



# Mixed Use Districts 5 & 6 Conceptual Master Plan

*Stakeholder Kick-Off Workshop*

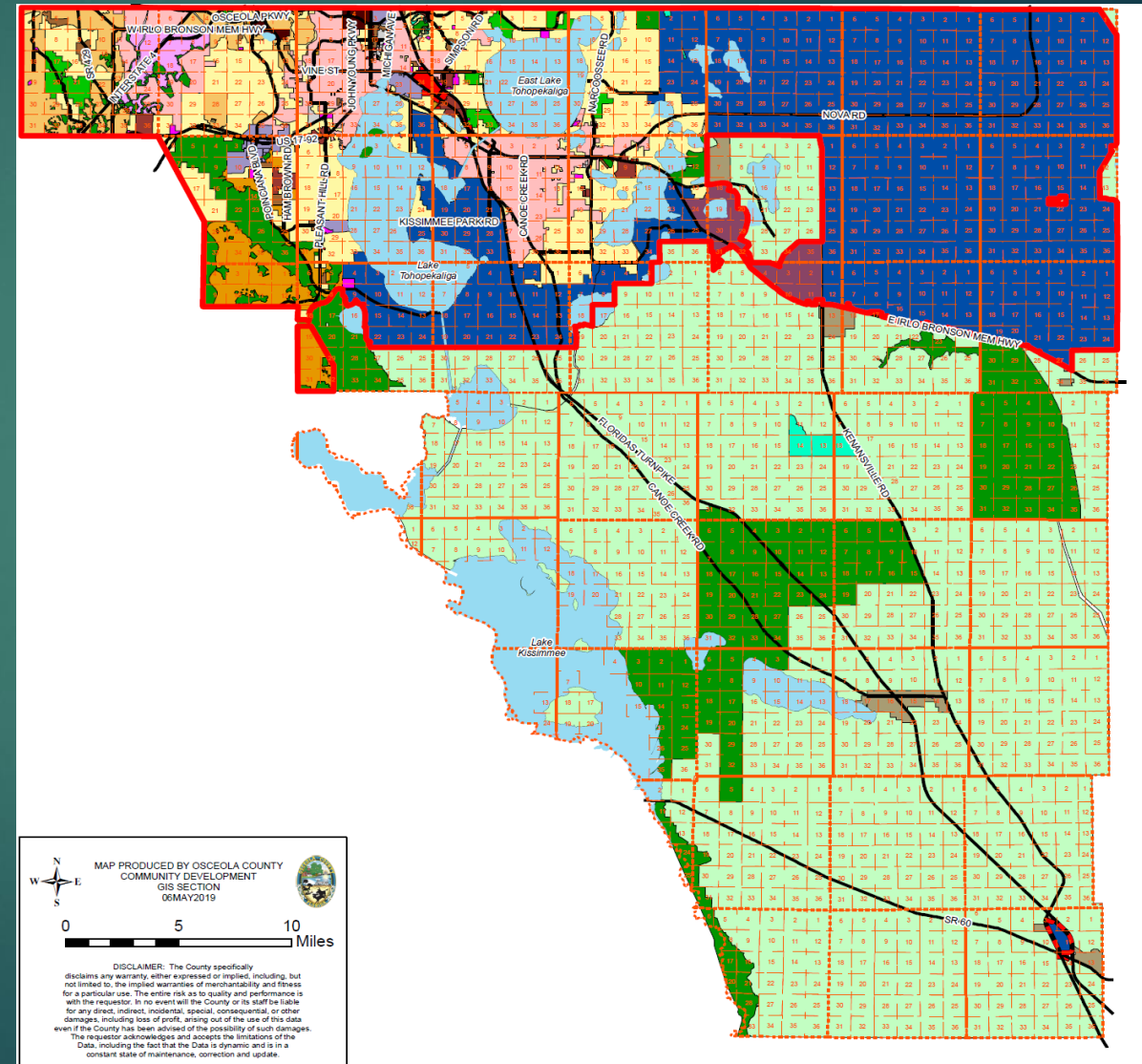
*12 February 2020*

# Tonight's Meeting Agenda

- ▶ 6:15 Sign In
- ▶ 6:30 Introductions
- ▶ 6:35 Opening Remarks by District 5 Commissioner Fred Hawkins
- ▶ 6:45 Workshop Purpose
- ▶ 6:50 Comprehensive Plan Guidance
- ▶ 7:00 Putting the Comprehensive Plan Into Practice
- ▶ 7:15 Mixed Use Districts 5 & 6
- ▶ 7:45 Discussion – Stakeholder Input

