

ORDINANCE # 2025-10

An Ordinance of the Board of County Commissioners of Osceola County, Florida; amending the Osceola County Land Development Code by amending Chapter 1 “Administration, Boards, and Committees” Article 1.3 “Boards and Committees”; Chapter 2 “Development Processes and Procedures”, Article 2.1 “Applicability and General Application Procedures”, Table 2.1 “Summary of Review Applications and Procedures by Reviewing Body”, Article 2.2 “Review Procedures”, Article 2.3 “Public Hearings”, Article 2.5 “Modifications After Approval”; Chapter 3, “Performance and Siting Standards” Article 3.1 “General Provisions”, Table 3.1 “Zoning Districts”, Table 3.2 “Preceding Zoning District Development Standards Matrix” Article 3.2 “District Development Standards”, Article 3.4 “Use Regulations”, Table 3.4 “Use Table”, Article 3.6 “Residential Use Siting Standards”, Article 3.8 “Commercial Uses Siting Standards”, Article 3.11, “Planned Developments”, Article 3.12 “Narcoossee Community Development Standards”, Article 3.14 “Urban Infill Centers Standards”; and Chapter 4 “Site Design and Development Standards” Article 4.7 “Transportation Standards”; providing for correction of scrivener’s errors; providing for conflicts; providing for severability; and providing an effective date.

WHEREAS, in accordance with the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Florida Statutes, as amended, Osceola County enacted Ordinance 00-32, which adopted the Osceola County Land Development Code; and

WHEREAS, subsequent to the effective date of the Land Development Code, it has been determined that amendments are warranted in order to better serve the community and to ensure compliance with the Osceola County Comprehensive Plan; and

WHEREAS, in accordance with the provisions of Section 125.66, Florida Statutes, the Board of County Commissioners conducted a public hearing to consider the amendments, with due public notice having been provided; and

WHEREAS, having reviewed and considered all comments received during the public hearings, the Board of County Commissioners desires to amend sections of the Land Development Code for consistency with the Osceola County Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

SECTION 1. Recitals.

The foregoing recitals are true and correct and incorporated herein.

SECTION 2. Amendment. This ordinance amends Chapter 1, “Administration, Boards, and Committees,” Article 1.3, “Boards and Committees,” section 1.3.2. G. – “Planning Commission Rules and Procedures” as follows:

**CHAPTER 1
“ADMINISTRATION, BOARDS, AND COMMITTEES”**

ARTICLE 1.3 BOARDS AND COMMITTEES

1.3.2 - PLANNING COMMISSION RULES AND PROCEDURES

G. Voting:

1. ~~The majority vote of the quorum present shall be required to render a decision of approval on any matter. A majority of filled (non-vacant) seats Six (6) voting members who are present and have no voting conflicts shall constitute a quorum of the Planning Commission. The majority vote of the quorum shall be required to render a decision of approval on any matter.~~

2. In the event a decision of approval is not obtained, then the matter being considered shall be deemed to have been denied.

SECTION 3. Amendment. This ordinance amends Chapter 2, “Development Processes and Procedures,” Article 2.1 “Applicability and General Application Procedures,” section 2.1.1. F and section 2.1.2. A.5.; Article 2.2 “Review Procedures,” section 2.2.1 “Review Procedures,” Table 2.1; Article 2.3 “Public Hearings,” section 2.3.6 “Community Meetings”; Article 2.5 “Modifications After Approval,” section 2.5.2 “Minor Deviations” and section 2.5.3.C. (Major Amendments to a Planned Development) as follows:

CHAPTER 2

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CODING: Underscore indicates addition; ~~strikethrough~~ indicates deletions.

“DEVELOPMENT PROCESSES AND PROCEDURES”

ARTICLE 2.1 APPLICABILITY AND GENERAL APPLICATION PROCEDURES
2.1.1 APPLICABILITY

F.
A Preliminary Subdivision Plan (PS~~P~~) is the first step in a major subdivision process. The PS~~P~~ approval is valid as long as a Site Development Plan (SDP) application is submitted within twenty-four (24) months from the approval of the PS~~P~~ and the SDP remains valid. In a phased PS~~P~~, if applicable, each subsequent phase of the PS~~P~~ must submit a SDP within thirty-six (36) months of the approval date for the previous SDP. If the SDP expires or becomes invalid after thirty-six (36) months, the applicable PS~~P~~ phase and all subsequent phases shall become void.

2.1.2 GENERAL APPLICATION PROCEDURES

A. An application for development approval, as described in this Chapter, may be initiated by:

5. An application for a Zoning Map Amendment for more than one (1) property may be initiated ~~by a petition of property owners if a minimum of fifty-one (51) percent of the owners within the subject area authorize the application submittal.~~ with owner authorization of all the properties within the subject property boundary of the proposed zoning map amendment application.

ARTICLE 2.2 REVIEW PROCEDURES
2.2.1 REVIEW PROCEDURES

Table 2.1 Summary of Review Applications and Procedures by Reviewing Body

Table 2.1 Summary of Review Applications and Procedures by Reviewing Body		
Reviewing Body	Development Application	Notes
Admin	• Airport Height Overlay Permit	¹ Prior to issuance of a building permit ² Within MXD zoning districts
	• Alternative Parking Arrangements ¹	
	• Agricultural Stands	

Table 2.1
Summary of Review Applications and Procedures by Reviewing Body

Reviewing Body	Development Application	Notes
	• Variation of Single Family Architectural facades ^{1,2}	
	• LDC Compliance Determination	
	• Benchmark Permit	
	• Code Interpretation	
	• Concurrency Review	
	• Driveway Permit	
	• Performance Criteria <u>Deviation Administrative Waiver</u> (15% or less <u>of Performance Criteria</u>)	
	• Expansion of a non-conforming use	
	• Flood Permit	
	• Home Occupation Permit	
	• Land Alteration Permit	
	• Level 1 School Site Plan Compliance	
	• Lot Split or Aggregation	
	• Minor change to PD	
	• Minor Subdivision	
	• Site Development Plan	

Table 2.1
Summary of Review Applications and Procedures by Reviewing Body

Reviewing Body	Development Application	Notes
	- Preliminary Site Development Plan and Amendments (including previously approved CDPs and EIPs) - Research with written response - ROW Utilization Permit - Sign Permit - Small Soil Excavation Permit - Transfer of Development Rights (TDR) Receiving Site Approval - Vested Rights Determination Village Infill Development - Zoning Determination	
DRC	- DRI Annual Report including Modeling and Monitoring Reports ¹ - Final Subdivision Plat ² - Habitat Conservation Management Plans (HCMP) ³ - Those items that require a recommendation to the PC or BOA - Level 2 School Site Plan Compliance ³⁴	¹ Every 1 to 2 years after DRI approval to confirm compliance with conditions of an approved development order, consistent with the approved D.O. ² As authorized in F.S. § 177.071(2), final subdivision plats that are substantially consistent with the Board-approved Preliminary Subdivision Plan ³ When there are listed species present on a site

Table 2.1
Summary of Review Applications and Procedures by Reviewing Body

Reviewing Body	Development Application	Notes
	• Medium/Large Soil Excavation Permit	⁴³ Prior to issuance of a building permit for school
	• Cell/Communication Tower Review	⁴ Prior to issuance of a building permit for a non-single family residential construction
	• Transfer of Development Rights (TDR) Preliminary Review ⁴⁵	⁵ Preliminary Review of the TDR to confirm eligibility and availability of TDR Credits.
	• Concept Plans	
	• Site Plans (East US 192 CRA)	⁶ Shall apply to development within MXD zoning districts and must be approved with the PS, SDP, or modification to the SDP for architectural review, prior to building permit.
	• Compliance with Architectural Standards⁶	
	<u>Minor Planned Development Amendment</u>	
ARB	• Entertainment Signs ¹	¹ In the W192 Development Authority Corridor
DRB	• NeoCity Design Guidelines	
BOA	• Variance ¹	¹ Deviation more than 15% from performance criteria (e.g., height, lot, or setback requirement, etc.)
	• Conditional Use ²	² When use requires special conditions for safety & welfare, <u>as indicated on the Use Table</u>

Table 2.1 Summary of Review Applications and Procedures by Reviewing Body		
Reviewing Body	Development Application	Notes
PC	• Administrative Decision Appeals	¹ To establish a new use or change of use, where a public hearing by the Planning Commission is required
	• Any item requiring a PC recommendation to the BCC ¹	
	• Level 3 School Site Plan Compliance	
BCC	• Planning Commission Decision Appeals	¹ For developments consistent with Florida Statutes
	• Any items statutorily required to be heard by the Board ¹	² As authorized in F.S. § 177.071(2), final subdivision plats that do not require a Preliminary Subdivision Plan
	• Final Subdivision Plats ²	³ When a change of zoning is needed to establish a new use or change of use
	• Planned Developments	³⁴ —Appeals to BOA noise ordinance actions may be filed by the applicant or any other affected party, including an appeal initiated by the BCC
	• Conceptual Master Plans	
	• Zoning Map Amendments (ZMA) ³	
	• Preliminary Subdivision Plan	
	• Appeals to BOA actions taken on Noise Variance requests ⁴³	

ARTICLE 2.3 PUBLIC HEARINGS

2.3.6 - COMMUNITY MEETINGS

A. The purpose of a Community Meeting is to ensure early citizen participation in an informal forum in conjunction with development applications, and to provide an applicant the opportunity

to understand and mitigate any impacts an application may have on an affected community. A community meeting is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making. A community meeting is required for applicant-initiated requests to amend the Future Land Use Map and any associated Zoning Map Amendment. The requirement ~~of for~~ a community meeting for Zoning Map Amendments, Major Planned Development Amendments, and Preliminary Subdivisions will be determined by the Community Development Administrator/designee after receipt of a sufficient application prior to at the DRC the DRC meeting. ~~for all applicants seeking approval of an item that requires a public hearing.~~ The inclusion of a community meeting should not impede the progress of an application through the process. The requirement for the community meeting may be waived by the County Manager if such a meeting is deemed unnecessary. ~~If the meeting is deemed necessary, it shall be held prior to an initial public hearing.~~

B. ~~Public notice of a~~ Community Meetings required by the County shall be ~~provided~~ conducted as indicated below.:

1. The notification boundary for a Community Meeting shall at a minimum be in accordance with public hearing guidelines herein.

2. An applicant holding a community meeting shall coordinate with the County prior to scheduling.

3. The County will provide notification by mail according to the guidelines for public hearings herein.

4. The meeting shall start between no earlier than 5:30 p.m. and conclude no later than 8:00 p.m. on a weekday to allow for public participation or between 9:00 a.m. and 5:00 p.m. on a weekend.

5. The location of community meetings shall be the County Administration Building unless otherwise determined by the Community Development administrator/designee. The initial meeting shall be held within the general area of the subject property.

6. Additional meetings for an application may be held but are not required.

7. The applicant shall represent the proposed application and the County shall be in attendance to facilitate the meeting. ~~Lack of County attendance shall not necessitate an additional Community Meeting.~~

ARTICLE 2.5 MODIFICATIONS AFTER APPROVAL

2.5.2 – MINOR DEVIATIONS

Minor deviations may be approved by the County Manager, ~~or designee~~, and documented through the administrative ~~approval~~ waiver process. Minor Deviations may include but are not limited to the following:

A. Any minor adjustment in engineering or construction details which in no way affects the approved use or function of the development, or its surrounding uses.

B. Changes to materials such as but not limited to pipe composite, plant species, roadway or parking lot base, and sprinkler head emitter, which still meet the standards set forth in this Code.

C. Changes in stormwater systems provided overall system is in compliance and functionality is not affected.

D. Deviations in intersection or sidewalk alignment.

E. Reduction in the number of lots, provided compliance with the Comprehensive Plan is maintained.

F. Any minor adjustment in internal road alignment, either horizontal or vertical, which does not affect the function of the development and does not violate any other agency regulations.

G. The requested change supports a pedestrian-oriented, mixed-use community.

H. The requested change supports the County's desire for a balanced mix of uses, as presented in an adopted Conceptual Master Plan's build out scenario.

I. The requested change will not interfere with adjacent or neighboring property owners' ability to qualify for consistency with a Conceptual Master Plan.

