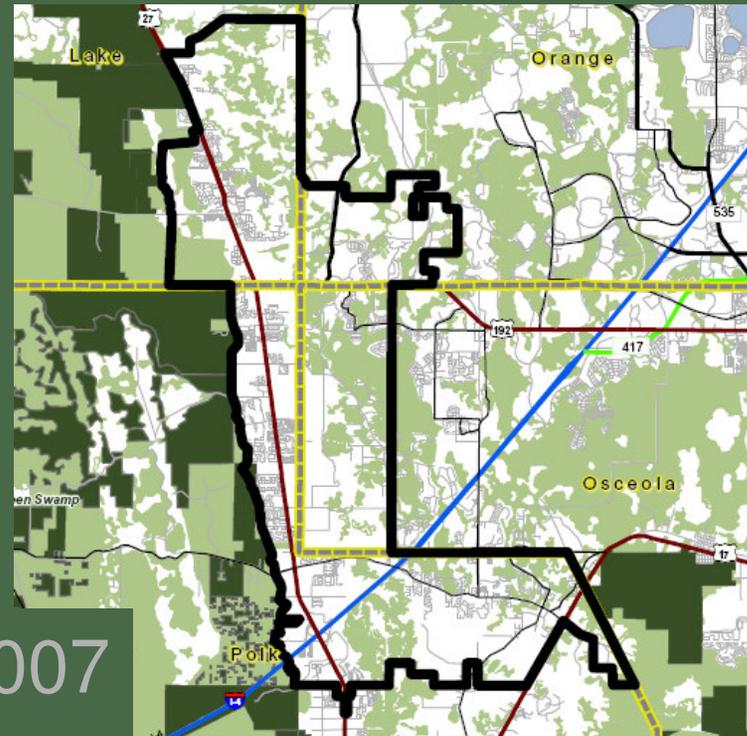


# Updating the Four Corners Area Study

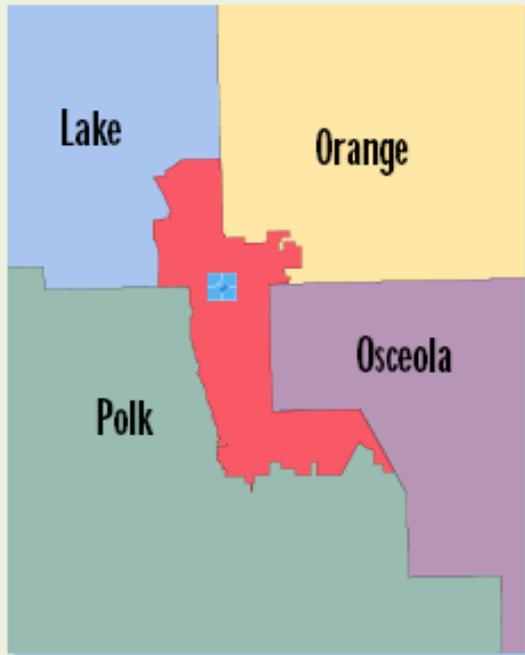
East Central Florida  
Regional Planning Council

September 20, 2007



# Purpose of the 2002 Four Corners Public Services Study...

## FOUR CORNERS



## PUBLIC SERVICES STUDY



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

*“To gain a view of the public services provided and to begin the process of planning for more efficient delivery of future services”*

### Multi-County and Multi-District Area:

- 91 Square Miles
- 4 Counties, School Districts, Library Systems
- 3 Water Management Districts
- 2 Regional Planning Councils

Study Completed in March 2002

## Four Corners Study Area

An area experiencing rapid development, adjacent to the county lines and in need of expanded public services.