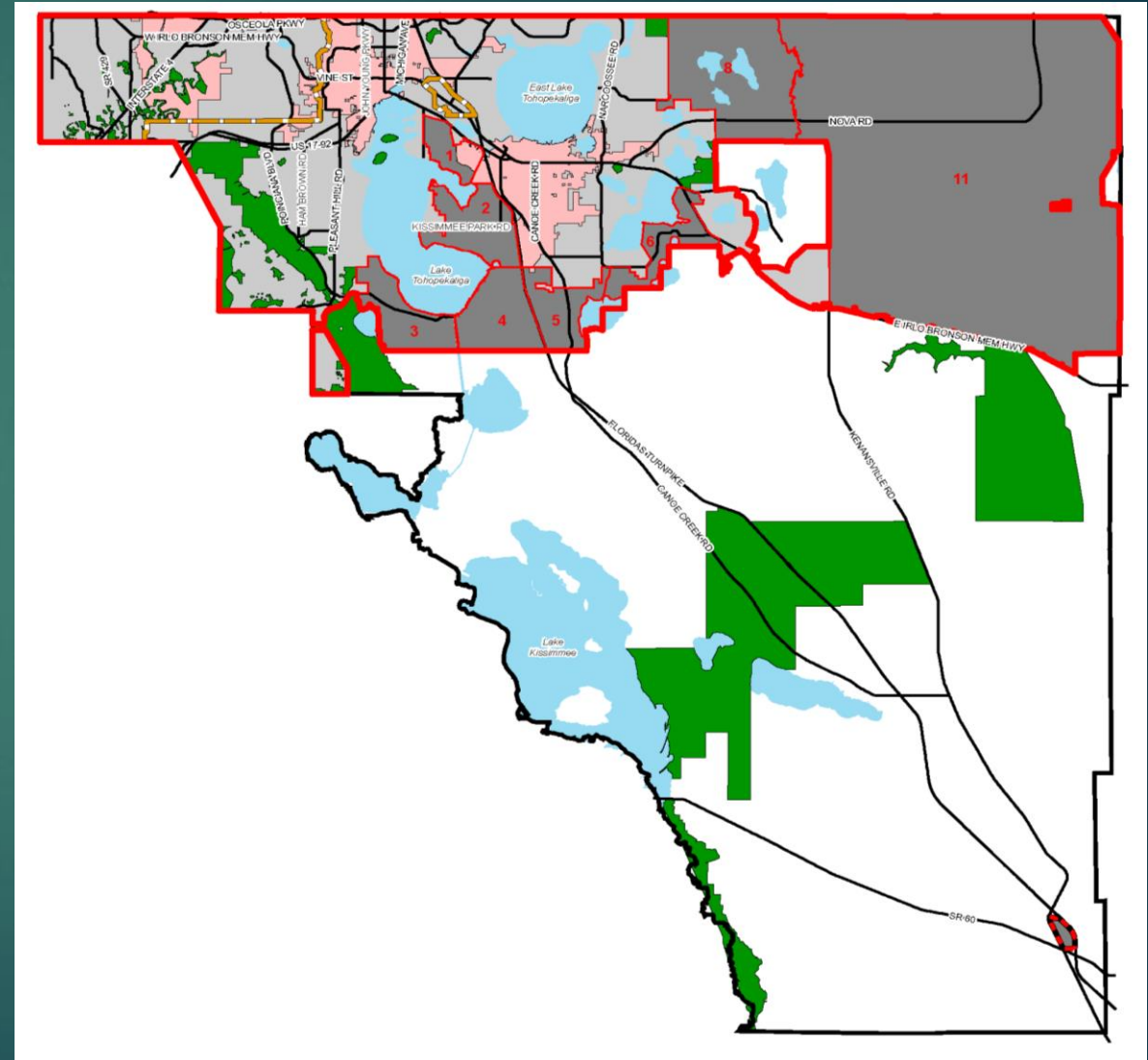
# Osceola County Comprehensive Plan

- ▶ Bringing a strategic perspective to managing growth



# Osceola County Comprehensive Plan

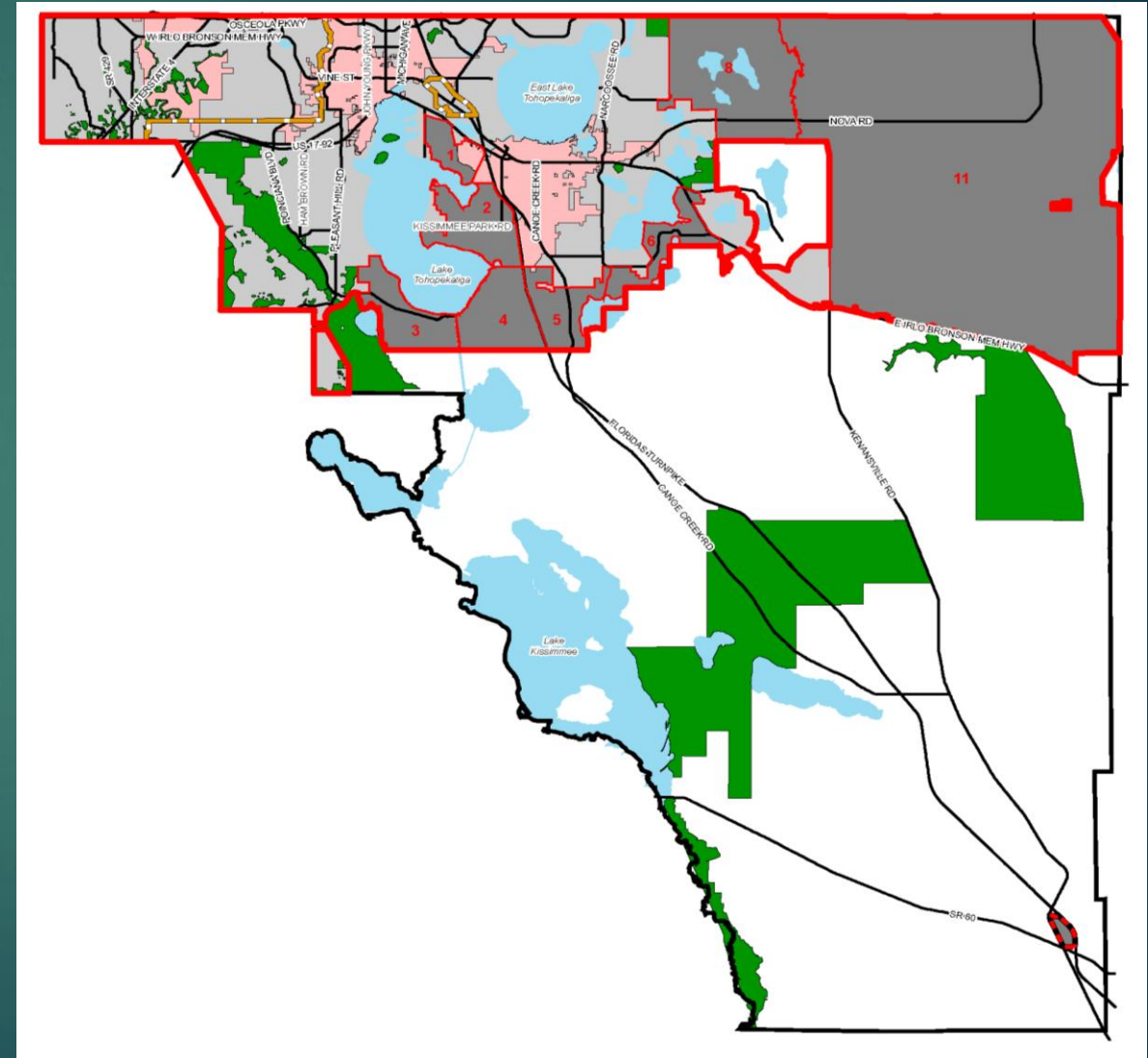
## ► Urban Growth Boundary





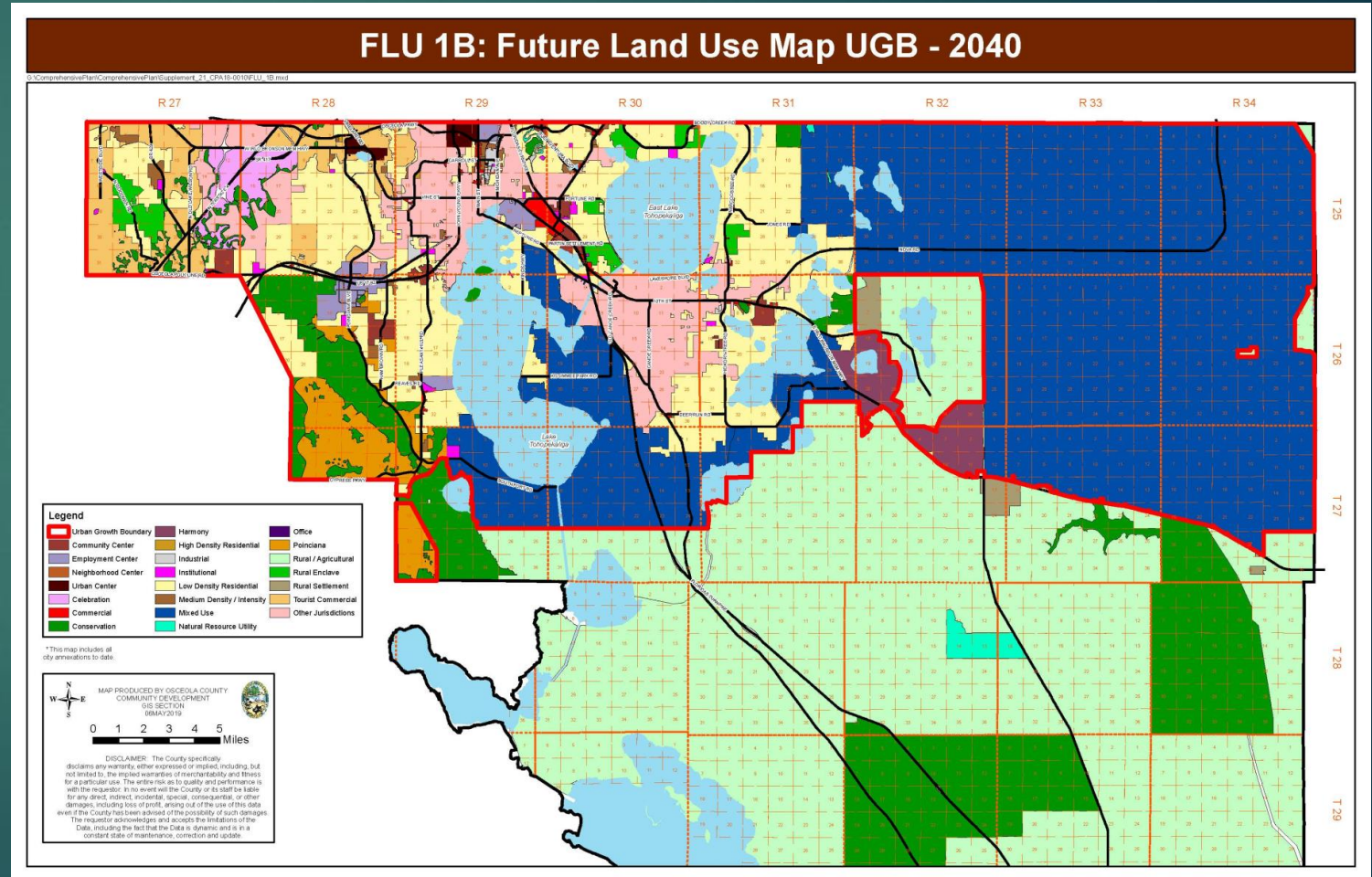
# Osceola County Comprehensive Plan

## ► Urban Infill vs Urban Expansion

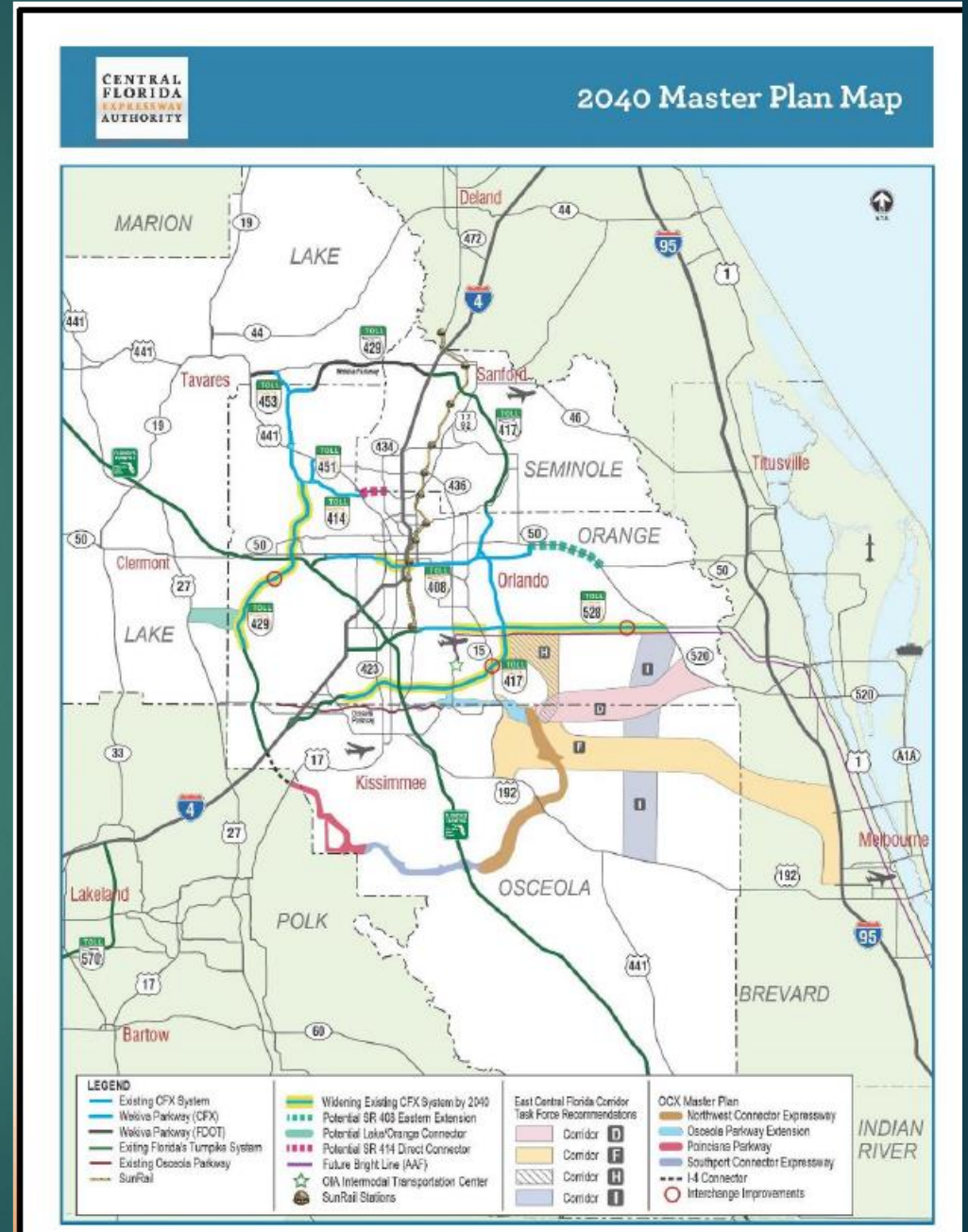
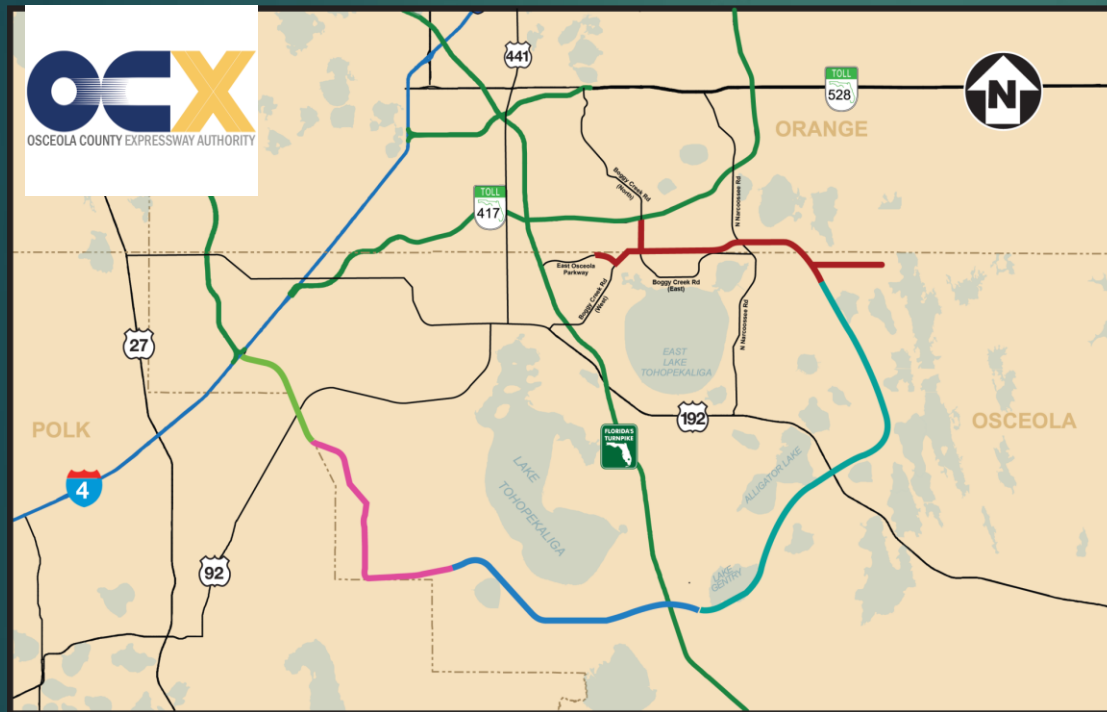