J. Minor Amendments to the Planned Development.

Minor amendments to an approved PD shall be documented on a Master Use Plan/Narrative ~~at the time of Site Development Plan submittal or as needed and approved by the Development Review Committee. Minor amendments,~~ In addition to the Minor Deviation criteria listed above, Minor PD amendments may include but are not limited to:

1. Adjustments in internal land use boundaries;
2. Adjustments in buildings provided product types remain as approved;
3. A change of less than fifteen (15) percent that would result in a decrease or increase of the building height;
4. Substitution of components within the landscape palette for public realm;
5. Transfer of entitlements between parcels, unless on the perimeter of the project, and change may affect neighboring properties;
6. Adjustments in sidewalk alignment, internal roadway systems, driveway access and additions of bicycle or pedestrian connections, unless the internal roadways are part of the County's framework system;
7. Reconfiguration and/or relocation of stormwater management facilities;
8. Adjustment as a result of permitting agencies requirements;
9. Time table extensions of one (1) year or less for a specific phase of development.

If the change in plans does not meet the criteria listed above or the department interprets a Minor Deviation request to be a Major Deviation, the applicant shall submit a revised Site Development Plan for review by the County. It shall be the applicant's responsibility to provide as-built plans to document the changes to the approved plan, and a Certificate of Occupancy, Building Permit or Certificate of Completion as applicable, shall not be granted until as-built plans are submitted.

2.5.3 – MAJOR DEVIATIONS

C.

Major Amendments to a Planned Development.

Major amendments are all amendments that are not considered to be Minor. Major amendments are required to proceed through the review process as if they were a new application. Major amendments may include but are not limited to:

1. Uses not previously permitted under the approved Master Use Plan;
2. Proposed use change adjacent to a ~~property-PD perimeter~~ boundary, or an amendment to the external boundary of the PD;
3. Flexible standards not previously identified in the adopted Master Use Plan and or PD;
4. A change that would amend a Condition of Approval;
5. A change in an exterior access point that may affect an adjacent property owner and that was not deemed minor;
6. A change that would result in a decrease /increase in the respective minimum/maximum ~~density unit count/intensity square feet~~ over fifteen (15) percent of that identified in the Master Use Plan / Narrative.

SECTION 4. Amendment. This ordinance amends Chapter 3, “Performance and Siting Standards,” Article 3.1 “General Provisions,” section 3.1.3.E., Table 3.1 Zoning Districts, and Table 3.2 Preceding Zoning District Development Standards Matrix; “Article 3.2. “District Development Standards”; section 3.2.2.C.2. (Overall Density) and 4. (Calculating Net Density); section 3.2.2.E.7. (Air Conditioners); section 3.2.4.A., B., and E.; section 3.2.5.E. (Industrial Development Standards); and section 3.2.6.B.3. (Mixed Use District (MXD)); Article 3.4 “Use Regulations,” section 3.4.2.C. (Accessory Use) and section 3.4.4 – Use Tables; Article 3.6 “Residential Use Siting Standards,” section 3.6.1.A. (Accessory Living Unit/Guest Home/Temporary Residence), B. (Ancillary Uses/Structures Incidental to the Primary Structure), D. (Dormitory, Fraternity, Sorority, Student Housing), H. (Multifamily within Low Density Residential Districts), and K. (Short Term Rental); Article 3.8. “Commercial Uses Siting Standards,” section 3.8.1.H. (Food Trucks/Lunch Trucks) and section 3.8.1 O. 1. (Special Event)

; Article 3.11 “Planned Developments,” section 3.11.1.C. (Unified Ownership or Control); Article 3.12 “Narcoossee Community Development Standards,” sections 3.12.1 and 3.12.2.; Article 3.14 “Urban Infill Centers Standards,” section 3.14.1.C. (Mix of Uses), E. (Building Orientation for Urban Infill Centers), F. (Development Standards for Urban Infill Centers), and G. (Architectural Design Standards for Urban Infill Centers) 1.g. and 2. as follows:

CHAPTER 3
“PERFORMANCE AND SITING STANDARDS”

ARTICLE 3.1 GENERAL PROVISIONS

3.1.3 APPLICABILITY

E.
Bona fide agricultural activities, as defined by Florida Statutes, shall be exempt from the development criteria outlined in this Code unless otherwise mandated by State regulation, and shall not be considered new development.

Table 3.1 ZONING DISTRICTS

Table 3.1 Zoning Districts		
Abbreviation	Title	Preceding District(s)
Rural/Agricultural Districts		
AC	Agricultural Development and Conservation (outside UGB)	AC, E-5
RS	Rural Settlement (outside UGB)	RS-1, 1A, 1C, <u>2</u> , 3, RMH-1, <u>R-2</u> , <u>R-2-M</u> , R-1, <u>R-1-M</u> , E-1, E-1A, E2, E-2A
ARE	Agricultural Rural Estate (inside UGB)	AC, E-5
Residential Districts		

Table 3.1 Zoning Districts

Abbreviation	Title	Preceding District(s)
US	Urban Settlement	RS-1, 1A, 1C, 2, 3, R- 2 , R-1, E-1, E-1A, E2, E-2A
US-M	Urban Settlement—Manufactured Product	RMH-1, R- 2 -M, R- 1 -M
LDR	Low Density Residential	RS-2 &3
MDR	Medium Density Residential	RM-1,2&3
MDR-M	Medium Density Residential—Manufactured Product	RMH, RMH-1A
HDR	High Density Residential	RPB
Commercial Districts		
RPB	Residential Professional Business	RPB
CG	Commercial General	CG, CR, EC, CT
CT	Commercial Tourist	CT
CO	Commercial Office	
CN	Neighborhood Commercial	CR, CN
EC	Employment Commercial	RPB
IN	Institutional	IN
Industrial Districts		
IR	Industrial Restricted	IR
IM	Industrial Manufacturing	IB
IG	Industrial General	IG

Table 3.1 Zoning Districts

Abbreviation	Title	Preceding District(s)
Special Purpose Districts		
PD	Planned Development	
MXD	Mixed Use (Urban Expansion Area)	
NCC	Neighborhood Center Commercial	
NCM	Neighborhood Center Mixed	
CCC	Community Center Core	
CCP	Community Center Perimeter	
UCC	Urban Center Core	
UCP	Urban Center Perimeter	
ECC	Employment Center Core	
ECP	Employment Center Perimeter	

Table 3.2 PRECEDING ZONING DISTRICT DEVELOPMENT STANDARDS MATRIX

TABLE 3.2 PRECEDING ZONING DISTRICT DEVELOPMENT STANDARDS MATRIX								
Type District	Zoning Abbr.	Zoning District	Minimum Standards					
			Minimum	Minimum	Maximum	Setbacks (in feet)*		
			Lot Size	Lot Width	Bldg HghBuilding Height.	Front*	Rear	Sides
Residential Single Family <u>The term Manufactured Home refers to mobile homes constructed to HUD standards.</u>	AC	Agricultural Development and Conservation	5 acres ⁷	200 ft. ⁷	2 stories	25	25	25
	R-2	Rural Development (two acres)	2 acres	150 ft.	2 stories	25	25	20
	R-2-M	Rural Development (two acres—manufactured home)	2 acres	150 ft.	2 stories	25	25	20
	R-1	Rural Development (one acre)	1 acre	125 ft.	2 stories	25	25	20
	R-1-M	Rural Development (one-acre manufactured home)	1 acre	125 ft.	2 stories	25	25	20
	E-5	Estate Development	5 acres	200 ft.	2 stories	25	25	20
	E-2	Estate Development	2 acres	150 ft.	2 stories	25	25	20
	E-2A	Estate Development	2 acres	150 ft.	2 stories	25	25	20
	E-1	Estate Development	1 acre	125 ft.	2 stories	25	25	20
	E-1A	Estate Development	1 acre	125 ft.	2 stories	25	25	20
	RS-1	Residential Single Family	15,000 sq. ft.	100 ft.	2 stories	25	25	15
	RS-1A	Residential Single Family	15,000 sq. ft.	100 ft.	2 stories	25	25	15
	RS-1C	Residential Single Family	21,780 sq. ft.	100 ft.	2 stories	25	25	15
	RS-2	Residential Single Family	10,000 sq. ft.	85 ft.	2 stories	25	25	12
	RS-3	Residential Single Family	7,500 sq. ft.	65 ft.	2 stories	25	25	7½
	RMH	Residential Manufactured Housing (house)	7,000 sq. ft.	65 ft.	2 stories	25	25	10
	RMH	Residential Manufactured Housing (duplex)	9,500 sq. ft.	95 ft.	2 stories	25	25	10
	RMH	Residential Manufactured Housing (triplex)	12,500 sq. ft.	125 ft.	2 stories	25	25	10
	RMH	Residential Manufactured Housing (townhouse)	15,500 sq. ft.	155 ft.	2 stories	25	25	10
	RMH-1	Residential Manufactured Housing (house)	21,780 sq. ft.	100 ft.	2 stories	25	25	10
	RMH-1A	Residential Manufactured Housing (house)	10,000 sq. ft.	80 ft.	2 stories	25	25	10
		Residential Manufactured Housing (duplex)	12,500 sq. ft.	80 ft.	2 stories	25	25	10
Multi-Family	RM-1	Residential Multi-Family One (house)	7,000 sq. ft.	70 ft.	2 stories	25	25	10
	RM-1	Residential Multi-Family One (duplex)	9,500 sq. ft.	95 ft.	2 stories	25	25	10

RM-1	Residential Multi-Family One (triplex)	12,500 sq. ft.	125 ft.	2 stories	25	25	10
RM-1	Residential Multi-Family One (all other)	20,000 sq. ft.	150 ft.	2 stories	25	25	10
RM-2	Residential Multi-Family Two (house)	7,000 sq. ft.	70 ft.	3 stories	25	25	10
RM-2	Residential Multi-Family Two (duplex)	9,500 sq. ft.	95 ft.	3 stories	25	25	10
RM-2	Residential Multi-Family Two (triplex)	12,500 sq. ft.	125 ft.	3 stories	25	25	10
RM-2	Residential Multi-Family Two (townhouse)	15,500 sq. ft.	155 ft.	3 stories	25	25	10
RM-2	Residential Multi-Family Two (garden apt.)	20,000 sq. ft.	200 ft.	3 stories	25	25	10
RM-2	Residential Multi-Family Two (all others)	20,000 sq. ft.	200 ft.	no limit	25	25	10
RM-3	Residential Multi-Family Three (duplex)	9,500 sq. ft.	95 ft.	no limit	25	25	10
RM-3	Residential Multi-Family Three (triplex)	12,500 sq. ft.	125 ft.	no limit	25	25	10
RM-3	Residential Multi-Family Three (townhouse)	15,500 sq. ft.	155 ft.	no limit	25	25	10
RM-3	Residential Multi-Family Three (garden apt)	20,000 sq. ft.	200 ft.	no limit	25	25	10
RM-3	Residential Multi-Family Three (apartments/hotel-motel)	40,000 sq. ft.	200 ft.	no limit	25	25	10

*** Setbacks:**

Setbacks are measured from existing property line. An unenclosed front porch may encroach into the front setback to accommodate up to a seven (7) foot deep porch.

ARTICLE 3.2 DISTRICT DEVELOPMENT STANDARDS

3.2.2 RESIDENTIAL DISTRICT DESCRIPTIONS

C. DENSITY CALCULATIONS FOR RESIDENTIAL ZONING DISTRICTS.

2.

Overall Density. The density requirements for any one (1) parcel within a new development or subdivision may fall below or exceed the desired levels, where the overall development density requirements are met, or if the applicant has incorporated Transfer of Development Rights within the project. Exemptions to the minimum density of a single parcel may be approved by the

County Manager if it is determined that environmental site constraints, or parcels of limited scale preclude achieving the net density of the parcel. Density shall not apply nor be calculated for lot splits.

Lower density may be required through implementation of the US zoning district. ~~For US zoning districts, maximum density shall be two (2) dwelling units per acre; however, the minimum lot size is not applicable.~~ This provision applies where a rezoning application is required for proposed new development of fifteen (15) acres or less within the Low Density Residential Land Use and is adjacent on two (2) sides to a platted subdivision with lots an average of one-half (0.5) acre or more in size. This provision does not apply where adjacent to approved development consistent with existing LDR zoning or non-residential standards, or where US zoning ~~under this provision~~ was ~~previously required~~ approved after October 1, 2023. For new development within US zoning districts, maximum density shall be two (2) dwelling units per acre; however, the minimum lot size is not applicable.

4.

Calculating Net Density. Net density shall be calculated by multiplying the allowable density by the developable residential acreage. The developable acreage consists of the residential acreage, less road right-of-way (ROW) for Boulevards, Avenues and Multi-Modal Corridors (framework ROW), land dedicated to public use and activities including parks and recreation: stormwater systems designated by a water management district as "works of the district"; natural water bodies; wetlands except as noted in the Osceola County Comprehensive Plan; and any non-residential acreage that does not include vertically mixed residential use. The residential portion of mixed use buildings shall count toward meeting density requirements. Hotel density is calculated to meet minimum density requirements; however, the rooms shall not be counted toward the maximum density unless converted to multifamily through the adaptive reuse standards contained herein.

