



Interoffice Memorandum

AGENDA ITEM

February 15, 2019

TO: Mayor Jerry L. Demings  
— AND —  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Planning, Environmental, and Development Services Department  
(407) 836-5393

SUBJECT: March 12, 2019 – Consent Item  
Four Corners/One Vision Funding Request

The Four Corners/One Vision initiative is being led by the Four Corners Area Council, who has retained a team of consultants to meet with representatives from the four major local governments and stakeholders in the Four Corners area to address issues and needs that extend across the area. Concluding Phase I of this effort was a Four Corners Summit held on October 31, 2018. Elected and appointed representatives attended this summit, which concluded with a broad desire to move forward with Phase II.

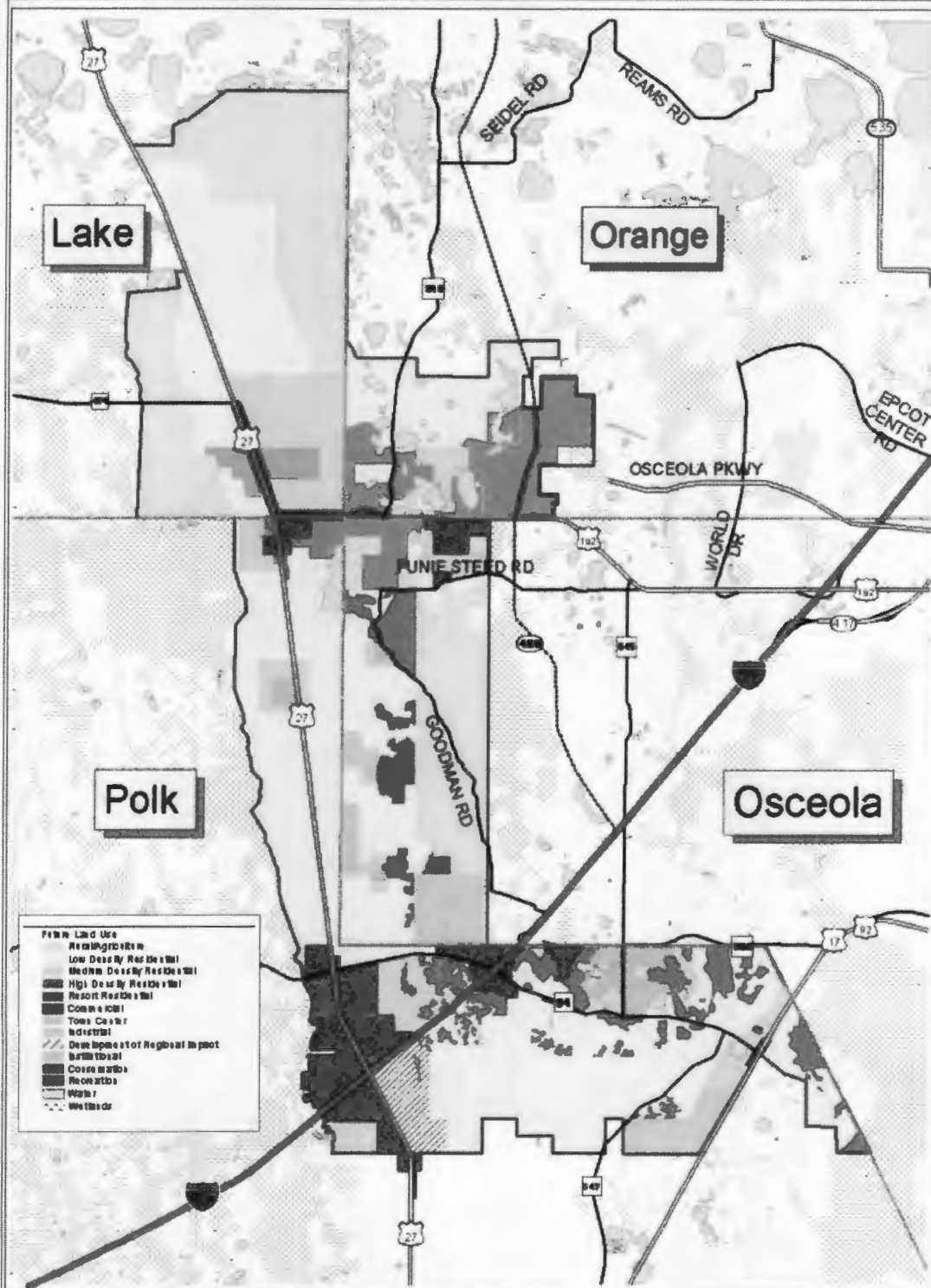
Phase II would explore the feasibility of establishing a continuing entity, including funding, to promote and coordinate land use, transportation and workforce housing issues that extend across the area. A product of the Phase II study would be a unified, implementation-ready land development code to be considered by the four counties, as well as recommended approaches to further evaluate transportation and workforce housing needs. The duration of the project is expected to last from February through the end of 2019 with meetings of the steering committee every other month. Staff from the County's Planning Division have been assigned to serve on and support the steering committee. Any recommendations from Phase II would come back to this Board as appropriate. It is important to note that Orange County has the smallest portion of this 92-square mile study area, and that much of the County's portion already has future land use and zoning approvals. Additionally, participation in this study should not be construed as an obligation to accept the consultant's recommendations or to participate in future funding requests.