# Osceola County Comprehensive Plan

## ► Mixed Use Districts (MXDs)



# Expressway Planning





# Osceola County Comprehensive Plan

## ► Conceptual Master Plans





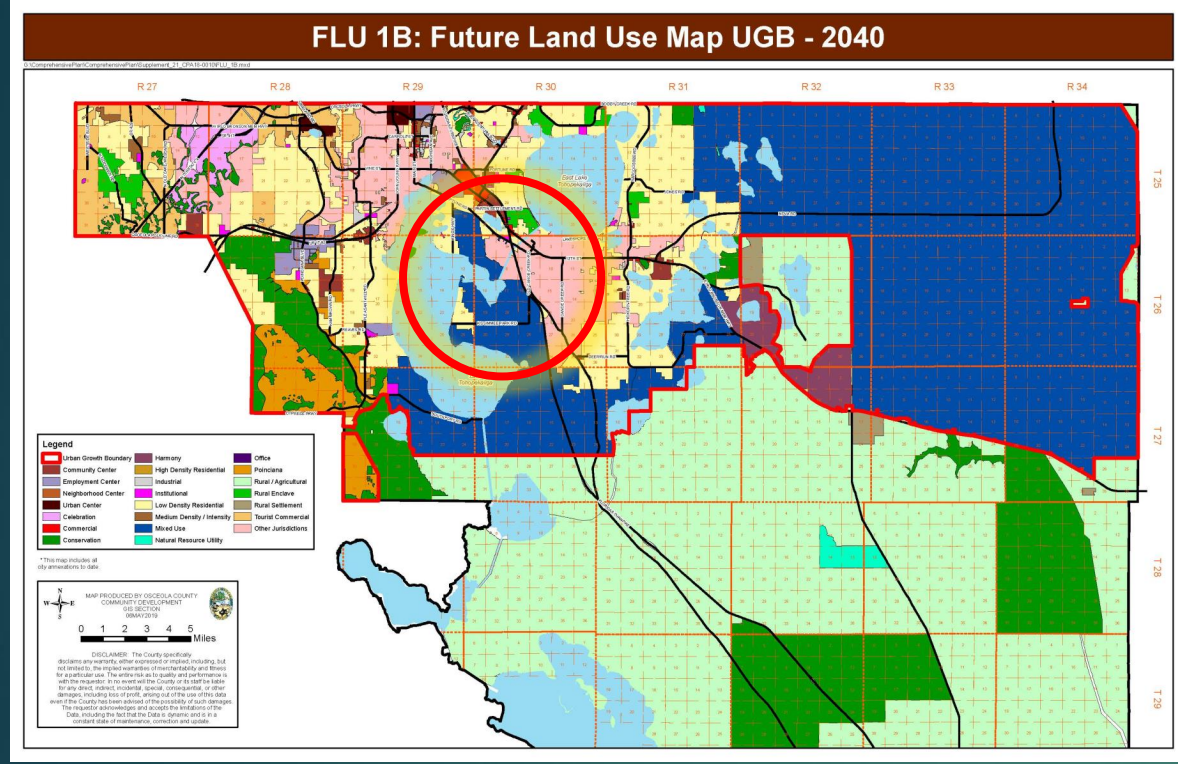
# Smart Growth Principles

- Mix land uses
- Compact building design
- Range of housing choices
- Walkable neighborhoods
- Distinctive and attractive places
- Preserve open space, natural beauty and critical environmental areas
- Variety of transportation choices
- Predictable, fair and cost-effective decision making
- Encourage community and stakeholder collaboration participation