- **Number of permanent residents 2000: 27,563**
- **27.2 percent of the housing units were seasonal in 2000**
  - Estimated 5,522 seasonal residents
- **Estimated range of growth in permanent residents from 2000 to 2006: 4,685 – 15,987**

## Unincorporated County Population Growth

	2000	2006	Increase	Percent
Lake	120,129	151,734	31,605	26
Orange	596,164	697,666	101,502	17
Osceola	104,605	165,627	61,022	58
Polk	302,797	354,143	51,346	17
Average			61,369	30

Source: US Census Bureau and UF BEBR Population Estimates 2006

# Key Findings from the 2002 Study

- Population growth in the area will increase the service demands
  - **Schools**
    - 1,829 students were bused out of the study area ( approx. 50%)
    - Estimated need for elementary, middle, and high schools
  - **Public parks and recreational space**
    - One 7 acre park in Polk County (0.25 acres per 1,000 people)
    - The levels of service for parks range from 0.92 – 6.95 acres per 1,000 people in Lake and Polk Counties, respectively
    - NRPA suggests a minimum of 0.65 – 10.5 acres per 1,000
  - **Library Service**
    - One branch from the Lake County Library System in 2002
    - Estimated need for four more

# Key Findings from the 2002 Study

- Need for continual planning and coordination between all four counties.
  - **Fire, police, and EMS departments of each county**
    - Increases in calls from 2000 to 2001
      - 18% increase in EMS calls in Polk County
      - 26% increase in EMS and 86% increase in Fire calls in Orange County
  - **Transportation plans should promote public transportation, improve connectivity, and pedestrian and bicycle mobility.**
  - **Comprehensive Plans should work together to create a cohesive community in the Four Corners Area.**

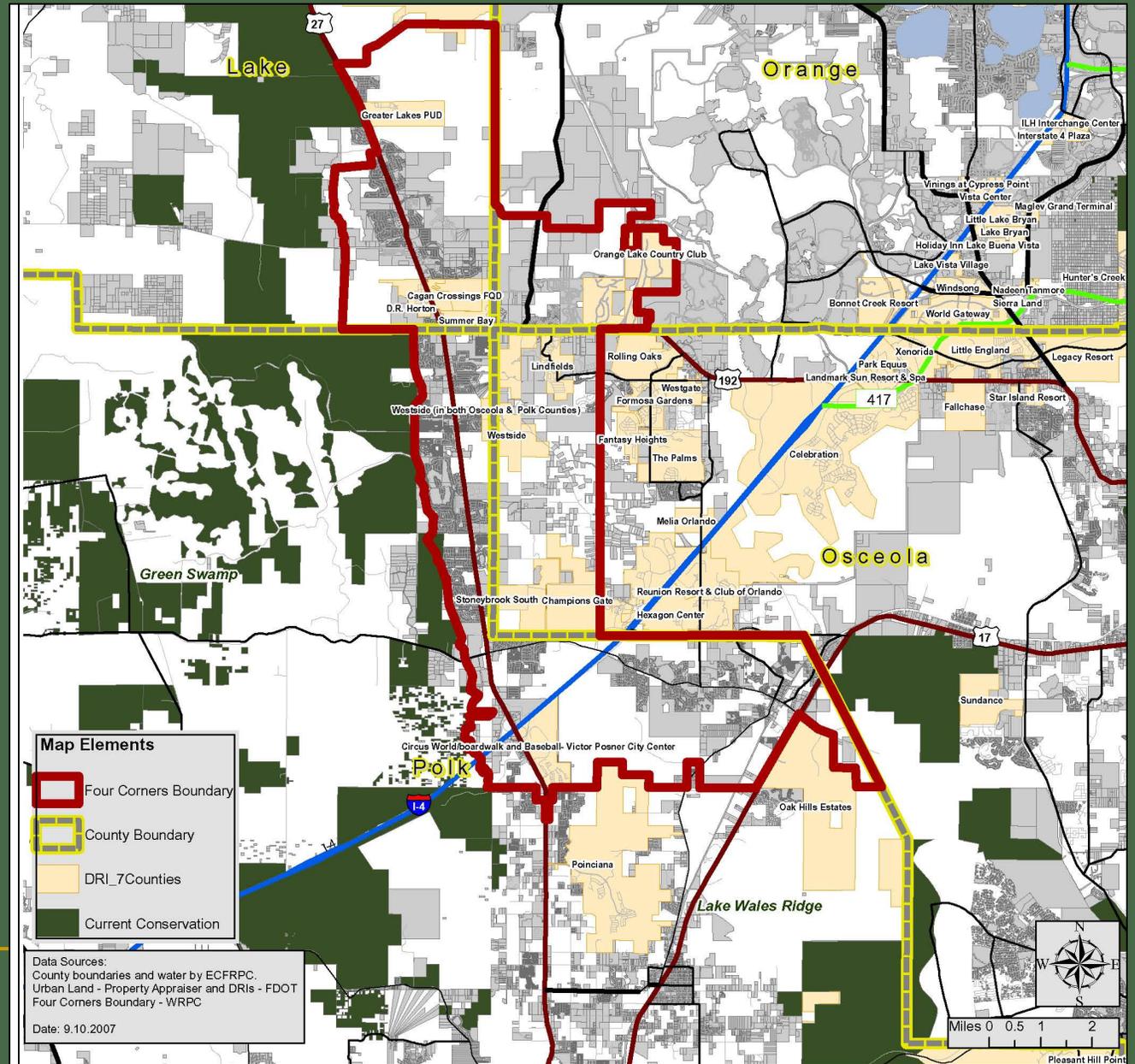
*What direction is the  
Four Corners Area headed?*