Orange County is being requested to contribute \$15,000 towards the \$75,000 Phase II study. This represents an equal share with the other study funding partners, including Lake County, Polk County, Osceola County, and the Four Corners Area Council. The other funding partners have committed to advance approvals to their respective boards for their share of the project funding.

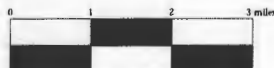
**Requested Action:** Approval to process a payment in the amount of \$15,000 to the Kissimmee/Osceola County Chamber of Commerce for the Four Corners/One Vision Project. District 1

JVW/am

# GENERALIZED FUTURE LAND USE



2



A Partnership of Lake, Orange, Osceola, and Polk Counties  
The East Central Florida Regional Planning Council  
and The Central Florida Regional Planning Council  
March 2002

## **FOUR CORNERS ONE VISION**

### **PHASE II DRAFT 11-12-18**

#### **BACKGROUND**

During the second half of 2017, the Four Corners Area Council sponsored Phase I of the Four Corners One Vision Process. During Phase I, the consultant team contacted multiple public and private and public stakeholders to gather information about issues and coordination needs in the Four Corners area, and convened stakeholders on September 6, 2018 to further refine that information and discuss ways forward. Key issues emerging from the interviews and Stakeholder Meeting included (among a long list of other coordination needs):

- The need for a continuing entity with dedicated funding to promote coordination and collaboration among public and private stakeholders
- The possibility of early coordinated action by the counties on “low-hanging fruit” -- a set of more immediate measures that could be developed by the county staffs working together over the next year, including a multi-county land use/zoning/LDR overlay, data collection on new development, and compilation of existing information on planned transportation projects in the Four Corners
- The need for joint action by the Four Corners counties on transportation planning and workforce housing issues

Phase 1 culminated with a Summit sponsored by Four Corners Council on October 31, 2018. Representatives of all Four Corners counties participated on a panel to discuss the results of Phase 1, and trends and opportunities in the Four Corners area.

At both the Stakeholder Meeting in September and the Summit in October participants (including the representatives of the four counties) strongly supported moving to a Phase 2 of Four Corners One Vision. Participants agreed that Phase 2 should lead to the establishment of a continuing entity to serve as “keeper of the vision” – a formally established and funded entity that would promote and oversee coordination among public and private stakeholders in the Four Corners area. They also agreed that next steps should include a establishment of a Steering Committee to develop the structure and funding mechanisms for the continuing entity, and to provide direction for coordinated action by county staffs on the land use/zoning/LDR overlay and the other more immediate measures

This document outlines next steps in implementing the recommendations that emerged from Phase 1 and the October, 2018 Four Corners Summit.

#### **OBJECTIVES OF PHASE 2**

- Develop recommendations to the Four Corners counties for the structure and funding of a continuing entity to promote and oversee coordination and cooperation among public and private stakeholders in the Four Corners area
- Develop a recommended, implementation-ready land use/zoning/LDR overlay for the core area of the Four Corners, for adoption by the Four Corners counties
- Develop recommended approaches to transportation and workforce housing issues for consideration and further refinement by the Four Corners counties and the continuing entity

## **STEERING COMMITTEE COMPOSITION AND CHARGE**

The Steering Committee will be composed of a public sector and a private sector representative from each of the Four Corners counties (Orange, Lake, Polk and Osceola), and two liaisons representing the Four Corners Area Council.

The Steering Committee will review information and options, deliberate, evaluate alternatives and develop consensus on:

- A recommended structure and funding model for a continuing entity to promote coordination and cooperation among public and private stakeholders in the Four Corners area.
- Input and guidance to the Technical Committee (see below) as it develops an implementation-ready land use/zoning/LDR overlay. It will also address other potential easily implementable items such as data collection on new development, compilation of existing data on programed transportation projects, as well as approaches to transportation and workforce issues in the Four Corners.

## **TECHNICAL COMMITTEE COMPOSITION AND CHARGE**

The Technical Committee will consist of a lead staff representative from each of the Four Corners Counties, and such other staff as the lead representatives shall assign to complete the work of the Committee.

The Technical Committee will:

- Develop an implementation-ready land use/zoning/LDR overlay, and measures to address other potential short-term items such as data collection on new development and compilation of existing data on programed transportation projects
- Work with the consultant team to support the Steering Committee with information and analysis as needed on issues related to transportation and housing.