# Mixed Use District East Lake Toho Conceptual Master Plan



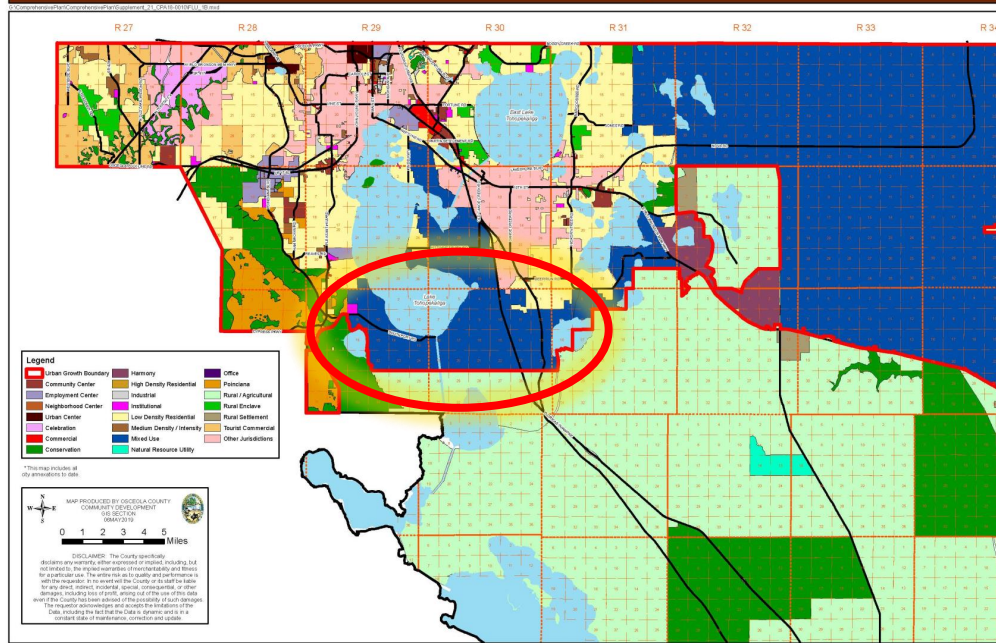
- Buildout Scenario – 10,245 acres
- 16,380 Single family residential units
- 14,000 Multi-family residential units
- 8,450,000 Square feet Commercial/Office/Industrial
- 2,040,000 Square feet Institutional/Civic
- 1,450 Hotel rooms
- 28,820 Employees





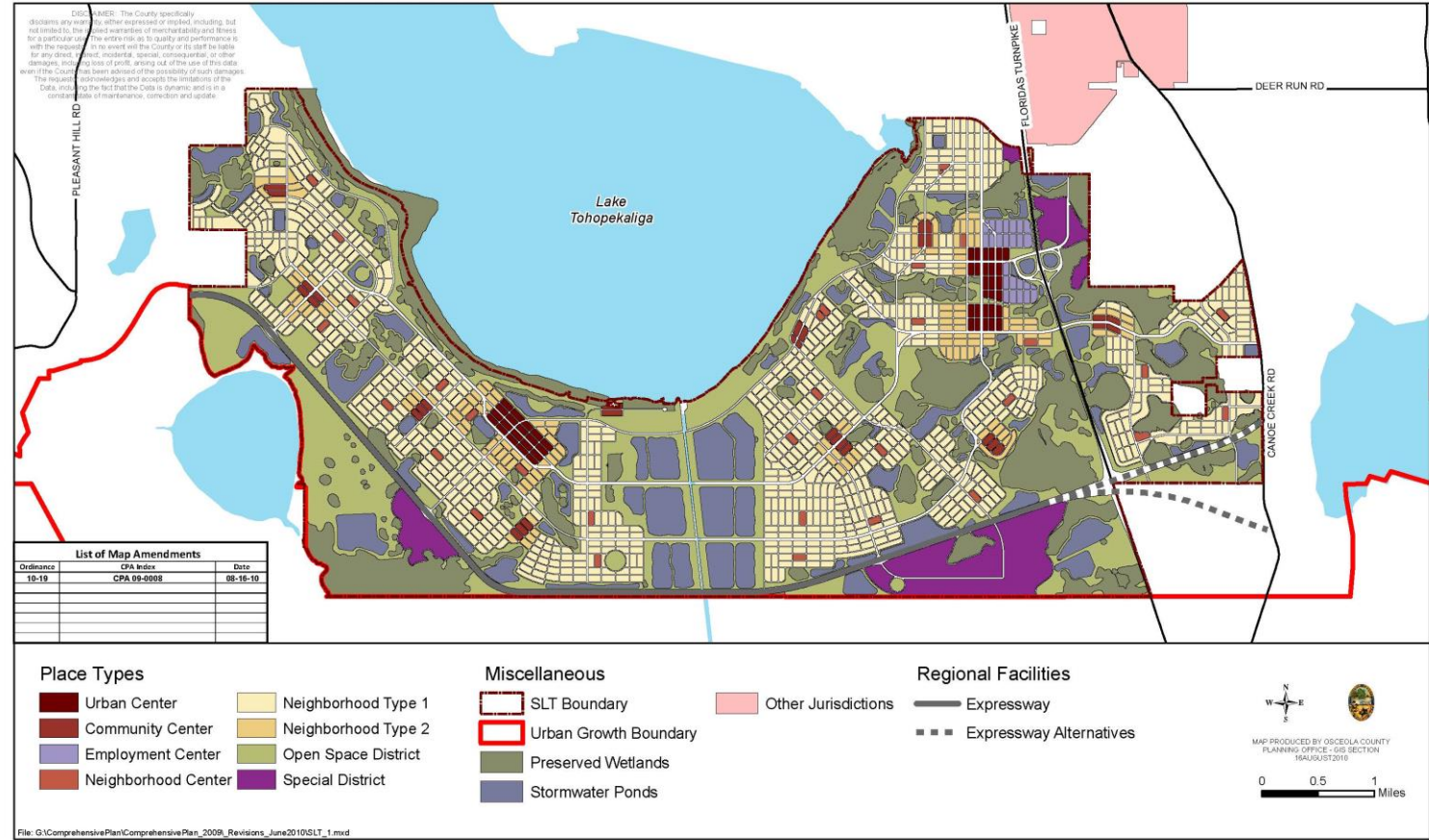
# Mixed Use District South Lake Toho Conceptual Master Plan

FLU 1B: Future Land Use Map UGB - 2040



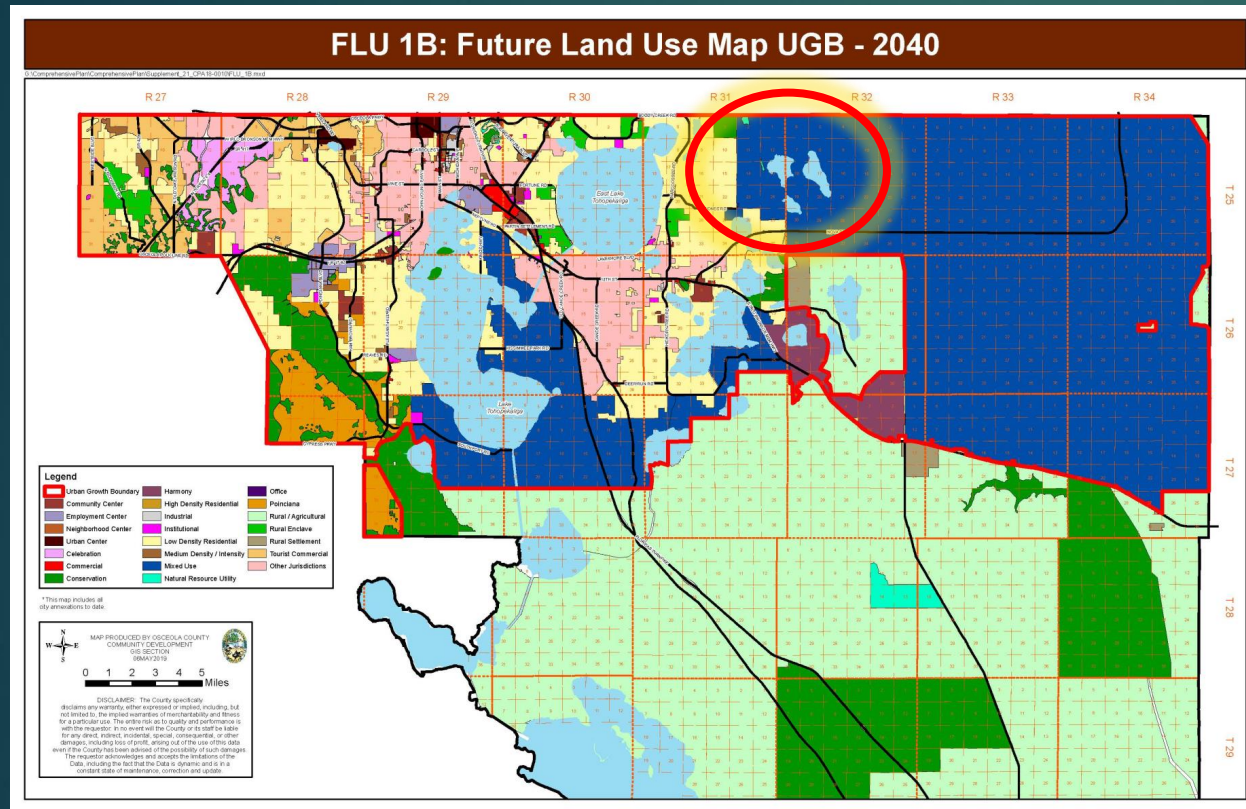
**Buildout Scenario – 16,410 acres**  
**19,304 Single family residential units**  
**20,898 Multi-family residential units**  
**13,450,000 Square feet Commercial/Office/Industrial**  
**2,670,000 Square feet Institutional/Civic**  
**3,600 Hotel rooms**  
**41,310 Employees**