# Quality of Life and Levels of Service

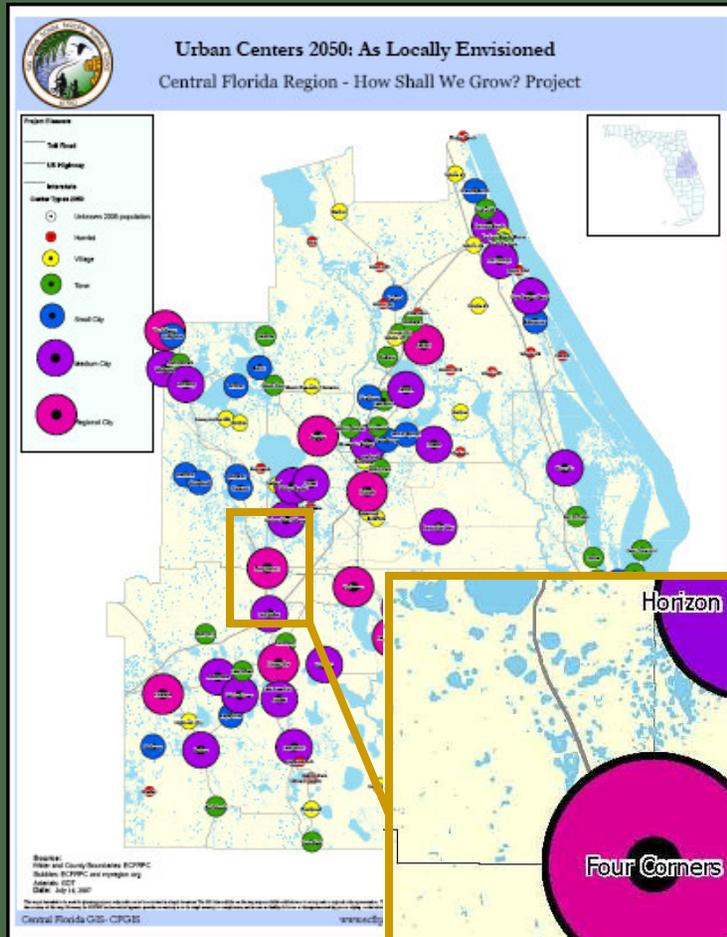
- 2002 study set a baseline to measure progress in the provision of public services
- New study should report on the progress made over the last five years and ask:
  - What does the community want to be like in the future?
  - What are the main concerns of residents?
  - What is the entity that will coordinate across the jurisdictional lines and address the community's concerns for the future?

# A glance at development in the area as of 2006

- 10 DRIs within the study area
- Many DRIs outside the study area
- Proximity to the attractions and resorts
- Sub-DRI activity



# Population Projections for the Future



- **Build-out Scenario from the 2002 Four Corners Study**
  - 256,665 seasonal and permanent residents
- **2007 Regional Visioning Exercise**
  - Local Officials estimated the Four Corners Area would be home to 100,000+ people by 2050

*What is the Vision for the  
Four Corners Area?*

# Community Visioning Recommendations

- Update is needed for the progress on the levels of service in the area.
- Residents, stakeholders, and community leaders should be involved in a discussion about the future of the Four Corners Area.
- Prioritize and create a list of implementation strategies for the vision.