## **CONSULTANT TEAM ROLE**

The consultant team will:

- Develop materials for, and facilitate Steering Committee meetings.
- Coordinate and support the work of the Technical Committee as it responds to Steering Committee input.
- Facilitate Technical Committee coordination meetings.
- Serve as lead for the development of options addressing the organizational structure and funding of the "continuing entity," for consideration by the Steering Committee
- Collect and evaluate key data supporting Steering and Technical Committees deliberations/recommendations: tax revenues, fiscal impacts, demographics related to housing demand, etc.

## **WORKPLAN**

This draft workplan suggests the sequence of discussion and topics the Steering Committee will need to address to fulfill its charge. The Steering Committee will revise the workplan as needed depending on the pace and progress of its discussions.

Technical Committee members will meet and collaborate on an ad-hoc basis as needed to complete their charge. The Technical Committee will also meet every other month to review progress to-date and plan for the following month's Steering Committee meeting.

## Steering Committee Meetings

### January 2019 -- Organizational Meeting

- Review, refine and adopt charge, guidelines and workplan
- Review key questions for overlay and other “low-hanging” fruit
- Review and discuss key questions for establishment of “continuing entity”

*February – Technical Committee Coordination Meeting: Land Development Issues*

### March 2019 - Meeting 2

- Review organizational structure options for continuing entity
- Review draft approach to overlay
- Review transportation issues in the Four Corners

*April – Technical Committee Coordination Meeting: LDR & Transportation Issues*

### May 2019 -- Meeting 3

- Review funding options for continuing entity
- Review draft overlay
- Review draft approach to transportation issues in the Four Corners

*June – Technical Committee Coordination Meeting: Transportation & Housing Issues*

### July 2019 -- Meeting 4

- Review draft recommendations for continuing entity
- Review draft approach to transportation issues
- Review workforce housing issues in the Four Corners

*August – Technical Committee Coordination Meeting: Housing Issues*

### September -- Meeting 5

- Refine draft recommendations for continuing entity
- Review draft approach to workforce housing

*October – Technical Committee Coordination Meeting: Other issues*

### November -- Meeting 6

- Refine and adopt organizational structure and funding recommendations for continuing entity
- Review and adopt recommended overlay
- Review and adopt recommended approaches to transportation and workforce housing issues

## Final Product

1. Draft recommendations for Four Corner Council and counties of continuing entity organizational structure
2. Recommended funding structure for entity and time frame to support organization
3. Presentation to each respective Board of County Commissions for consideration and adoption
4. Next steps implementation process to establish ongoing entity: membership, mission, timeframe, by-laws, funding resources, meeting schedule, benchmarks, etc.



Kissimmee/Osceola County  
Chamber of Commerce  
The Chamber Foundation  
1425 E. Vine Street  
Kissimmee, FL 34744

Phone: (407) 847-3174  
FAX: (407) 870-8607

INVOICE NO: 02072019

DATE: February 7, 2019

Orange County BCC  
201 S. Rosalind Ave., 5th Floor  
Orlando, FL 32801

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	<b>Four Corners/One Vision Project</b>		
	<i>Please make check payable to:</i> <i>Kissimmee/Osceola County Chamber of Commerce</i> <i>The Chamber Foundation</i> <i>1425 E Vine Street Kissimmee FL 34744</i>		
	<i>Payment due upon receipt</i>		
	<i>If you have any questions please call:</i> <i>Tina Bean 407-847-3174</i>		

## Four Corners/One Vision Project

\$15,000.00

### Schedule & Deliverables to be paid by The Chamber Foundation to the University of Central Florida Institute of Government

#### Schedule

##### February 2019 -- Organizational Meeting

- Review, refine and adopt charge, guidelines and workplan
- Review key questions for overlay and other "low-hanging fruit"
- Review and discuss key questions for establishment of continuing entity

*February -- Technical Committee Coordination Meeting: Land Development Issues*

##### March 2019 - Meeting 2

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- Review draft approach to overlay
- Review transportation issues in the Four Corners

*April -- Technical Committee Coordination Meeting: LDR and Transportation Issues*

##### May 2019 -- Meeting 3

- Review funding options for continuing entity
- Review draft overlay
- Review draft approach to transportation issues in the Four Corners

*June -- Technical Committee Coordination Meeting: Transportation and Housing Issues*

##### July 2019 -- Meeting 4

- Review draft recommendations for continuing entity
- Review draft approach to transportation issues
- Review workforce housing issues in the Four Corners

*August -- Technical Committee Coordination Meeting: Housing Issues*

##### September -- Meeting 5

- Refine draft recommendations for continuing entity
- Review draft approach to workforce housing

*October -- Technical Committee Coordination Meeting: Other issues*

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	<b>Total Amount Due</b>		<b>\$ 15,000.00</b>
	Thank You!		

DRAFT