SLT 1: Development Program

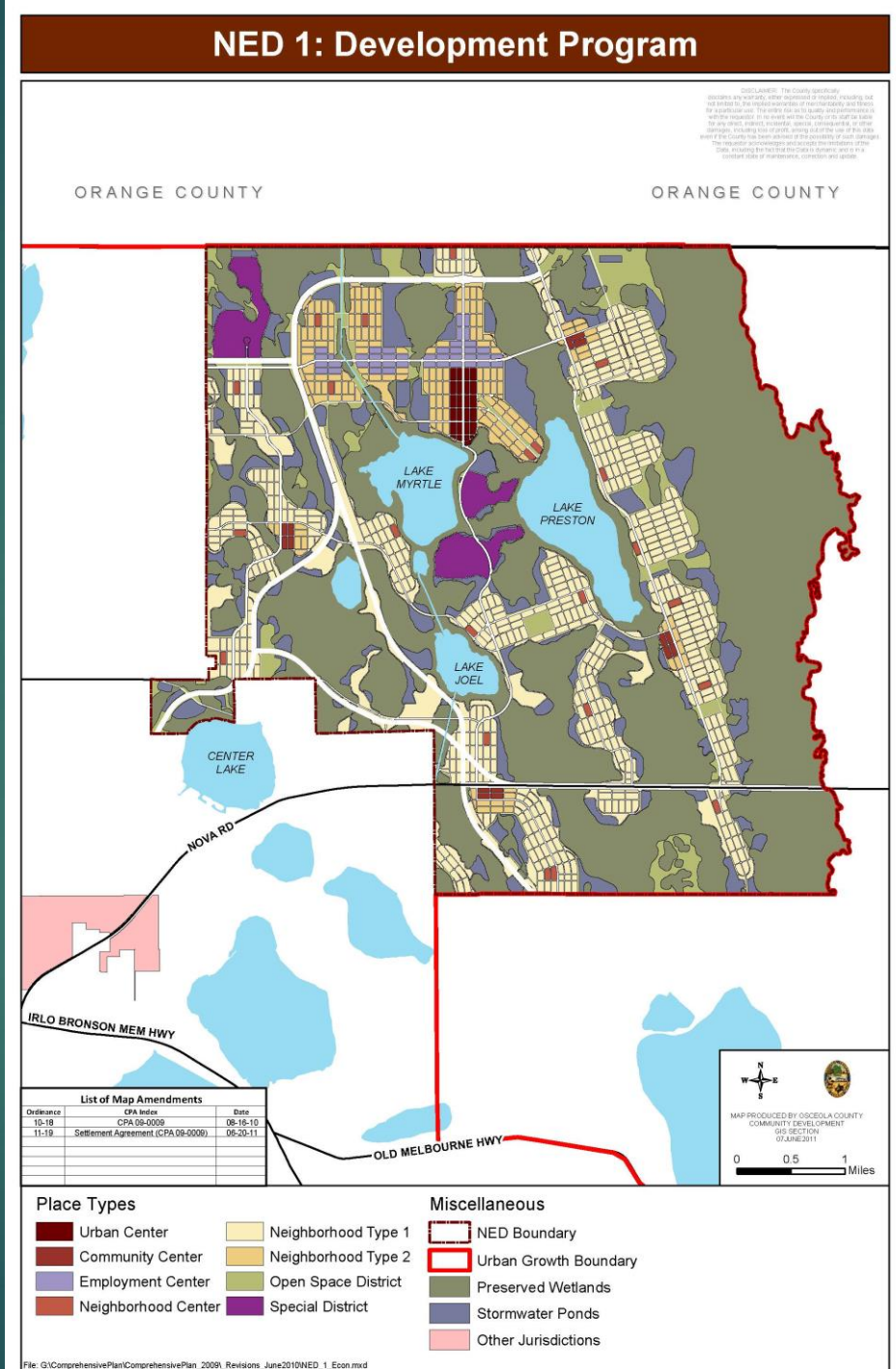




# Mixed Use District Northeast District Conceptual Master Plan



**Buildout Scenario – 19,140 acres**  
**29,320 Residential units**  
**8,540,000 Square feet Commercial/Office/Industrial**  
**1,995,000 Square feet Institutional/Civic**  
**5,000 Hotel rooms**  
**44,130 Employees**