E.

RESIDENTIAL SITING STANDARDS.

7.

Air Conditioners and Mechanical Equipment. Air conditioner pads and condensing units, and other mechanical equipment will be staggered a minimum of ten (10) feet from air conditioner ~~condensing and mechanical equipment~~ units on adjacent properties to provide for drainage and accessibility.

3.2.4 COMMERCIAL (RETAIL/OFFICE) DISTRICT DESCRIPTIONS

A.

OBJECTIVE. The commercial designations are intended to serve those areas within the Urban Growth Boundary that are outside Urban Infill Centers and are planned as a tiered approach ranging from high intensity commercial to a mix of commercial and residential uses including, but not limited to:

1. A Live/Work structure is defined as a structure under single ownership consisting of both a non-residential and residential component.
2. A Residential over Commercial structure is defined as a structure with non-residential uses on the ground floor and multifamily development which meets minimum density requirements on the upper floors.

Applications seeking to amend a zoning designation from a commercial or industrial district to any residential zoning district identified on Table 3.1; or from any Neighborhood Center Commercial zoning district or Urban Infill Center Core zoning district to Urban Infill Center Perimeter zoning district; or, amending PD zoning districts from commercial entitlements to residential entitlements, or increasing residential entitlements through a major amendment, must demonstrate via a professionally acceptable methodology, as contemplated in F.S. § 163.3177(1)(f)(3), that Osceola County's most recently adopted Comprehensive Plan or Land Development Code will not accommodate medium residential growth projections as published in the Office of Economic and Demographic Research at the designated target year.

B. COMMERCIAL DISTRICTS INCLUDE:

1. Residential Professional Business (RPB). The RPB district implements the Medium ~~and High residential density~~ Density and Intensity as well as the Commercial policies of the Comprehensive Plan. The Residential Professional Business district may contain residential, professional office development and limited commercial uses indicated as permitted on the use table. ~~RPB districts may include commercial uses, limited to no more than fifteen (15) percent of the gross square footage of the development, inclusive of residential development. A live/work unit, defined as a structure under single ownership consisting of both a commercial/office and residential component, is not limited by this percentage.~~

2. Commercial General (CG). The Commercial General district implements the Commercial policies of the Comprehensive Plan and is primarily intended for existing commercial areas where centers are not feasible and allows for a wide range of intensities and uses, including enclosed light industrial, warehouse, and distribution, as appropriate based on proximity to transit and neighboring development.

3. Commercial Neighborhood (CN). The Commercial Neighborhood district implements the Commercial policies of the Comprehensive Plan and is primarily intended for existing commercial areas where Urban Infill Centers are not feasible and allows for convenience retail and professional business. This district provides a transition zone between residential and more intense commercial development. ~~Live/work units are permitted as herein.~~

4.Commercial Tourist (CT). The Commercial Tourist district implements the Tourist Commercial and Short Term Rental Overlay policies of the Comprehensive Plan and is primarily intended for intense tourist-related housing, commercial and recreational, and entertainment uses.

5.Commercial Office (CO). The Commercial Office district is intended to provide workplace and professional services within the Urban Infill area of the County where centers are not feasible. The Commercial uses are; limited to lesser intensity office and limited sales and services as indicated on the use table.~~to no more than forty (40) percent of the gross square footage of the development, inclusive of residential development. Live/work units are permitted as herein.~~

6.Employment Commercial (EC). The Employment Commercial district implements the Commercial policies of the Comprehensive Plan where Urban Infill Centers are not feasible and is intended to expand and diversify employment opportunities within the County.

E. COMMERCIAL FLOOR AREA RATIO (FAR)/INTENSITY STANDARDS.

1.

Calculating intensity/FAR. FAR shall be calculated by dividing the proposed non-residential square footage by the developable non-residential acreage. The developable acreage consists of the non-residential acreage, less road right-of-way (ROW) for Boulevards, Avenues and Multi-Modal Corridors (framework ROW), land dedicated to public use and activities including parks and recreation; stormwater systems designated by a water management district as "works of the district"; natural water bodies; wetlands except as noted in the Osceola County Comprehensive Plan; and any residential use acreage that does not include vertically mixed residential use. The residential portion of mixed use buildings shall meet all density requirements, and be counted toward meeting minimum FAR requirements. Where there is a maximum FAR, the residential portion of a mixed use building shall not be calculated. Density shall be calculated according to residential district standards contained herein.

3.2.5 INDUSTRIAL DISTRICT DESCRIPTIONS

E. INDUSTRIAL DEVELOPMENT STANDARDS.

Standards	IR	IG	IM
<u>Maximum density/intensity</u>	0.37 FAR	0.7 1.0 FAR	1.5 FAR
Area, minimum Minimum Lot Area (Square Feet)	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Building height	4 stories	6 stories	N/A

3.2.6 SPECIAL PURPOSE DISTRICT AND OVERLAYS DESCRIPTIONS

B. SPECIAL PURPOSE DISTRICTS AND OVERLAYS INCLUDE:

3.Mixed Use District (MXD). The Mixed Use District is only intended for the Urban Expansion Areas of the Future Land Use Map that are designated as Mixed Use. The Mixed Use District is designed to provide flexibility in development, encourage a mix of residential housing types, and create the sense of community common in coherent and interconnected neighborhoods. Additionally, the design of these mixed use areas shall encourage neighboring landowners to combine projects under joint ownership so that more efficient neighborhoods can result. New development within an MXD Community Center, Urban Center, or Employment Center that complies with the MXD standards, and which is located within one-half (0.5) mile walking distance of a premium transit corridor shall be considered a Transit Oriented Development. Mixed Use District Development Standards can be found herein.

ARTICLE 3.4 - USE REGULATIONS

3.4.2 - TYPES OF USES

C.

ACCESSORY USE. An "A" in the designated space indicates that a use is permitted as an accessory use supporting to a principal use in the respective district. Unless otherwise permitted herein, an accessory use is incidental and subordinate to a principal use within the project development site, and may be subject to additional siting standards established in this Code.

3.4.4 - USE TABLES

Refer to Table 3.4 — Use Table for allowable uses and Table 3.5 — Preceding Zoning Use Table for allowable uses in preceding zoning districts, as defined herein. The Preceding Zoning Use Table is not applicable to new development, as defined herein.

Institutional Use Categories	AC	RS	ARE	US	US-M	LDR	MDR	MDR-M	HDR	RPB	CG	CT	CO	CN	EC	IR	IG	IM	IN	NCC/ NCM ¹	CCC/ CCP	UCC/ UCP	ECC/ ECP
Airport	CU																		CU				
Aircraft Landing Field*	P		P																P				
Bus or Train Station*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemeteries*	P	P	P	P	P	P	P	P	P	P									P				
**Communication Towers*	P										P	P	P	P	P	P	P	P	P		P	P	P
<u>Crematorium</u>	<u>P</u>										<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>p³</u>	<u>p³</u>
Correctional Facility*	CU																P		p ^a				
Educational Facilities (Private)*	P	P	A	A	A	A	A	A	A	P	P	P	P	P	P	P			P	A	A	P	P
<u>Educational Facilities (Public/Charter)*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
Government Buildings and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital / Health Institute	P	P									P	P	P	P	P				P			P	P
Helicopter Landing Pad*	A	A	A						A	A	A	A	A	A	A				A			A	A
Houses of Worship/ <u>Civic Membership Organizations</u> *	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Parks, Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pet Rescue*	P	P									P	P	P	P	P	P		P	p ^a	A	P	P	P
Utility Plants*	P																P	P	P				
Utility Support Substations*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind Farms*	P	P	P							P	P	P	P	P	P	P	P	P	P				

Commercial Use Categories	AC	RS	ARE	US	US-M	LDR	MDR	MDR-M	HDR	RPB	CG	CT	CO	CN	EC	IR	IG	IM	IN	NCC/ NCM ¹	CCC/ CCP	UCC/ UCP	ECC/ ECP
Amusement or Theme Park	P										P	P		P	P				p ^a				
Auto Leasing (Passenger Vehicles Only)											P	P		P	P	P	P	P				p**2	p**2
Bed and Breakfast *	P	P	P			CU	CU		P	P		P								P	P	P	P
Big Box Retail Stores*											P	P			P	P	P				P	P	P
Campgrounds*	P	P	P									P							p ^a				
<u>Car Wash</u>											<u>P</u>	<u>P</u>		<u>P</u>						<u>P</u>	<u>P</u>	<u>p³</u>	<u>p³</u>
Cocktail Lounge or Bar										A	P	P	A	A	P	P				P	P	P	P
Construction Trailers / Temporary Office*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Convenience Retail with Gas Pumps*	P	A									P	P		P		P	P			P	P	p ³	p ³

Dance, Karate, Art, or Similar Afterschool Care Studio	A	A								P	P	P	P	P	P	P			<u>P</u>	P	P	P	P
Daycare / Adult Daycare*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	<u>P</u>	P	P	P	P
Entertainment Complexes											P	P		P	P				<u>P</u>	P	P	P	P
Flea Market (Open Air)*											P	P					<u>P</u>						
Food and Beverage Sales	<u>P</u>	<u>A</u>								<u>A</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Food Truck /Lunch Truck *											P	P	A	P	P	P	<u>PA</u>	<u>PA</u>	<u>PA</u>	A	A	A	A
Golf Driving Range*											P	P							<u>P^a</u>				
Gun Range (Indoor)	P		P								P	P				P	P	<u>P</u>	<u>P^a</u>		P	P	P
Gun Range (Outdoor)	P															P			<u>P^a</u>				
Gym or Fitness Training									A	P	P	P	A	P	P	P			<u>P^a</u>	P	P	P	P
Hotel / Motel											P	P	P		P				<u>P^a</u>		P	P	P
Marina (Commercial)*	CU		CU								P	P				P		P			P	P	P
Marina (Public)*	P	P	P								P	P		P					P	P	P	P	P
Marina (Recreational)*	CU		CU			CU	CU		CU		P	P							CU		P	P	P
Membership Organizations	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Offices and Professional Services/ Vet Clinic	P	P								P	P	P	P	P	P	P	P ^{***}		P	P	P	P	P
Outdoor Display [*]											A	A		A		A		A	A		A	A	A
Public Fairground	P																P		P				
Recreational Facilities (Commercial)										P	P	P		P	P	P			P		P	P	P
Restaurant		A							A	A	P	P	A	P	P	P	<u>PA</u>	<u>PA</u>	A	P	P	P	P
Restaurant with a Drive Thru*											P	P		P	P	P				<u>P</u>	P	<u>P³</u>	<u>P³</u>
Retail Sales and Services		A							A	<u>AP^b</u>	P	P	<u>AP</u>	P	P	<u>PA</u>	<u>PA</u>	<u>PA</u>		P	P	P	P
Self Service Ice House*	P										P	P		P	P	P	P	A			A	A	A
Service Station*		P									P	P		P	P	P	P	<u>P</u>			A	A	A
Special Event*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P
Self-Storage/Warehouse*	P										P					P	P	<u>P</u>			P	P	P
Vehicle Sales/Lease and Service*											P					P	P					<u>P^{**2}</u>	<u>P^{**2}</u>
Vehicle Repair in Commercial Districts*											P					P	P						
Vehicle Self Storage											A					A	P	A					
Zoo	CU										P	P							<u>P^a</u>				
Industrial Use Categories	AC	RS	ARE	US	US-M	LDR	MDR	MDR-M	HDR	RPB	CG	CT	CO	CN	EC	IR	IG	IM	IN	NCC/ NCM ¹	CCC/ CCP	UCC/ UCP	ECC/ ECP
Adult Entertainment / Media*																	P						
Asphalt or Concrete Batching Plant or Pug Mill*																<u>P</u>	P	P					
Building Supply and Lumber Sales											P					P	P	P					
Experimental Lab <u>Research Facility/Lab</u>											<u>P</u>		P		P	P	P	P			P	P	P
Lunch Truck*																P	P	P					
Fertilizer or Feed Plants	P															<u>P</u>	P	P					
Heavy Industrial																	P	P					
Junk, Salvage or Recycled Metal Yards																	P	P					
Landfill*	CU																		CU				
Manufactured Mobile Home Sales											P					P	P						
Materials Recovery, Recycling and Composting											P					P	P	P					
Outdoor Storage Yard*																P	P	P					
Package Treatment Facility	A	A															<u>P</u>	<u>P</u>	<u>P^a</u>				
Pain Clinic (PMC)*																	CU						
Parking of Trucks, Recreational Vehicles and Trailers*											A					P	P	P					
Renewable Energy Creation / Manufacturing, Research*	P												P		P	P	P	P	<u>P^a</u>			P	P
Solid Waste Transfer Station																	P	P	<u>P^a</u>				

Wholesaling, Warehousing, Storage and Distribution, Enclosed/Light Manufacturing *											P					P	P	P	P			P ⁴	P	P
Specific Uses	AC	RS	ARE	US	US-M	LDR	MDR	MDR - M	HDR	RPB	CG	CT	CO	CN	EC	IR	IG	IM	IN	NCC/NCM ¹	CCC/CCP	UCC/UCP	ECC/ECP	

Permitted Uses within the AC zoning district which meet the definition for New Development apply only outside the Urban Growth Boundary (UGB). See Preceding Use Table 3.5 for permitted AC uses within the UGB for existing development.

