*Shelter lighting*



*Internal building + dark-sky pedestrian lighting*



*Character lighting*



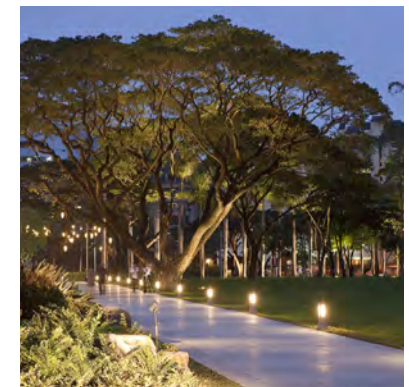
*Pedestrian + character lighting*



*Character lighting*



*Outdoor retail area lighting*



*Pedestrian bollard lighting*

### 1.6 neighborhood + community centers convenience commercial

Convenience Commercial areas throughout the Narcoossee area should be treated with a higher level of character and architectural detail than typical standards. Gas stations, convenience stores and fast food restaurants shall be designed to the same level of detail as defined on the previous pages, with landscaping and elements such as fencing and signage located to detract from the drive-through character of these establishments, and to enhance pedestrian safety.



*Differing materials + heights*



*Landscaped buffer*



*Interesting architectural details*



*Interesting roof features*



*Integration of larger scales*



*Small, monument signage*





iv. strategies for  
success





Narcoossee Community Planning Process Kick-Off Event, October 2010

## a. strategies for success

### fiscal philosophy

The following strategy for success is based on directly transitioning the Narcoossee Community Planning Process document from guidance to regulation. Based on direction from the community, the main structure is intended to minimize the financial burden on community residents and County. This document contains only two land use changes related to the Historic Town and an expanded Community Center at Narcoossee Road and Cyrils Drive. Both areas would have a fiscal benefit to the County. Additional recommendations would be addressed through Osceola County Land Development Code (LDC) amendments.

Right-of-way improvements are addressed by current impact fees or by the developer. Costs for these improved features and additional amenities would be the responsibility of the developer who is proposing new projects in the area. Grants, state and federal programs could provide additional funding sources related to transit improvements, trails and the Historic Town.

As large-scale developments such as the Northeast District and Center Lake are begun, impact fees will cover associated improvements to those roads adjacent to and entering those areas. Off-street trail systems have been roughly aligned to be located within these large developments

and would also be the responsibility of the developer in regard to design, construction and funding. Off-street trail systems located on other privately-owned parcels are shown as integral connections to the overall system, but could only be constructed as those properties are developed or the land is donated by the property owner. Once trails are constructed, the County will assume responsibility for maintenance.

### recommendations by framework

#### *Open Space Recommendations*

In order to retain the heavily vegetated rural character of Narcoossee, open space recommendations consist of regulatory changes focused on preserving natural resources and creating a multiuse trail system connecting key destinations throughout the area. Recommendations and/or action items are as follows:

- The Osceola County Comprehensive Plan's Transportation Element and Parks Element must be updated to include trail alignments.
- The LDC must be updated to:
  - establish standards for berms and separators, including those that shall be installed along Narcoossee Road as properties are developed and at new

residential developments to screen incompatible development; and

- establish regulatory standards for trails and trailheads.

#### *Mobility Recommendations*

The priorities of the new mobility recommendations are to create a non-typical arterial corridor along Narcoossee Road and to support this corridor with a more connected network of streets in order to mitigate future road sizes and travel speeds. The vision for the Narcoossee Road corridor is to retain the heavily vegetated, low-development character of the corridor by preserving many of the existing live oaks, incorporating vegetated berms and buffer areas to mitigate road noise to adjacent residences, and by carefully regulating the design of commercial development, including lighting and signage.

- The Osceola County Comprehensive Plan's Transportation Element must be updated to include new street alignments.
- The LDC must be updated to establish higher regulatory standards for the Narcoossee street types and sections.

### **Centers Recommendations**

Market demand for commercial area within the Narcoossee area is expected to increase beyond the current supply of commercial land. The goal of this section is to avoid strip commercial and extensive commercial expansion along Narcoossee Road, instead creating centers of appropriate character. Anticipated centers within the Narcoossee area are intended to be designed with greater attention paid to architectural details and materials reflecting the historic and agrarian character of Narcoossee. These centers are intended to be of small, walkable, pedestrian friendly blocks, with buildings of a smaller format than typical big-box retailers, and avoiding typical lower-end commercial design, such as fast food and gas stations. The Historic Town is anticipated to serve as a neighborhood center, while allowing for community gathering and event areas.

- The Osceola County Comprehensive Plan's Future Land Use Map must be updated to reflect changes to commercial land use areas.
- The LDC must be updated to:
  - establish regulatory standards for types and locations of centers;
  - establish regulatory standards for materials;
  - establish regulatory standards for signage; and
  - establish regulatory standards for lighting.

### **Overall Recommendations**

In addition to the recommendations by framework, any property of twenty (20) acres or larger must apply for a Planned Development zoning category, if applying for a zoning change.

#### **next steps**

The planning team evaluated ten implementation strategies. These included:

- Character Preservation
- Osceola County Land Development Code
- Incentive Zoning
- Osceola County Mixed Use District Standards
- Quality Growth
- Osceola County Conceptual Master Plans
- Community + Neighborhood Centers
- Overlay Zoning
- Mobility
- Public/ Private Partnerships

While this Narcoossee Community Planning Process has been a great step forward in developing the goals and ideas of the community, this document is only advisory in nature. The Board of County Commissioners (BOCC) may choose to accept or adopt the Narcoossee Community Planning Process document as a guiding document based on the Citizens' Advisory Committee's (CAC) recommendation. This would include the general guidance given by the framework maps.

The CAC has requested that the guidelines in this document be incorporated into the LDC. A separate code section would be developed. This would include two small land use changes. All guidelines shown in Chapter 3, *Our Future/ Framework*, would then be incorporated into the LDC and the new Narcoossee chapter would be presented and adopted through public hearings to the Planning Commission and BOCC. The code chapter would also address non-conforming signage by recommending that these signs be removed or updated as businesses evolve.

In addition, throughout this process, some residents have expressed interest in creating an overlay district within the northeast area of Narcoossee. If successful, this overlay district would require participating property owners to voluntarily give up their development rights for a period of time in order to keep the area as currently developed. Though this overlay zone has been brought up during this planning process, it is the responsibility of the Narcoossee residents to coordinate interested parties. The County can then assist with the necessary documentation and Planning Commission and BOCC review and approval.

Narcoossee Planning Process Community Workshop #2, September 2011 (Image Placeholder)