# What could be included in a community visioning process?

- **SWOT Analysis – residents and community leaders express their feelings about the:**

Strengths within a community

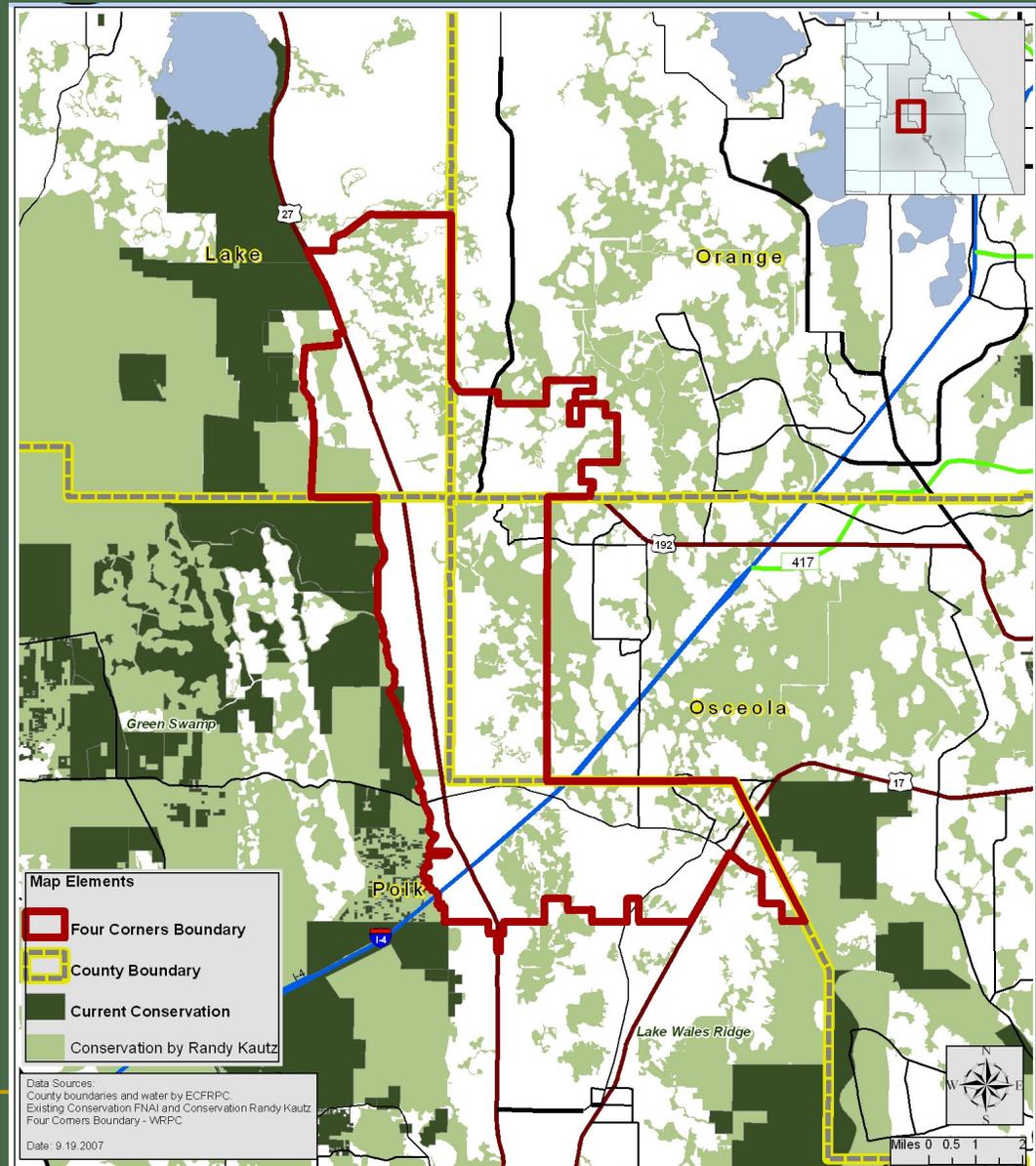
Weaknesses within a community

Opportunities to improve the community