P- Permitted Use or Permitted Provided that Siting Standards are Incorporated into Development. See Overlay District Standards for additional permitted or prohibited uses. Where there is conflict between the overlay district and the Use Table, the Overlay District shall prevail.

A- Accessory or Ancillary Use, Incidental to the Primary Structure or Use and Subject to Siting Standards

CU- Requires a Conditional Use Permit Approved by the Board of Adjustment

* - Specific Use that has Siting Standards. Siting standards are based on the proposed use within any zoning district.

** Communication Towers that choose not to adhere to the siting standards will be required to obtain a conditional use permit in accordance with this code.

***Vet Clinic only.

Notes:

- a. Not permitted within Low Density Residential Land Use
- b. Permitted only within Live/Work or Residential Over Commercial Structures as defined herein.
- c. The term Manufactured Home refers to mobile homes constructed to HUD standards.

Urban Infill Center Notes:

- With the exception of Live/Work Units, residential uses are not permitted in NCC.
- Permitted only where existing or new on-site structures meet all architectural design standards for Urban Infill Centers.
- Permitted within the Perimeter only.
- Permitted within the Core only.

ARTICLE 3.6 - RESIDENTIAL USE SITING STANDARDS
3.6.1 - RESIDENTIAL USES

A.

ACCESSORY LIVING UNIT/GUEST HOME/TEMPORARY RESIDENCE. Accessory living units (ALUs) are permitted to be rented out only if the primary structure has a homestead exemption and, in this instance, shall only be rented out for long-term (not intended for short-term rentals) time periods. Attached or detached housing which does not meet the below criteria is subject to density requirements. Otherwise, accessory living units/guest homes or temporary residences are permitted as indicated in the Use Tables, subject to the following:

B.

ANCILLARY USES/STRUCTURES INCIDENTAL TO THE PRIMARY STRUCTURE.

Uses/structures to be considered ancillary are permitted as indicated in the Use Tables.

Uses/structures include but are not limited to: canopies, pools, screen rooms, covered patios, bonus room, rumpus room, garages, storage/tool sheds, work rooms, skateboard ramps, sport courts, playing fields, and boat houses. Ancillary structures shall meet the ancillary structure yard setback requirements listed below, or if not listed below, of the district in which they are located. Similar ancillary uses/structures may be permitted upon approval by the County Manager. Specific uses as outlined shall be subject to the following standards:

4. Swimming Pools/Enclosures.

a. Fencing shall be in accordance with the Standard Building Code.

b. Enclosure.

i. Screen mesh enclosures with ~~no or without~~ a solid roof shall not be located closer than five (5) feet to the side or rear lot line. No screen mesh enclosure shall be permitted within a recorded utility easement.

~~ii. Swimming pools with a solid roof shall be considered a building. These can be either detached or attached to the main building. They shall meet the same setbacks as the main structure.~~

H.

MULTIFAMILY AND ATTACHED UNITS WITHIN LOW DENSITY RESIDENTIAL DISTRICTS. ~~.....Neighborhood-sealed structure of up to~~ Up to six (6) units on a single lot that ~~has~~ have the appearance of a medium to large single family home or duplex of up to five (5) thousand gross square feet and ~~is~~ appropriately scaled to fit within single family neighborhoods. ~~Parking for such structures shall adhere to single residential standards. Cottage or bungalow courts are limited to six per lot and shall only be permitted when integrated within a subdivision~~

plan for new development. Parking lots are not permitted in front of the building façade which faces a public street. A buffer is not required between multifamily and single family structures within the LDR district.

D.

DORMITORY, FRATERNITY, SORORITY, STUDENT HOUSING. Dormitory, Fraternity, Sorority or student housing is permitted as indicated on the Use Tables subject to the following standards:

1.
The house shall have a minimum of sixty (60) square feet per occupant.
2.
The house shall provide a minimum of one and one-quarter (1.25) parking spaces for each sleeping room provided.
3.
The house shall provide a "Medium" buffer as outlined herein, on sides and rear of property.

4.
Projects must be located within one (1) mile of the institution which the housing supports; authorization from an accredited educational institution shall be required.

ARTICLE 3.8 - COMMERCIAL USES SITING STANDARDS **3.8.1 - COMMERCIAL USES**

H.

FOOD TRUCKS/LUNCH TRUCKS. A Food Truck shall be defined as a vehicle (including trailers) operated by a mobile food vendor to prepare and sell food at multiple locations. A Lunch Truck shall be defined as a vehicle operated by a mobile food vendor to sell pre-packaged food, such as ice cream and sandwiches, at multiple locations. Mobile Food Service Operations shall be permitted as indicated in the Use Tables subject to the following:

Food Trucks Temporary Use Standards

- 1.Operator shall obtain a special event permit that shall only be permitted on private property.
- 2.Operate no later than 10:00 p.m. on weekdays, Sunday to Thursday; 12:00 a.m. (midnight) on weekends, Friday and Saturday.
- 3.No permitted sale of alcoholic beverages.
- 4.No temporary structures or stages permitted.
- 5.Provide notarized letter from the property owner of record or authorizing agent granting permission to use the property for such use.
- 6.Provide all parking on private property ensuring that the required spaces for the primary establishment are available.

7. Where outdoor seating is provided, it shall be secured by fencing or such other means to ensure safety and shall not encroach into required parking spaces, driveways or sidewalks.
8. Provide and place in full view copies of all required state licenses.
9. Location of refuse collection and sanitation facilities shall be provided to the County prior to operation.

Food Trucks – Permanent Use (Primary and Accessory Uses)

Food Trucks are permitted on a permanent basis as indicated on the use table. A Site Development Plan (SDP) for the entire property is required for any proposed permanent food truck use. Permanent Food Trucks shall only be permitted as an accessory use within the East US 192 Community Redevelopment Area (CRA). Two or more food trucks is considered a primary use regardless of the presence of other uses on the site.

1. The food truck operator shall obtain a notarized letter from property owner of record authorizing use of the property and any terms of such use.
2. Sale of alcoholic beverages may be permitted in accordance with state laws; copies of all required state licenses shall be in full view at all times.
3. The area occupied by the food truck shall be clearly delineated on a Site Development Plan and demonstrate that parking standards for all approved uses on the property shall be met.
4. Parking shall adhere to the following:
 - a. Accessory use shall ensure that the required spaces for the primary establishment are available.
 - b. Primary use shall provide four (4) spaces for the first truck with two (2) spaces per each additional food truck. Where the food trucks are co-located with another primary use, the parking requirement is reduced to one (1) space per each additional truck and must ensure that the required spaces for the co-located primary use are available.
5. Food trucks shall not operate on fuel-based generators.
6. Indoor sanitation facilities shall be available on-site to food truck patrons at all hours of operation; entrance to indoor sanitation facilities shall be well lit and easily observable by patrons of the site. An agreement or other writing executed by the property owner of record -regarding the use of sanitation facilities must be presented with the submittal of a SDP.
7. There shall be trash receptacles located near the seating area(s), and trash and debris will be removed from the area daily; food truck vendors shall use commercial on-site refuse collection facilities and services, including the removal of grease in compliance with utility provider requirements.
8. Six (6) seats shall be available for the first food truck, with an additional three (3) seats for every other truck thereafter. Seating areas shall be clustered and separated from service, vehicular circulation, and parking areas.

Seating for less than four (4) food trucks shall be permanently affixed or stored in an approved location during times the food truck is not in operation. Where four (4) or more trucks are present, seating shall be within an internal courtyard and shall be covered

or in a shaded area.

9. Pedestrian and seating areas shall be delineated from the drive-aisles and vehicular parking spaces through the use of alternative paving or pavement treatments, landscape islands, planters, decorative fence, or other decorative vertical treatment (min. 30"/max.36" in height).

10. Where the property abuts the property line of a residential lot(s), Food Trucks shall not operate later than 10:00 p.m. on Sunday to Thursday; and 12:00 a.m. (midnight) Friday and Saturday, unless otherwise approved at a public hearing.

O.

SPECIAL EVENT. Private residences are exempt from the provisions of this regulation. The following standards shall apply:

1.

A special event shall be limited to between the hours of 7:00 a.m. and 9:00 p.m. Sunday through Thursday, and 7:00 a.m. and 11:00 p.m. on weekends and holidays, unless otherwise approved by the County Manager prior to the event. The use permit may be granted for forty-five (45) days. A maximum of four (4) Special Event Permits per lot shall be allowed per calendar year, with an overall limitation of one-hundred eighty (180) days per year. Furthermore, no permit shall be issued until a fourteen (14) day period has lapsed from the termination of any preceding special event permit for the subject property. These use permit limitations shall apply unless otherwise approved by the County Manager or designee.

ARTICLE 3.11 – PLANNED DEVELOPMENTS

3.11.1 - PLANNED DEVELOPMENTS

C.

UNIFIED OWNERSHIP OR CONTROL. The applicant for the planned development shall be the owner(s) or an agent authorized to represent all land within the proposed planned development. ~~The authorized agent shall furnish a letter of authorization from the owner of the tract within the proposed development area, acknowledging awareness of the proposed applications and agreeing to be bound by the provisions of this section and the decision of the Board of County Commissioners concerning this application.~~

The minimum subject area eligible for the a future amendment process shall be a distinct or independentive phase or stage of a planned development or a contiguous aggregation thereof. Future Aamendments of the planned development may only be submitted by a with majority fifty-one (51) percent of the ownership owner authorization of all the properties within the subject area of the proposed amendment, at the time that the amendment is requested. The minimal area eligible for the amendment process shall be a distinctive phase or stage of a

~~planned development or contiguous aggregate thereof.~~

**ARTICLE 3.12 – ~~NARCOOSSEE COMMUNITY OVERLAY DISTRICT~~
DEVELOPMENT STANDARDS**

3.12.1 – NARCOOSSEE COMMUNITY DEVELOPMENT STANDARDS

3.12.1A. INTENT

The Narcoossee Community Overlay encompasses 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. The planning process involved participation from landowners and residents in order to determine what the community should look like in the future. This Overlay identifies ways that the area can proactively plan for growth while preserving the community's heritage and unique qualities. The Narcoossee Community Overlay boundary is identified below in Map 3.12 A, and as described in the following legal description:

A parcel of land being all of Sections 3, 4, 9, 10, 15, 16, 17, 20, 21, 22, 28, 29, and 33, and portions of Section 5, 7, 8, 18, 19, 27, 30, 31, 32, 34 and 35, Township 25 South, Range 31 East and a portion of Section 5, Township 26 South, Range 31 East, Osceola County, Florida and being more particularly described as follows:

Begin at the Northeast corner of said Section 3, Township 25 South, Range 31 East; thence run S00°04'01"E along the East line of the Northeast ¼ of said Section 3, a distance of 2,632.98 feet to the East ¼ corner of said Section 3; thence run S00°08'31"E along the East line of the Southeast ¼ of said Section 3, a distance of 2,639.01 feet to the Southeast corner of said Section 3; thence run S00°07'12"E along the East line of said Section 10, a distance of 5,368.30 feet to the Southeast corner of said Section 10; thence run S00°19'14"E along the East line of said Section 15, a distance of 5,282.06 feet to the Southeast corner of said Section 15; thence run S00°23'48"W along the East line of Said Section 22, a distance of 5,298.88 feet to the Southeast corner of said Section 22; thence run N89°41'54"W along the North line of the Northeast ¼ of said Section 27, a distance of 2,708.39 feet to the Northeast corner of the Northwest ¼ of said Section 27; thence run S00°07'27"E along the East line of the Northwest ¼ of said Section 27, a distance of 2,640.41 feet to the Southeast corner of the Northwest ¼ of said Section 27; thence run N89°41'48"E along the North line of the South ½ of said Section 27, a distance of 2,682.64 feet to the East ¼ corner of said Section 27; thence run S00°25'42"W along the East line of the Southeast ¼ of said Section 27, a distance of 2,621.33 feet to the Southeast corner of said Section 27; thence run S89°17'10"E along the North line of the Northwest ¼ of said Section 35, a distance of 2,636.09 feet to the Northeast corner of the Northwest ¼ of said Section 35; thence run S00°40'51"E along the East line of the Northwest ¼ of said Section 35, a distance of 530.28 feet to a point on the North line of SHELTER COVE CONDO PLAT, according to the Plat thereof, as recorded in Condo Book 1, Page 33 of the Public Records of Osceola County, Florida; thence along the North and West boundary of said SHELTER COVE CONDO PLAT the following twenty (20) courses and distances; thence run S62°43'37"W, a distance of 900.00 feet; thence run S89°30'13"W, a distance of 940.00 feet; thence run N58°59'38"W, a distance of 1,899.17 feet; thence run S54°03'42"W, a distance of 1,024.48 feet; thence run S19°06'05"W, a distance of 546.38 feet; thence run S14°19'40"W, a distance of 100.00 feet; thence run S25°06'41"W, a distance of 46.87 feet; thence run S05°36'54"W, a distance of 54.59 feet; thence run S13°28'06"W, a distance of 100.01 feet; thence run S11°45'03"W, a distance of 200.16 feet; thence run S14°36'51"W, a distance of 100.00 feet; thence run S21°10'00"W, a distance of 100.79 feet; thence run