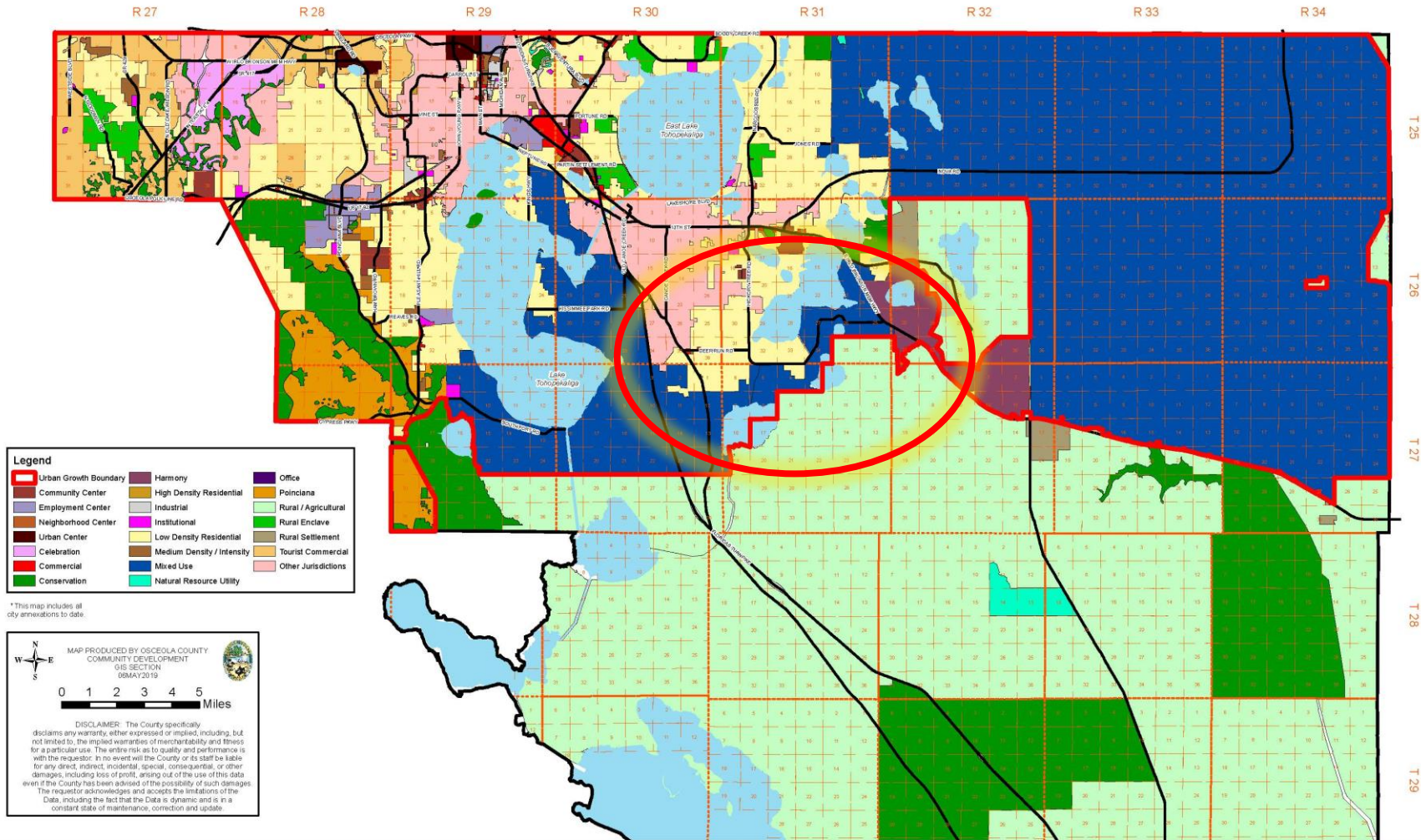




# Mixed Use District 5 & 6 Conceptual Master Plan

## FLU 1B: Future Land Use Map UGB - 2040

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Legend			
	Urban Growth Boundary		Office
	Community Center		High Density Residential
	Employment Center		Industrial
	Neighborhood Center		Institutional
	Urban Center		Low Density Residential
	Celebration		Medium Density / Intensity
	Commercial		Tourist Commercial
	Conservation		Mixed Use
	Natural Resource Utility		Other Jurisdictions
	Harmony		Poinciana
	High Density Residential		Rural / Agricultural
	Industrial		Rural Enclave
	Institutional		Rural Settlement
	Low Density Residential		Rural Settlement
	Medium Density / Intensity		Tourist Commercial
	Tourist Commercial		Other Jurisdictions

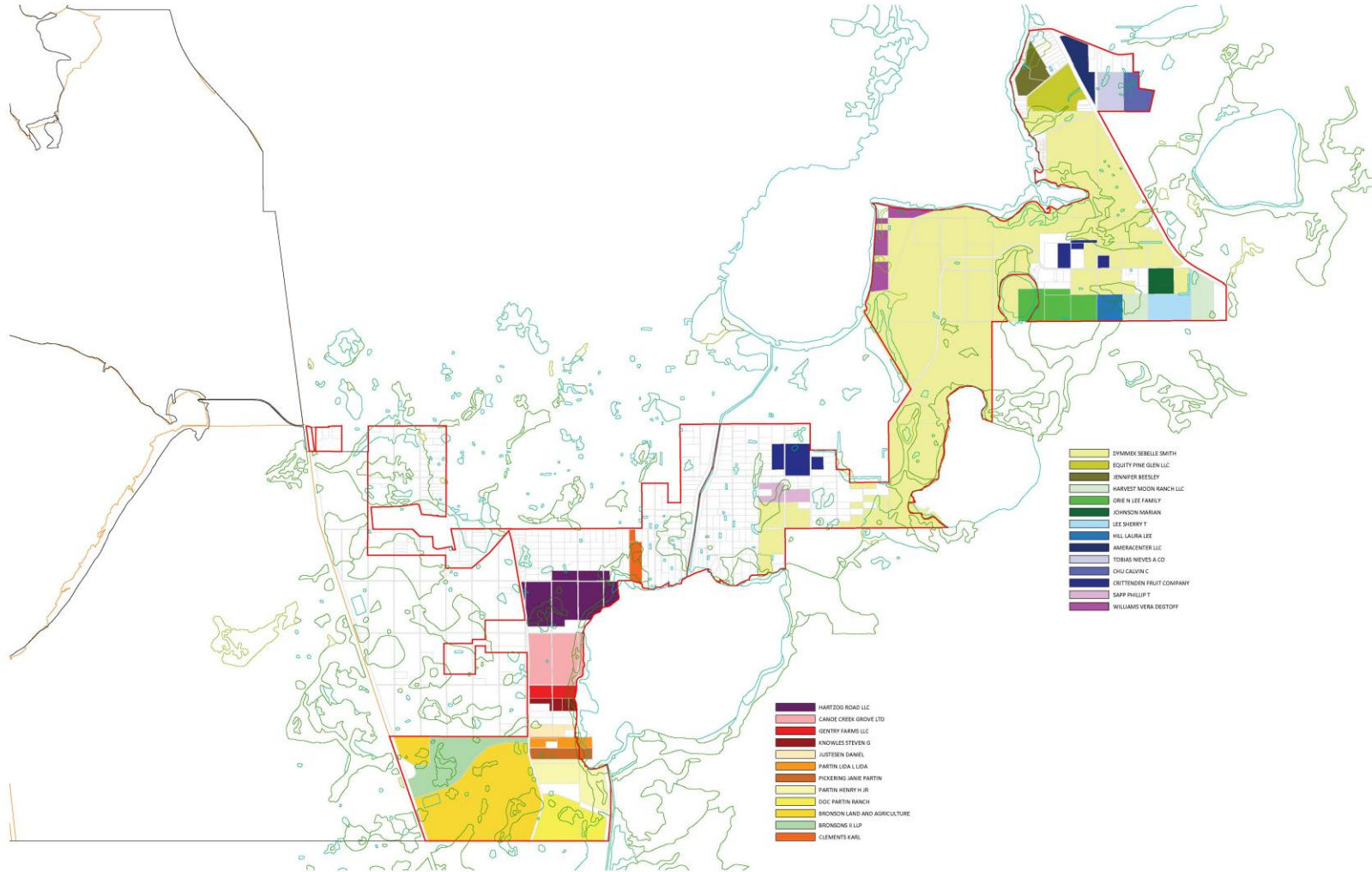
\* This map includes all city annexations to date.

MAP PRODUCED BY OSCEOLA COUNTY  
COMMUNITY DEVELOPMENT  
GIS SECTION  
08/04/2019

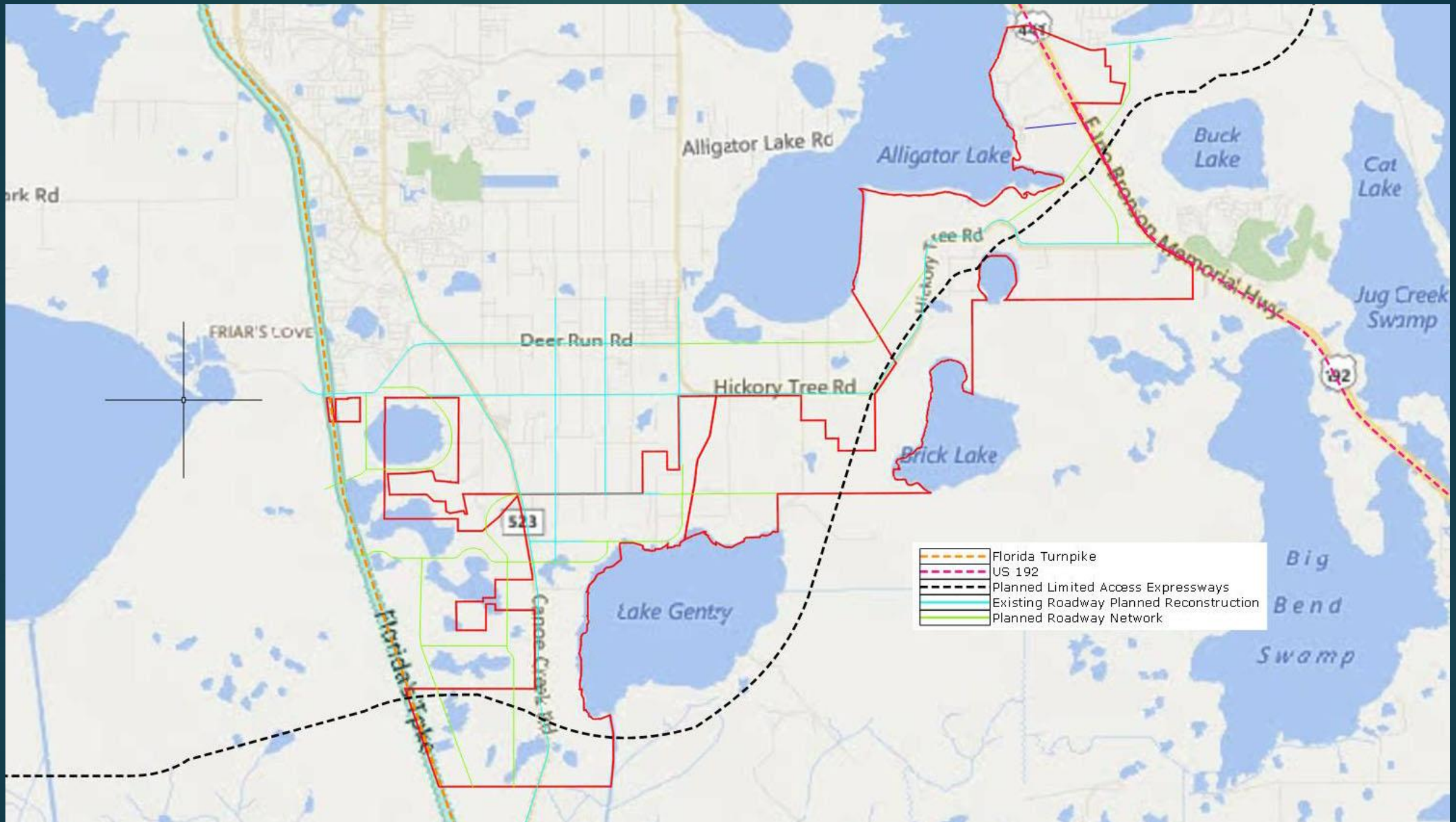
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# Osceola County MXD 5 & 6