Threats that may weaken the community

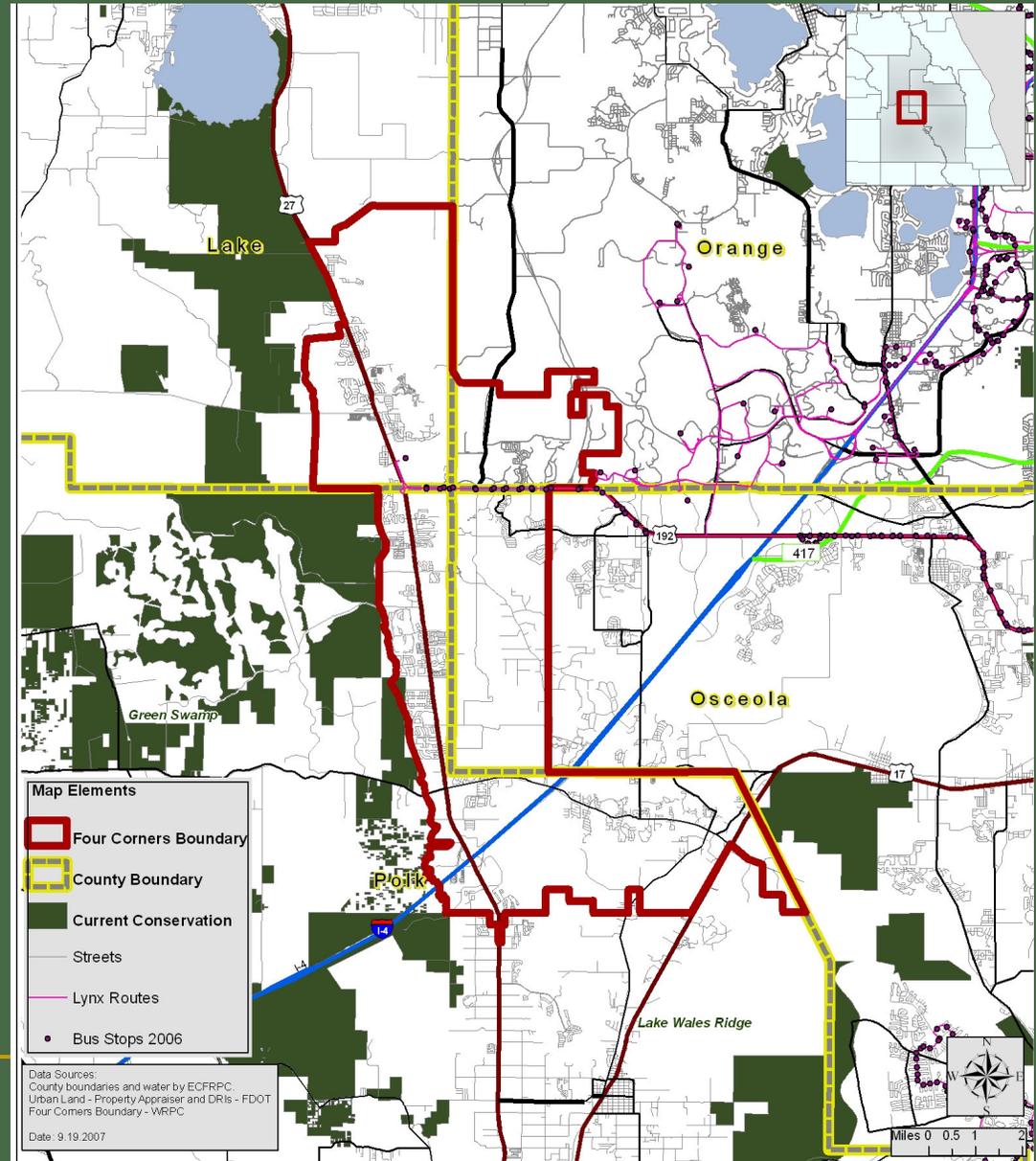
# Land Use Analysis

- What kind of development is going on?
- How much undeveloped land is left?
- What are the amenities that residents would benefit from?
- How might a new project enhance the community?