S14°53'20"W, a distance of 169.02 feet; thence run S06°44'07"W, a distance of 39.32 feet; thence run S13°06'27"W, a distance of 92.01 feet; thence run S08°52'58"W, a distance of 144.59 feet; thence run S16°36'38"W, a distance of 156.16 feet; thence run S15°28'24"W, a distance of 200.06 feet; thence run S16°15'02"W, a distance of 84.88 feet; thence run N89°30'37"E, a distance of 1,784.82 feet to a point on the North Right-of-Way line of Nova Road (State Road 532), said point being a point on a curve, concave to the Southeast, having a Radius of 5,829.58 feet and a Central Angle of 16°55'17"; thence along said North Right-of-Way line the following two (2) courses and distances; thence run Southwesterly along the Arc of said curve, a distance of 1,721.66 feet (Chord Bearing = S48°04'10"W, Chord = 1,715.41 feet) to the Point of Tangency thereof; thence run S39°37'42"W, a distance of 1,973.28 feet to a point on the South line of said Section 34, Township 25 South, Range 31 East; thence along said South line the following two (2) courses and distances; thence run S89°45'59"W, a distance of 1,299.24 feet; thence run S89°45'48"W, a distance of 1,025.75 feet to the Southwest corner of said Section 34; thence run S89°46'23"W along the South line of said Section 33, a distance of 5,347.83 feet to the Southwest corner of said Section 33; thence along the East line of said Section 5, Township 26 South, Range 31 East the following two (2) courses and distances; thence run S00°05'31"E, a distance of 2,640.69 feet; thence run S00°03'07"W, a distance of 330.31 feet to a point on the Easterly extension of the South line of Lots 65 and 66, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST, as recorded in Plat Book B, Page 22 of the Public Records of Osceola County, Florida; thence run N90°00'00"W along the South line of said Lots 65 and 66 and the Easterly and Westerly extension thereof, a distance of 1,326.33 feet to a point on the West Right-of-Way line of Nora Tyson Road; thence run N00°01'15"E along said West Right-of-Way line, a distance of 401.18 feet to a point on the South Maintained Right-of-Way line of Lillian Lee Road as recorded in Map Book 1, Pages 202-207 of the Public Records of Osceola County, Florida; thence along said South Maintained Right-of-Way line the following four (4) courses and distances; thence run N89°58'45"W, a distance of 17.52 feet; thence run N61°03'58"W, a distance of 19.48 feet; thence run N89°48'30"W, a distance of 750.61 feet; thence run N89°39'21"W, a distance of 208.10 feet; thence departing said South Maintained Right-of-Way line, run S00°03'20"E, a distance of 320.89 feet; thence run N89°24'25"W, a distance of 151.01 feet; thence run S00°08'24"E, a distance of 49.93 feet; thence run N89°23'27"W, a distance of 180.53 feet to a point on the East line of the Southwest ¼ of said Section 5; thence run S00°00'05"W along said East line, a distance of 936.57 feet to a point on the Easterly extension of the South line of Lots 91 and 92 of aforesaid SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 31 EAST; thence run S89°50'56"W along said South line of Lots 91 and 92 and the Easterly and Westerly extension thereof, a distance of 1,320.60 feet to a point on the East line of ASHTON PARK, as recorded in Plat Book 13, Pages 157 and 158 of the Public Records of Osceola County, Florida; thence run N00°01'26"E along said East line, a distance of 1,287.06 feet to a point on the South Right-of-Way line of Lillian Lee Road; thence run N89°24'40"W along said South Right-of-Way line, a distance of 584.53 feet to a point on the Southerly extension of the East Right-of-Way line of Narcoossee Road (State Road 15), said point being a point on a curve, concave to the West, having a Radius of 1,835.00 feet and a Central Angle of 14°21'09"; thence along said East Right-of-Way line the following two (2) courses and distances; thence run Northerly along the Arc of said curve, a distance of 459.66 feet (Chord Bearing = N07°11'44"E, Chord = 458.46 feet) to the Point of Tangency thereof; thence run N00°01'10"E, a distance of 286.87 feet; thence departing said East Right-of-Way line, run N89°49'17"E, a distance of 1,121.36 feet; thence run N00°00'09"W, a distance of 1,089.10 feet; thence run S89°49'19"W, a distance of 677.76 feet; thence run N00°00'01"E, a distance of 639.91 feet; thence run S89°47'16"W, a distance of 434.98 feet to a point on the aforesaid East Right-of-Way line of Narcoossee Road (State Road 15); thence along said East Right-of-Way line the following eight (8) courses and distances; thence run N00°01'10"E, a distance of 679.70 feet; thence run N01°39'24"E, a distance of 70.00 feet; thence run N00°01'10"E, a distance of 575.36 feet; thence run N90°00'00"W, a distance of 1.00 feet; thence run N00°01'10"E, a distance of 575.34 feet; thence run N04°02'16"W, a distance of 70.67 feet; thence run N00°01'10"E, a distance of 216.01 feet to the Point of Curvature of a curve, concave to the West having a Radius of 11,627.89 feet and a Central Angle of 01°57'40"; thence run Northerly along the Arc of said curve, a distance of 398.01 feet (Chord Bearing = N00°57'41"W, Chord = 397.99 feet) to a point; thence departing said East Right-of-Way line, run S89°28'45"W, a distance of 176.80 feet to the intersection of the West Right-of-Way line of said Narcoossee Road (State Road 15) with the North Right-of-Way line of Rummell Road; thence along the North Right-of-Way line of Rummell Road the following eleven (11) courses and distances; thence run S89°28'45"W, a distance of 163.20 feet; thence run S00°20'06"E, a distance of 1.33 feet; thence run S89°38'08"W, a distance of 486.97 feet; thence run S00°43'04"E, a distance of 16.56 feet;

thence run S89°16'56"W, a distance of 648.78 feet; thence run N00°43'04"W, a distance of 15.00 feet; thence run S89°16'56"W, a distance of 852.63 feet; thence run S00°43'04"E, a distance of 15.00 feet; thence run S89°16'56"W, a distance of 2,664.20 feet; thence run N00°43'04"W, a distance of 5.00 feet to the point on a non-tangent curve, concave to the South, having a Radius of 507.75 feet and a Central Angle of 21°23'53"; thence run Westerly along the Arc of said curve, a distance of 189.63 feet (Chord Bearing = S78°35'00"W, Chord = 188.53 feet) to a point; thence departing said North Right-of-Way line, run S89°16'56"W, a distance of 65.58 feet to a point on the East line of Lot 16, THE TOWN OF RUNNYMEDE, according to the Plat thereof, as recorded in Plat Book 1, Pages 4 and 5 of the Public Records of Osceola County, Florida; thence run N34°53'32"E along said East line, a distance of 94.59 feet to the Southeast corner of Lot 15, of said plat of THE TOWN OF RUNNYMEDE; thence run N55°03'35"W along the South line of said Lot 15 to the Easterly Shoreline of East Lake Tohopekaliga; thence run Northerly along the Easterly Shoreline of East Lake Tohopekaliga to the intersection with the East line of FELL'S COVE UNIT 2 - PHASE I, as recorded in Plat Book 15, Pages 187—189 of the Public Records of Osceola County, Florida; thence run N00°04'00"W along said East line and the Northerly extension there to a point on the North line of the Northwest ¼ of aforesaid Section 5, Township 25 South, Range 31 East and a point on the North boundary of Osceola County; thence along said North boundary of Osceola County the following courses and distances; thence run N89°53'22"E along said North line of the Northwest ¼ of said Section 5, a distance of 1,225.18 feet to the North ¼ corner of said Section 5; thence run S89°50'43"E along the North line of the Northeast ¼ of said Section 5, a distance of 2,638.75 feet to the Northwest corner of said Section 4, Township 25 South, Range 31 East; thence run N89°54'13"E along the North line of the Northwest ¼ of said Section 4, a distance of 2,641.81 feet to the North ¼ corner of said Section 4; thence run N89°28'43"E along the North line of the Northeast ¼ of said Section 4, a distance of 2,662.28 feet to the Northeast corner of said Section 4; thence run N89°57'07"E along the North line of Section 3, Township 25 South, Range 31 East, a distance of 5,270.61 feet to the Point of Beginning.

3.12.2B. 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. The Centers Framework is identified on Map 3.12 B below.

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 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 case, physical relocation of historic buildings such as the Narcoossee Feed Store, the Narcoossee Schoolhouse, St. Luke's Missioner Baptist Church, the Volunteer Fire Department, and other historic building s and structures in the area.

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.



St. Luke's Missionary Baptist Church



Narcoossee Feed Store



Narcoossee Center at Rummell Road



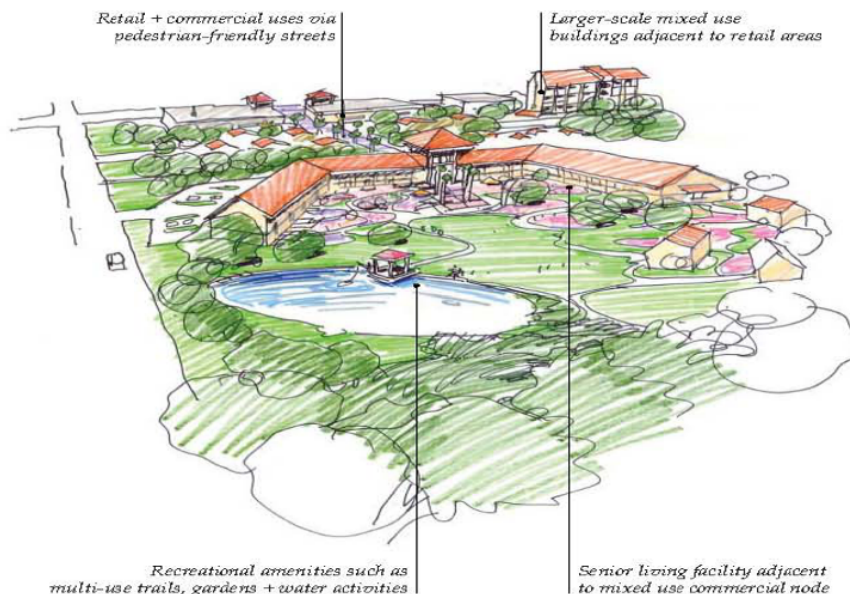
Commercial Center at Narcoossee Road + Highway 192

- B2. CENTERS OPPORTUNITIES.** Residents do not want Narcoossee Road to suffer a similar fate as other corridor 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