LARGE LAND OWNERS

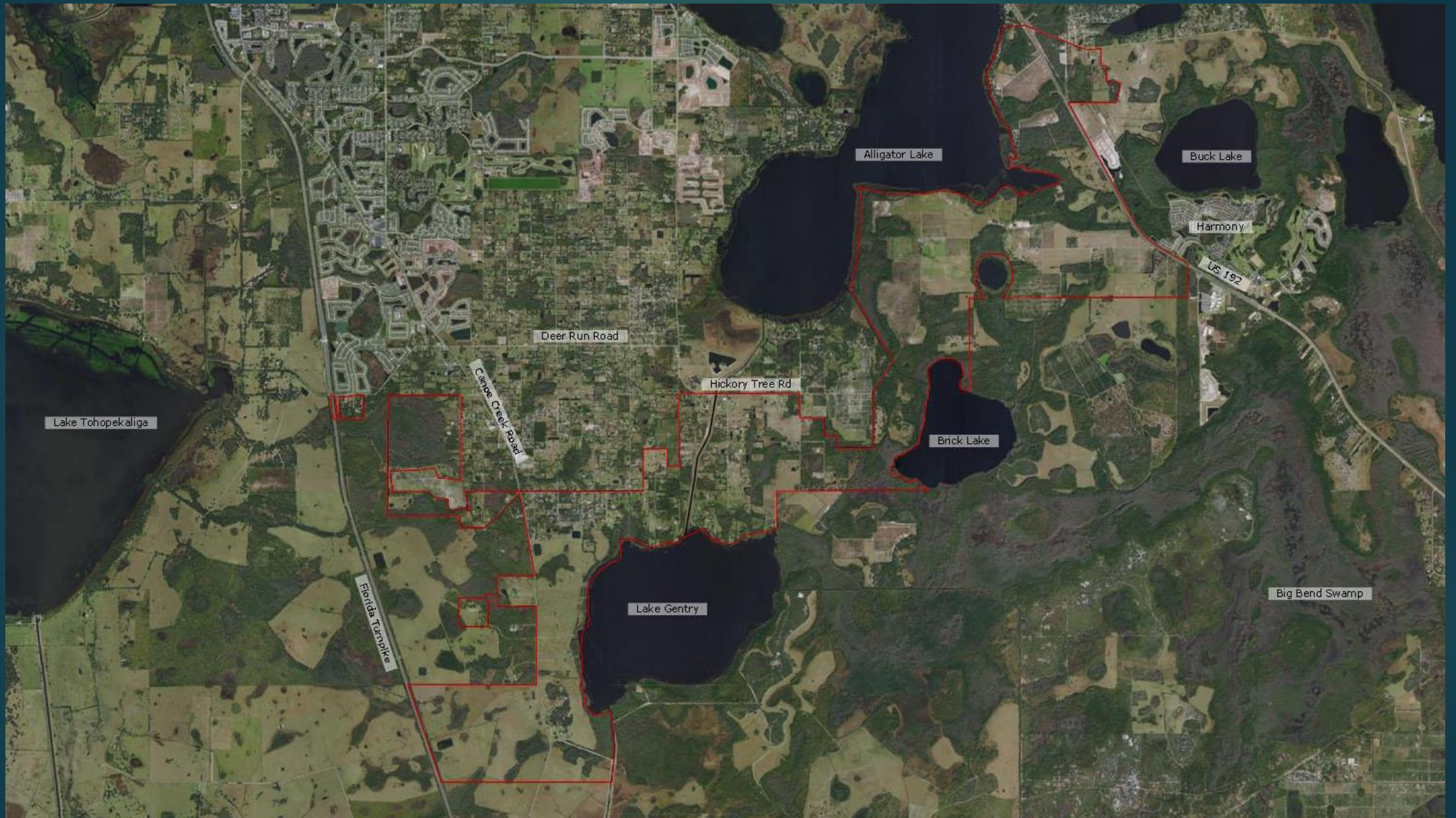






- Florida Turnpike
- US 192
- Planned Limited Access Expressways
- Existing Roadway Planned Reconstruction
- Planned Roadway Network