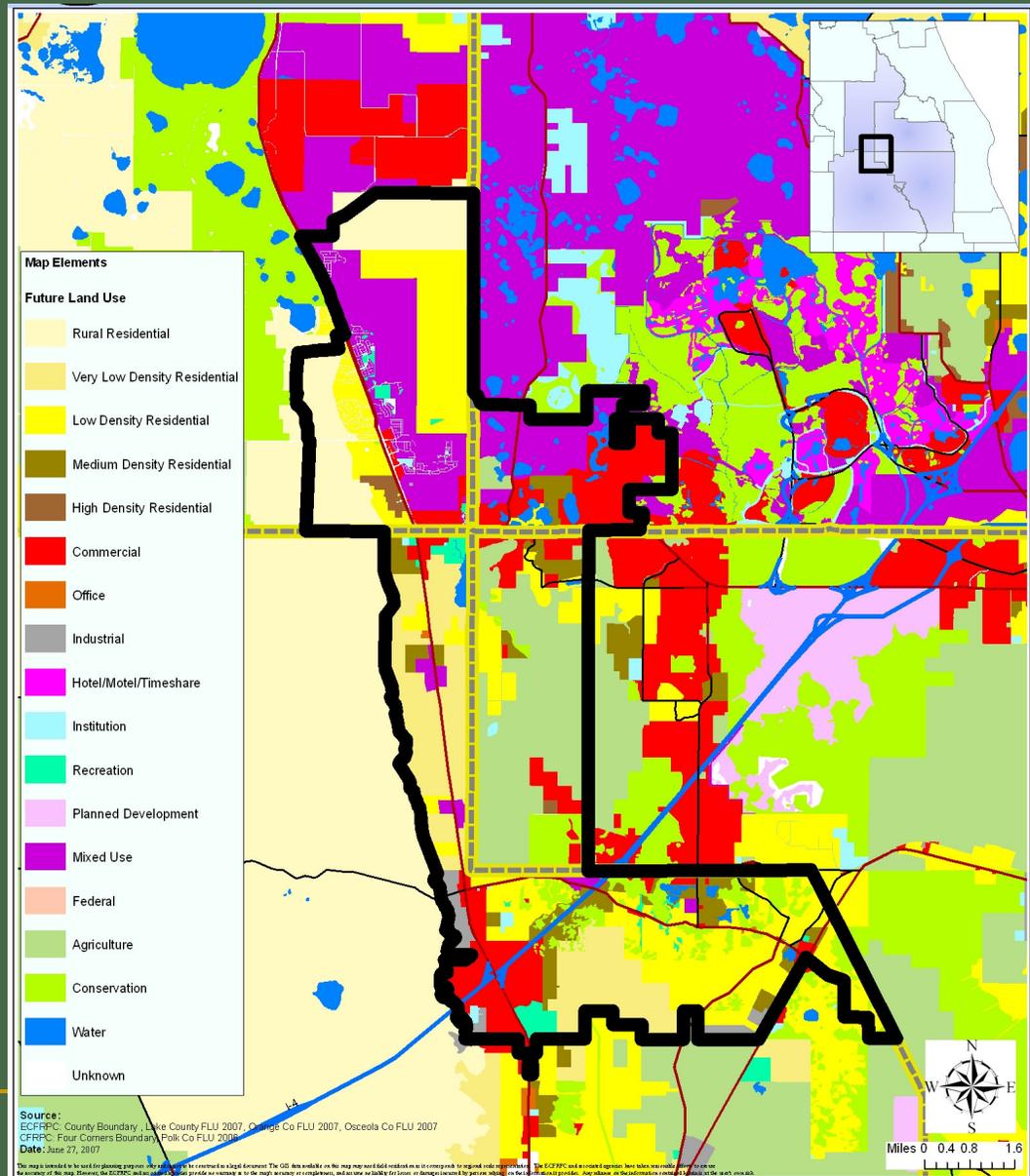
# Transportation Analysis

- What are the levels of service on the roads?
- Have the pedestrian walkways been connected and designed so it is safe to walk in this community?
- Would the community benefit from expanded bus service?