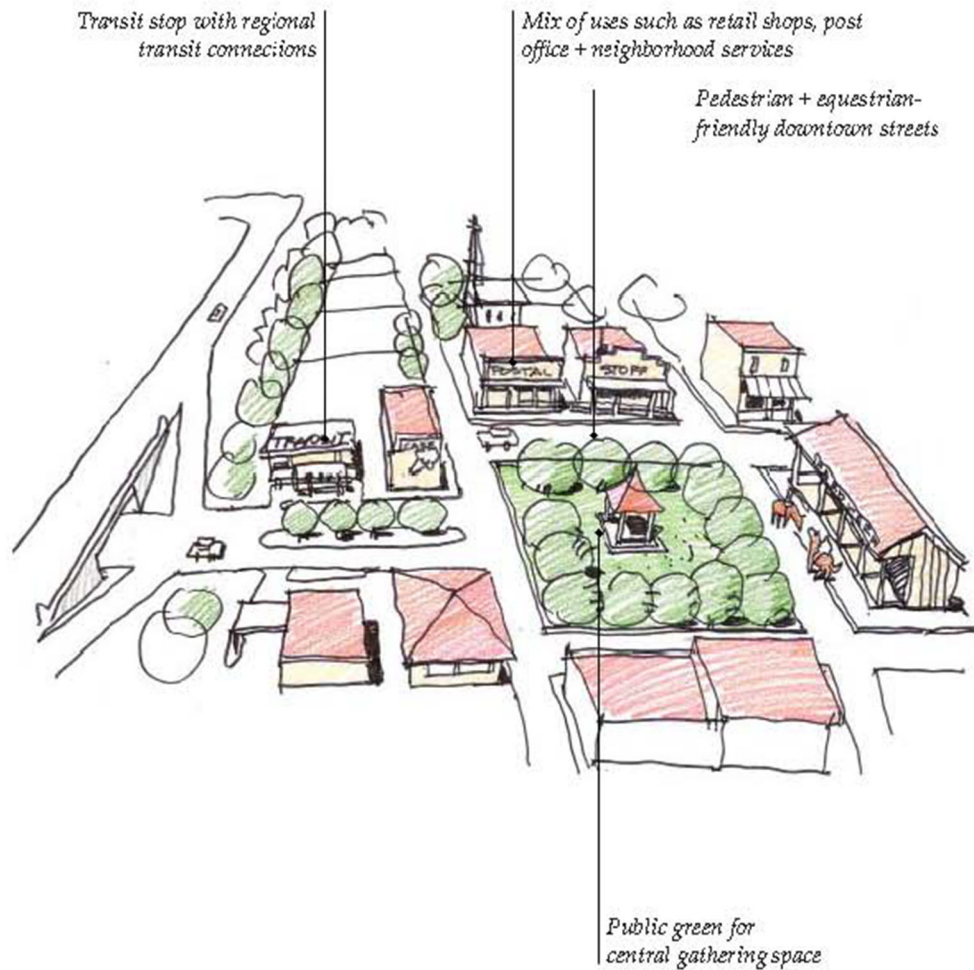
districts will be adjacent to higher density development. A 2011 market analysis infers that long-term market demand exceeds the amount of zoned commercial and employment land, due to high traffic counts along Narcoossee Road and anticipated regional growth. These under-scaled, vibrant centers could 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.

Senior Facility Opportunities



€3. HISTORIC TOWN OPPORTUNITIES.

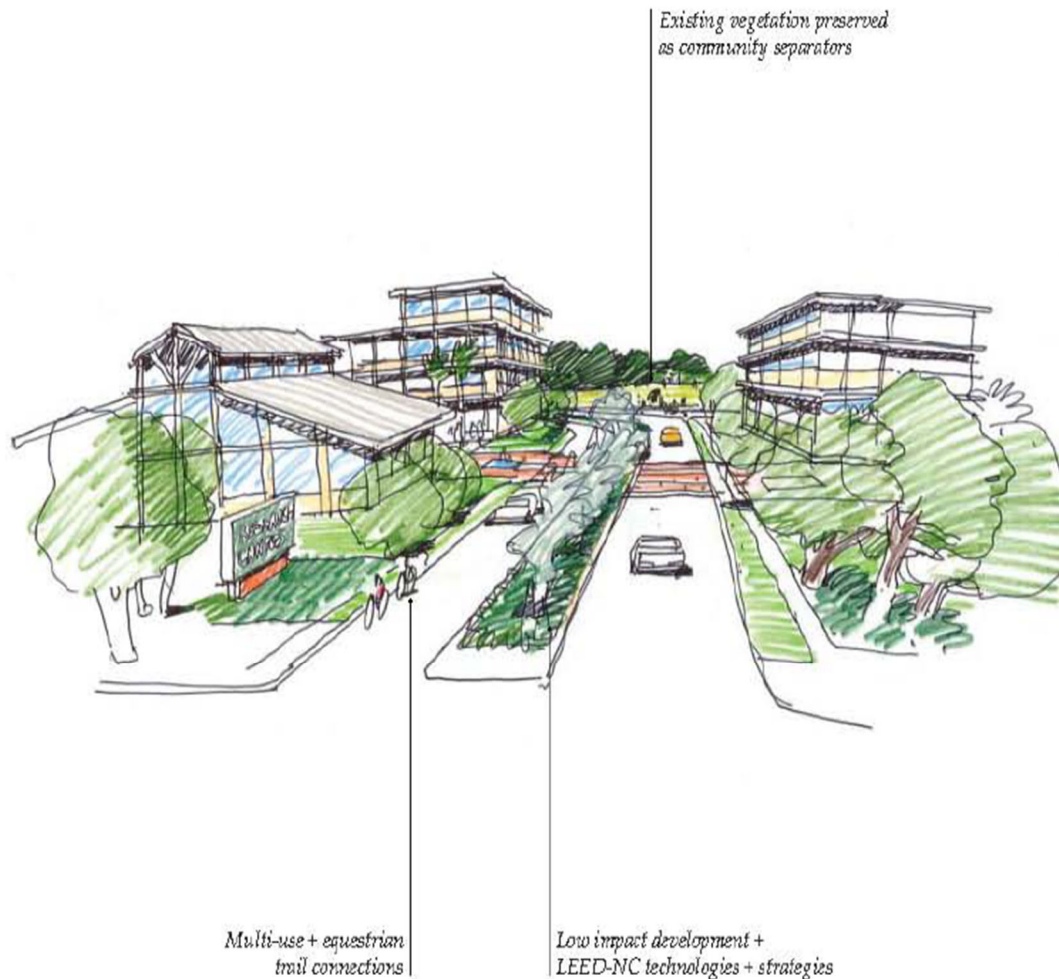


4a. Employment Areas Opportunities.

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.

Employment Areas Opportunities



2b. Investment in Historic Town Opportunities.

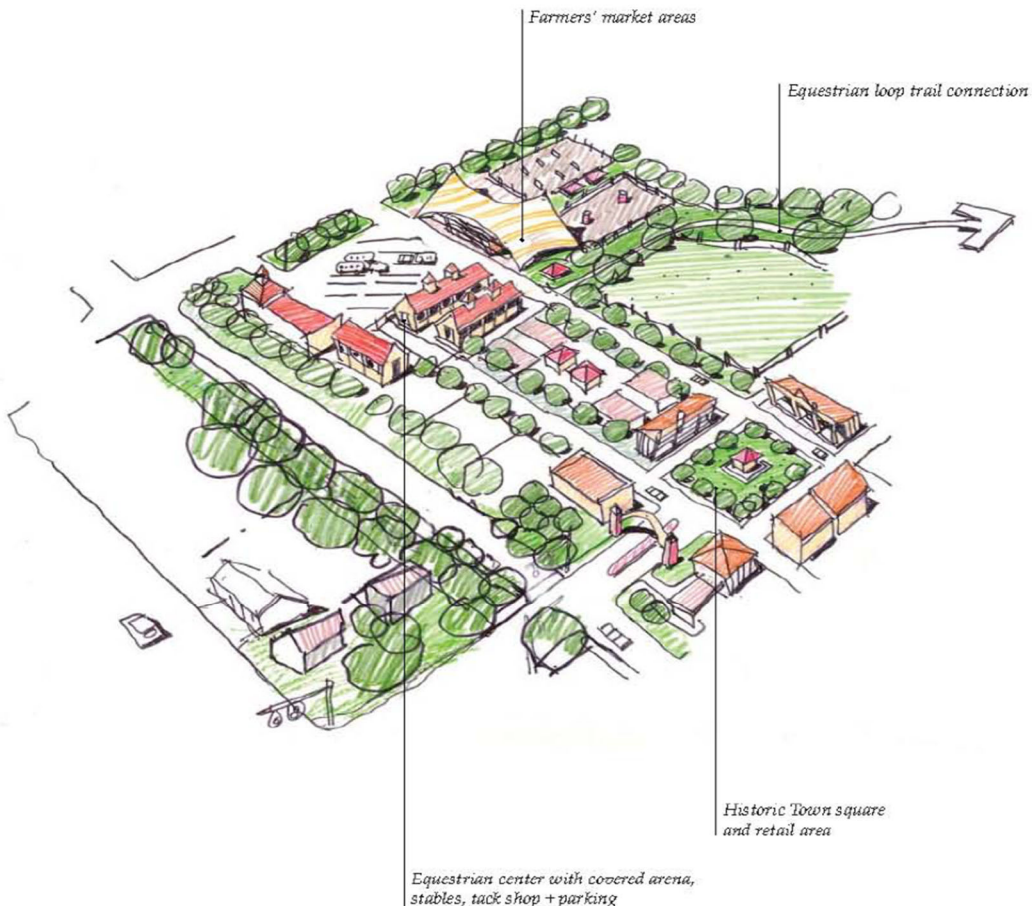
Residents have chosen to restore and expand the historic gathering place of the community. Historic Town will include mixed use commercial buildings against the street, a small-block quaint downtown, event area and the stabilization and enhancement of the adjacent residential neighborhoods. The development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



4.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 (5) 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.



1.a. **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:

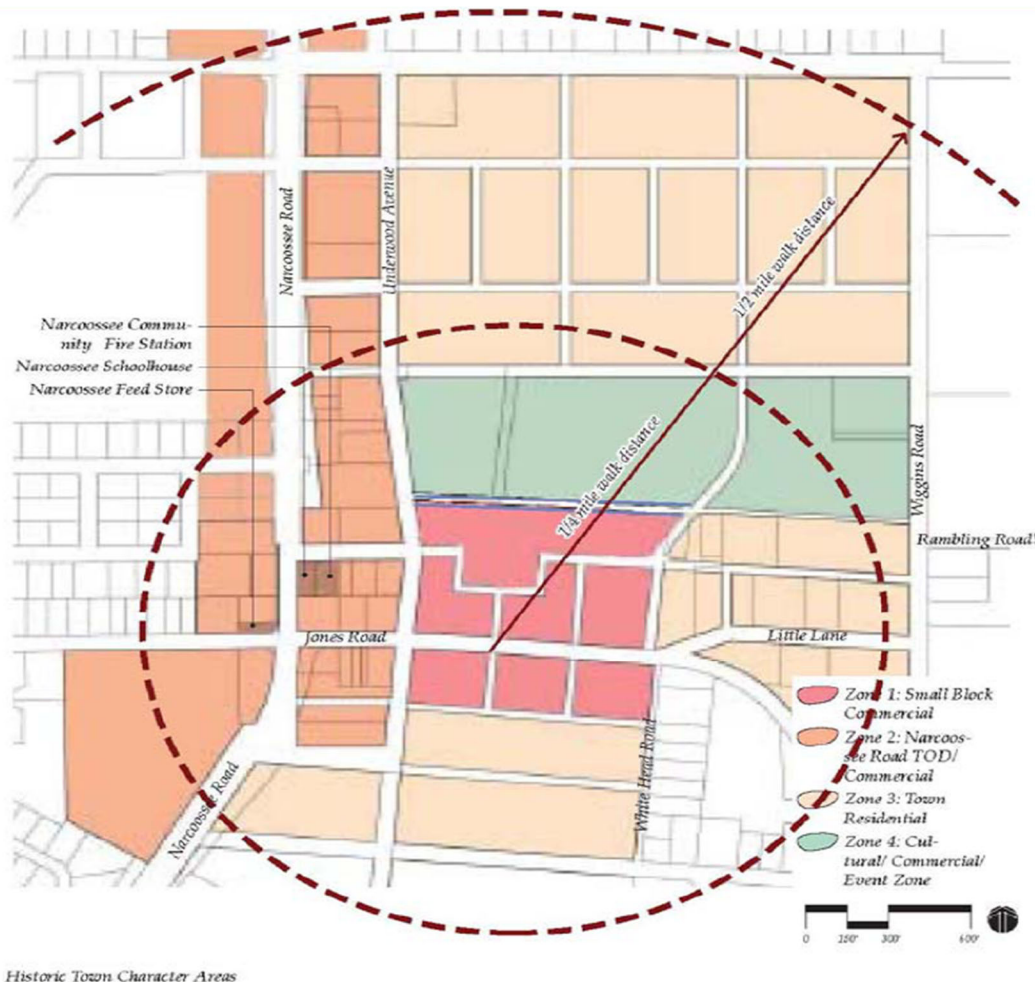
Zone 1: Small Block Commercial is characterized by smaller, pedestrian-oriented blocks, narrower streets and central town square.

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 rights-of-way, the blocks

range in size, with a maximum of six hundred feet by two hundred fifty feet (600' × 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.