Lake Tohopekaliga

Deer Run Road

Carpe Creek Road

Florida Turnpike

Alligator Lake

Buck Lake

Harmony

US 192

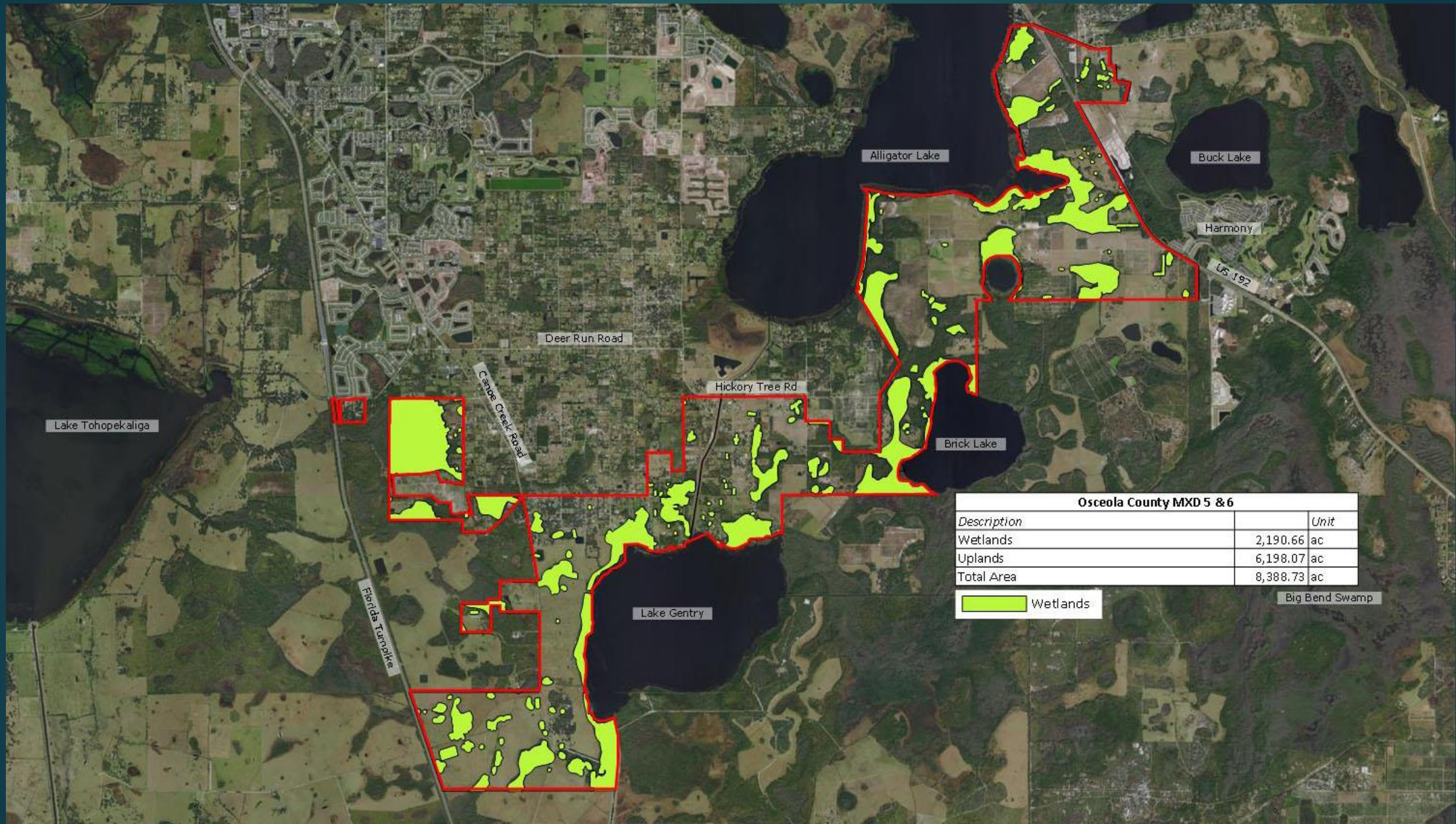
Hickory Tree Rd

Brick Lake

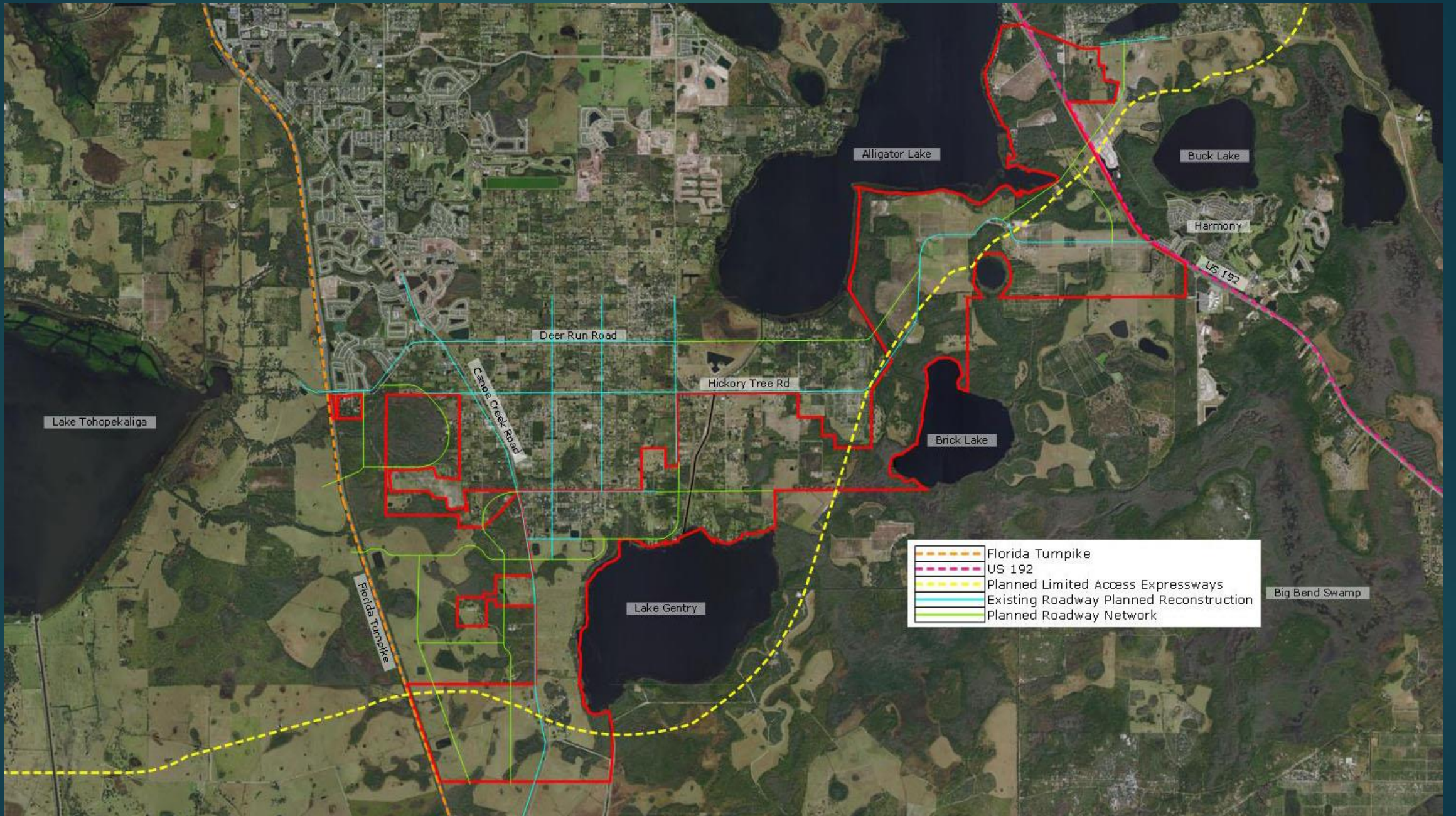
Lake Gentry

Big Bend Swamp

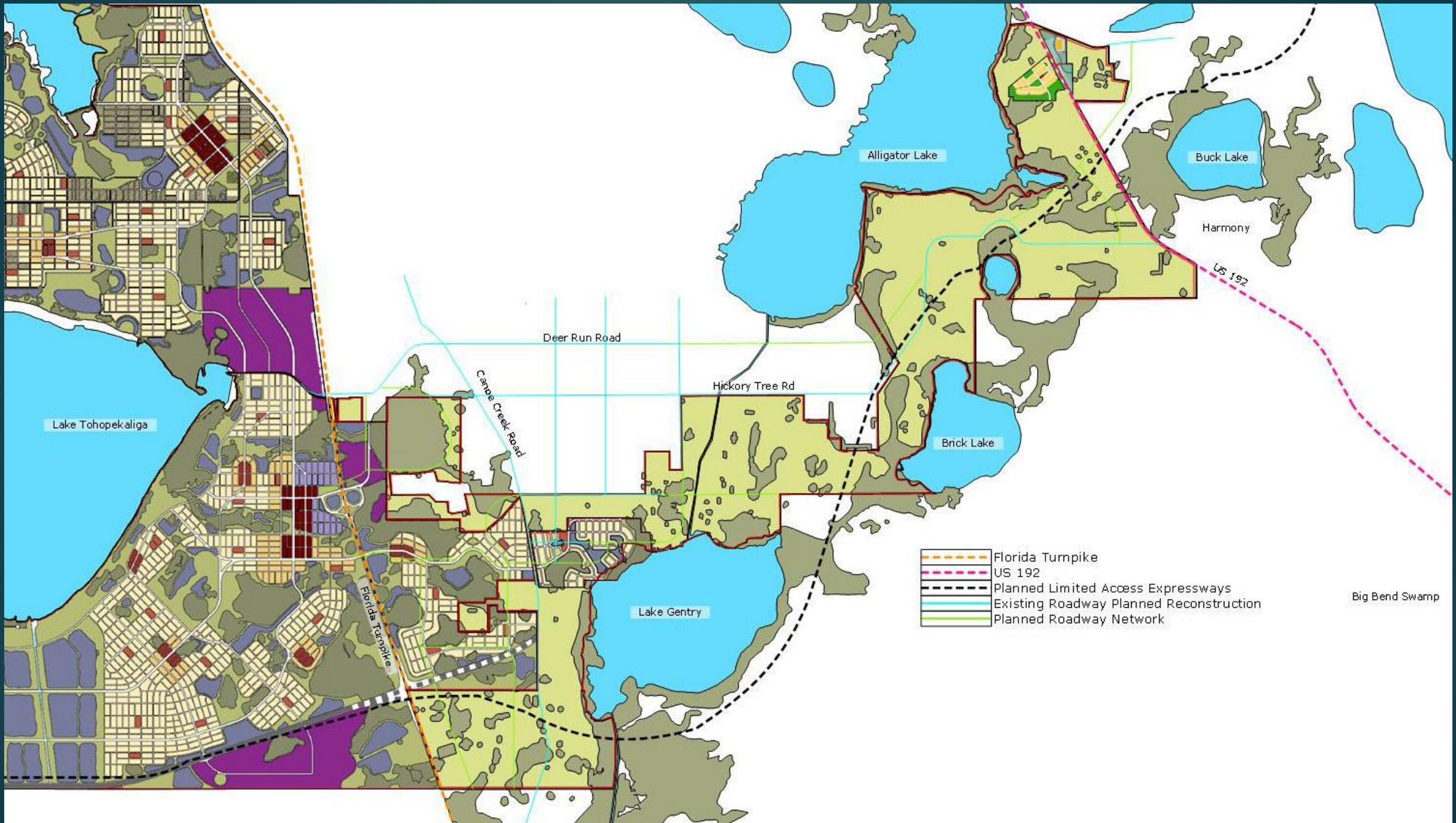












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