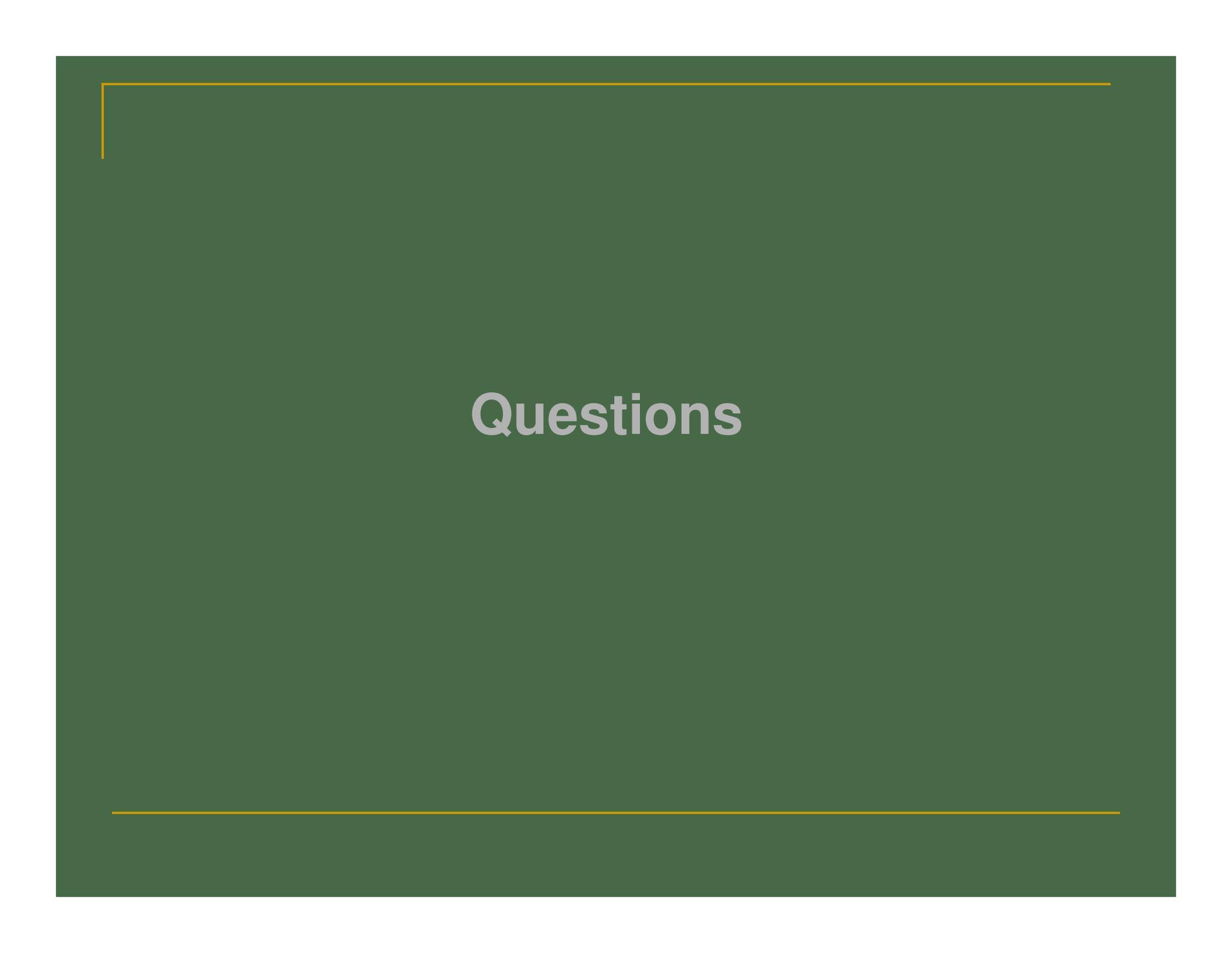
# Policy Analysis

- Do the future land uses, zoning, and land development codes make sense for this community?
- What policies need to be added to benefit the area?
- Are there policies that need to change?



# Recommendations

- Update the Public Services Study and include a Visioning component
- Envision your collective future
- Use the new Four Corners Vision as a guide for future actions in this multi-county and multi-district area



# Questions