2b. Historic Town Guidelines.

i.a. Zone 1: Small Block Commercial.

• i.—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.

Building Height.

Building Setbacks.

Building Frontages.

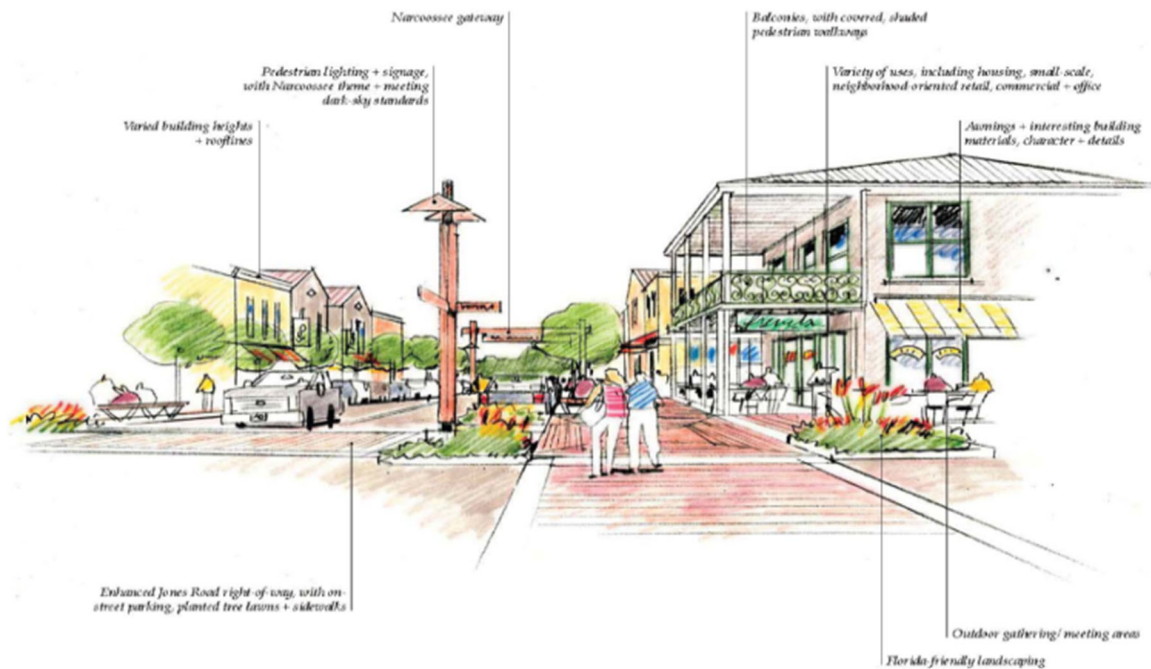
Small Block Commercial Area with Town Square



Small Block Commercial Area, Pedestrian Area



Small Block Commercial Area at Jones Road



• 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.

• 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



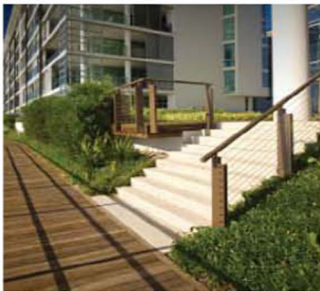
Steel, wood and wire mesh balconies



Unfinished, rough-cut cladding + shutters



Wooden posts + corrugated metal boardwalk



Wood boardwalks, with steel + wire railings



Wood arbor



Steel + glass awnings

• iv. 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

• vi. 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.

- (a) Fixtures should be directed downward, with emphasis placed on the street level areas of the façade where the lighting will enhance pedestrian safety.
- (b) 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.
- (c) 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

ii. Zone 2: Narcoossee Road TOD/Commercial.

i. 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 fifteen thousand (15,000) square feet.
- Maximum lot coverage shall be one hundred (100) percent.

Building Setbacks.

- Zero-foot front build-to line.
- Zero-foot minimum and rear setbacks.

Building Frontages.

- Minimum building façade built to the build-to line shall be eighty-five (85) percent.



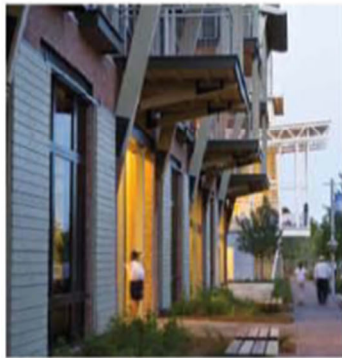
Awnings at entrances



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.

• ii. 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.

eiii. 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

div. 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.



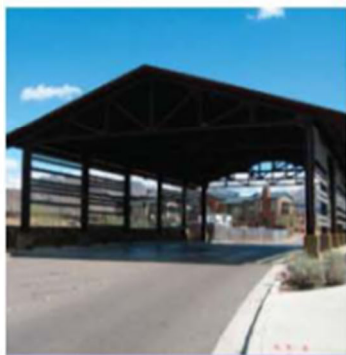
Character element



Farmers' market area



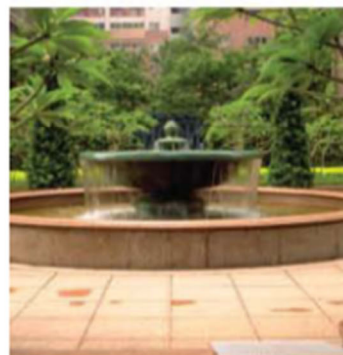
Equestrian/cultural building



Shade structure/gathering area



Town square



Water feature

3c. 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

E5. COMMUNITY + NEIGHBORHOOD CENTERS GOALS + OBJECTIVES. These guidelines are intended to create vibrant, small-scale Community and Neighborhood Centers along the Narcoossee Corridor, and are oriented towards the following objectives:

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



+a. Neighborhood + Community Center Guidelines.

ai. Neighborhood + Community Centers Building Architecture.

• i. 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 twenty-five thousand (25,000) square feet within the Neighborhood Centers.

- Maximum building sites shall be eighty thousand (80,000) square feet within the Community Centers.
- Maximum building footprint shall be twenty-five thousand (25,000) square feet within the Neighborhood Centers, and
- Eighty thousand (80,000) square feet 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 one (1) vertical to three (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 thirty (30) feet.

bii. Neighborhood + Community Centers Exterior Building Materials + Finishes + Details.

i.—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.

eiii. 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.

div. 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 building elements



Differing materials



Pedestrian outdoor gathering areas



Interesting architectural elements/features



Integrated large-scale retail



Interesting architectural elements

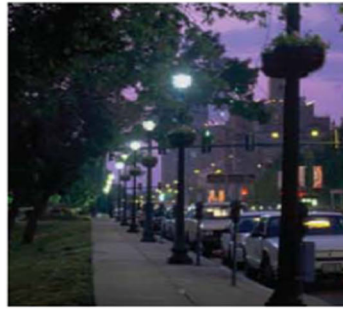
ey. Neighborhood + Community Centers Building Lighting.

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



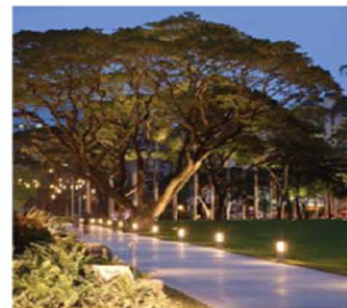
Pedestrian + character lighting



Character lighting



Outdoor retail area lighting



Pedestrian bollard lighting

fyi. 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

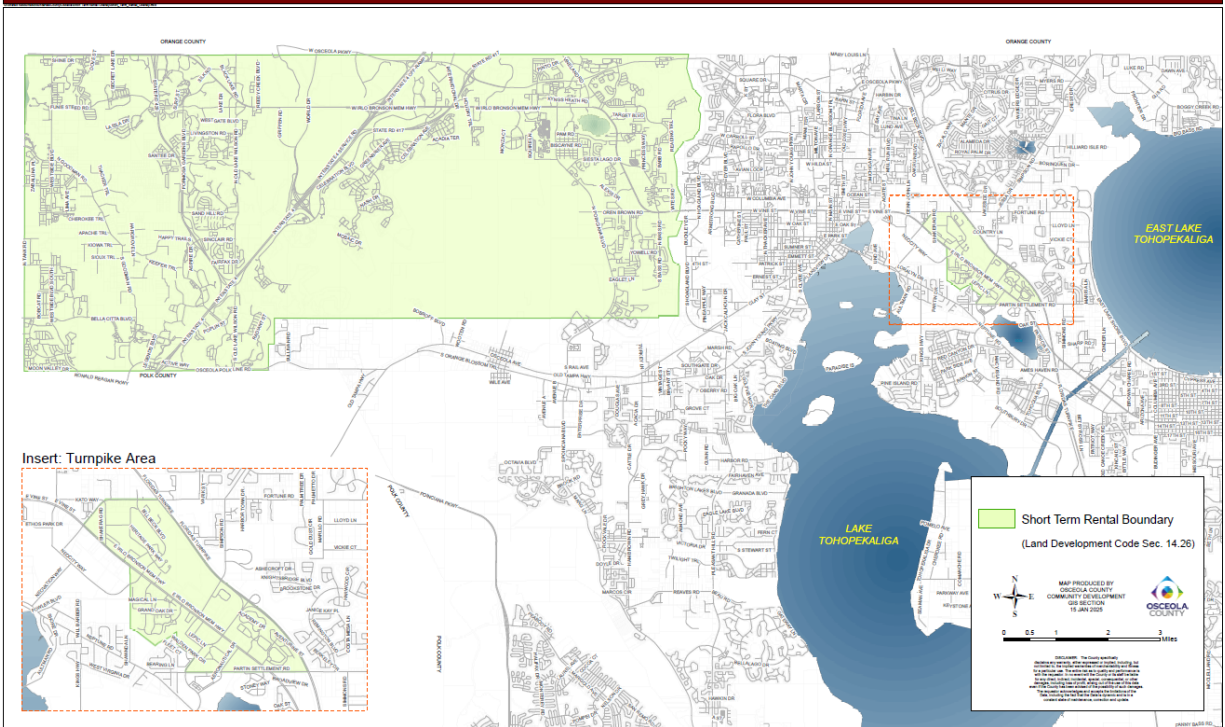


Small, monument signage

3.12.2 SHORT TERM RENTAL OVERLAY

SHORT TERM RENTAL. Short Term Rental is permitted in the Planned Development zoning district subject to the standards outlined for a Planned Development contained herein. The proposed developments must fall within the boundaries of the "Short Term Rental Overlay" as indicated in Exhibit 3.12.2.

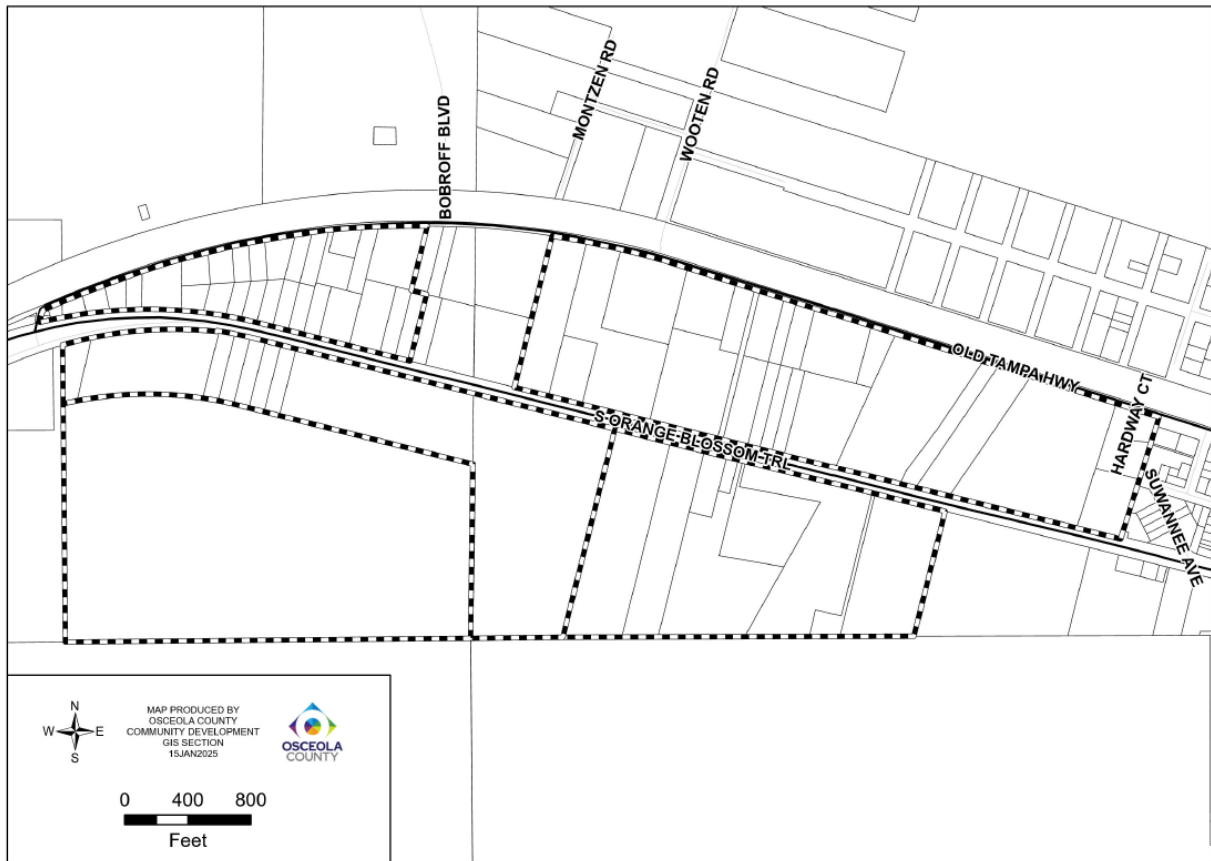
Exhibit 3.12.2 Short-Term Rental Overlay



3.12.3 WEST OF INTERCESSION CITY OVERLAY

Within the West of Intercession City Overlay (FLU Map 2A/2B), new non-residential development including, but not limited to, commercial, office and industrial uses outside of 200 feet from central potable water and/or sanitary sewer services may be serviced by on-site potable water and/or wastewater treatment and disposal systems as long as the development meets all applicable Federal, State, regional and local regulations and requirements; and the capacity required for wastewater generation does not exceed the gallons per day identified in the Comprehensive Plan. Non-residential development served with on-site potable water and/or wastewater treatment and disposal systems shall enter into an agreement to connect to central sanitary sewer services when available within 200 feet.

Exhibit 3.12.3 West of Intercession City Overlay



3.12.4 (RESERVED)

ARTICLE 3.14 – URBAN INFILL CENTERS STANDARDS

3.14.1 – GENERAL PROVISIONS

C.

MIX OF USES. For all projects within Urban Infill Center Core, with the exception of Neighborhood Centers, a minimum of four-thousand (4,000) square feet of non-residential use per acre is required. Uses may be mixed vertically or horizontally with the minimum requirement to be achieved at build-out. Non-residential square footage shall be built at project inception when planned vertically and/or reserved by acreage when planned horizontally. Residential developments within the perimeter must demonstrate direct pedestrian access to existing or planned non-residential development within one-quarter (1/4) mile of the project, or a transit stop; or shall be required to provide a minimum of one thousand (1,000) square feet of non-residential use per acre. Neighborhood support uses such as schools ~~and other institutional uses~~, parks, and houses of worship, as well as self-storage facilities shall not count toward meeting the minimum square feet of non-residential requirements within the Urban Center Infill Center Core.

E. BUILDING ORIENTATION FOR URBAN INFILL CENTERS.

Table 3.14-1 BTL for Urban Infill Centers Building Façades			
Urban Infill Center Type	Distance of BTL from Edge of ROW		Minimum Percent of Building Façade on BTL *
	<u>Non-residential and Mixed Use Buildings</u>	<u>Residential Only</u>	
Neighborhood Center	1-15'	<u>0-20'</u>	60%
Community Center	0-10'		60%
Urban Center	<u>0 – 2'</u>	<u>0-15'</u>	80%
Employment Center	<u>0 – 2'</u>		80%

F. DEVELOPMENT STANDARDS FOR URBAN INFILL CENTERS.

Standards	NCC	CCC	CCP	UCC	UCP	ECC	ECP
	NCM						
Minimum intensity/density	0.25 FAR ¹ 8 DU/AC	0.75 FAR ¹ 18 DU/AC	0.35 FAR ¹ 8 DU/AC	1.0 FAR ¹ 30 DU/AC	0.5 FAR ¹ 18 DU/AC	1.0 FAR ¹ 30 DU/AC	0.5 FAR ¹ 18 DU/AC
Maximum intensity/density ⁴	0.5 FAR/ 18 DU/AC	1.0 FAR/ 40 DU/AC	0.7 FAR/ 18 DU/AC	N/A	1.0 FAR/ 40 DU/AC	N/A	1.0 FAR/ 40 DU/AC
Minimum Building Height ²		2 stories	N/A	2 stories	2 stories	2 stories	2 stories
Maximum Building Height ³	3 stories	5 stories	3 stories	N/A	5 stories	N/A	5 stories

Note: Institutional uses by public entities for public good are exempt from development standards. Residential development is not required.

1. Minimum FAR requirements, as they apply to specific development or phase development, may be modified through the Preliminary Subdivision (PS) or Site Development Plan (SDP) process only if the proposed first phase building(s) meets siting and BTL requirements, and the applicant can demonstrate that the minimum FAR can be achieved with future phases. For developments with transitional FAR, a Site plan depicting how future development will meet minimum FAR must be provided at the time of Site Development Plan (SDP) process. Urban Infill Centers within the CRA must follow the provisions approval process herein in the East U.S. 192 Community Redevelopment Area herein.

2. Except in UCC and ECC, a building two (2) stories in height is acceptable where it can be demonstrated that minimum FAR can be achieved at build-out.

3. Applies only to non-residential structures, or the non-residential portion of a mixed-use building.

~~4. With the exception of CCP, hH~~Hotels have no maximum density.

G. ARCHITECTURAL DESIGN STANDARDS FOR URBAN INFILL CENTERS. The following standards apply to multifamily, mixed use and non-residential buildings within the Urban Infill Centers zoning districts NCC, NCM, CCC, CCP, UCC, UCP, ECC, and ECP.

1. **Building Form.** The intent is to encourage human scale elements in building design, and to reduce the mass of large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space. Both horizontal and vertical mixed-use designs are highly encouraged.

g. A minimum of sixty (60) percent of the total wall area at the ground floor must include pedestrian entrances or transparent windows. Residential ground floor uses may achieve the requirement through a combination of transparency, entrances, shutters, porches, awnings, or other approved architectural features to mimic fenestration and maintain appropriate privacy.

2.

Building Massing. Massing refers to shape and form of the building. The intent is to encourage human scale element in building design, and to reduce the mass of large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space.

a.

Massing requirements: The requirement for the subdivision of masses/volumes in a building shall apply according to the standards established in Table 3.14-2.

Table 3.14-2: Massing Standards			
Small Buildings	Small/Medium Buildings	Medium Buildings	<u>Large Buildings</u>
Footprint up to <u>Up to</u> 10,000 sq. ft.	Footprint 10,000—40,000 sq. ft.	Footprint 40,000—100,000 sq. ft.	Footprint 100,000 sq. ft. or more
No mass elements are required	One (1) massing element	Two (2) massing elements	Three (3) massing elements

SECTION 5. Amendment.

This ordinance amends Chapter 4, “Site Design and Development Standards,” Article 4.7 “Transportation Standards,” section 4.7.1.B.3. (Avenues and Boulevards) and 4. (Premium Transit Corridor); and section 4.7.2 “Private Roads” as follows:

CHAPTER 4 “SITE DESIGN AND DEVELOPMENT STANDARDS”

ARTICLE 4.7 TRANSPORTATION STANDARDS 4.7.1 - ROADWAY

B.

ROADWAY TYPICAL SECTION. Roadways shall consist of the elements as indicated in Figure 4.7.1a, Streetscape Design Elements, which consists of the public right-of-way and the private frontage. Where the Board has adopted a Project Development and Environment (PD&E) or Corridor Study, those roadway design standards shall apply.

For regulatory purposes in this Article, the public right-of-way may be subdivided to include the following components: dedicated transit lane; turn lane/median; travel lane; bike lane; parking; curb; parkway; and sidewalk.

3.

Avenues and Boulevards. Existing and planned framework network, shown as Avenues and Boulevards are identified in the Adopted Roadway Network (TRN 1) and Roadway Classification System (TRN 2) map series of the Transportation Element, as well as in the ~~Northeast District (Map NED3)~~, East of Lake Toho (Map ELT3), and South Lake Toho (Map SLT3) Element Maps of the County Comprehensive Plan, and in the Narcoossee Overlay District Mobility Framework Map identified in this Code. The adoption by the Board of other Special Area Plans will include the designation of framework streets where appropriate.

Table 4.7.1C Avenue/Boulevard ¹

Notes:

1. Table covers half-section. Total right-of-way requirement is based on total number of travel lanes, provision for on-street parking and turn lanes, bicycle facilities and both halves of the typical cross section. A PD&E study may allow for the use of a multi-use trail of at least ten (10) feet in lieu of buffered bike lanes.

4.

Premium Transit Corridor. Existing and Planned Premium Transit Corridors are identified in the adopted roadway network (TRN 3) and roadway classification system (TRN 2) map series of the Transportation Element, as well as in the ~~Northeast District (Map NED3)~~, East of Lake Toho (Map ELT3), and South Lake Toho (Map SLT3) Element Maps of the County Comprehensive Plan, and in the Narcoossee Overlay District Mobility Framework Map identified in this Code. Premium Transit corridors have the ability to shift roadway elements within the ROW "envelope" dependent on site and use constraints.

Table 4.7.1D Premium Transit Corridor ¹

Notes:

1. Table covers half-section. Total right-of-way requirement is based on total number of travel lanes, provision for on-street parking and turn lanes, bicycle facilities, and both halves of the typical cross section. A PD&E study may allow for the use of a multi-use trail of at least ten (10) feet in lieu of buffered bike lanes.

4.7.2 - PRIVATE ROADS

Private roadway sections are not encouraged within the UGB and Urban Infill Centers however, they may be permitted by the County Manager subject to the following criteria.

A. ~~Private roadways shall only be approved where an applicant can demonstrate that a dead end roadway network exists or is justified given the site constraints of a subject property. Site constraints that shall be considered to justify dead end roadway networks are natural systems required to be protected by agency permits or County ordinance and/or existing platted development surrounding the subject site that does not allow connection.~~ Within the Urban Infill Area, local streets may be private so long as the framework-private street network is maintained for public access and pedestrian and bicycle systems are not blocked from public access.

B. ~~Private~~ Where private roadways are permitted or necessary, such roadways shall not be required to conform to the standards found in the Osceola County Road Specifications manual.

They shall be required to be certified by a licensed engineer to specifications acceptable to the County Manager that provides for an acceptable level of access management and accommodates emergency service vehicles.

C. Private roadways shall be required to provide for a financing mechanism acceptable to the County Manager for perpetual maintenance.

D. Gated access may only be permitted where an applicant can demonstrate that a dead-end roadway network exists or is justified given the site constraints of a subject property. Site constraints include natural systems required to be protected by agency permits or County ordinance, or where feasible connections cannot be made. Where permitted, Ggates shall be permitted within the UGBlocated on private roadways provided that adequate setbacks, ~~ensuring~~ ensure that no vehicular stacking occurs on public roadways. The location of gates shall maintain local street connection and block standards for the public; and, pedestrian and bicycle systems shall not be blocked from public access~~can be demonstrated by the applicant and accepted by the County Manager~~. In the event that a gate causes stacking on public roadways, the gates shall be removed or relocated to be consistent with the provisions contained herein. Gated streets within the Mixed Use District and the Urban Infill Centers shall be prohibited.

E. Private roadways shall not be accepted by the County for maintenance unless they are first brought to public standards. Right-of-way widths less than public standards may be accepted by the County. Required improvements to public standards shall be achieved through private funding prior to acceptance by the County. If private funding is not available as determined by the County Manager, tax assessments of those properties served by the subject roadways may be implemented to bring the roadways to public standards.

SECTION 6. Scrivener's Errors.

The County Attorney is authorized to correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the Clerk to the Board.

SECTION 7. Conflicts.

Any Ordinance or part thereof, and/or any resolution, or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 8. Severability.

If any provision of this Ordinance, or the application thereof, is for any reason held or

declared to be unconstitutional, inoperative, void or invalid, such holding shall not affect provisions or applications of this Ordinance which can be given affect without the invalid provisions or application, and to that end, the provisions of this Ordinance are declared severable.

SECTION 9. Effective Date.

This Ordinance shall become effective immediately upon filing with the Florida Department of State. Projects or phases of projects that do not have an approved Site Development Plan as of the effective date of this ordinance shall be subject to amendments provided herein.

ADOPTED by the Board of County Commissioners of Osceola County, Florida, at its regular meeting this _____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: _____
Chair/Vice Chair

ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

Clerk/Deputy Clerk of the Board

As authorized for execution at the Board
of County Commissioners meeting of:
