INTRODUCTION
PURPOSE
This update to the City of Oviedo Comprehensive Plan has been developed in response to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) and Rule 9J-5, Florida Administrative Code (FAC). This plan update implements the recommendations of the 2008 City of Oviedo Evaluation and Appraisal Report; is consistent with the State, Regional and County plans; and will serve as the basis for all land development decisions within the City of Oviedo. In addition to fulfilling legislative requirements, the City adopts this plan update in order to protect and maintain its natural resources, to preserve its community character, and to direct growth and development to those areas best suited for various land uses. The City recognizes individual property rights, but is pro-actively planning so that the locations and intensities will benefit the City as a whole.

HISTORY
The City of Oviedo, Florida, was incorporated in 1925 with a population of 800. Early settlers primarily produced crops of celery and citrus, and the City’s historic function as an agricultural center characterized its initial development patterns. The City of Oviedo adopted its first Comprehensive Plan in 1977. At that time, the population of the City was estimated at 2,690, and the City covered approximately 4,000 acres. The 1977 Plan projected a 1990 population of 6,000.

The 1977 Comprehensive Plan was first updated in 1981, in accordance with Chapter 75-275 General Laws of Florida, the “Local Government Planning Act of 1975”. This update incorporated policies for administration into the plan and replaced the “generalized Land Use Map” with a “Future Land Use Map”. It also defined Future Land Use designations and compatible zoning districts.

A major revision and update to the 1981 Comprehensive Plan occurred in 1991. The 1991 Plan Update was developed in response to the requirements of the Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code. The 1990 Federal Census estimated the City’s population to be 11,114. In 1991, the City’s population was estimated at 13,049, and the City covered approximately 8,635 acres. The City was beginning its transformation from a rural farming community to an urban center developing at a pace greater than that anticipated in the 1977 Comprehensive Plan. The 1991 Comprehensive Plan Update projected the City resident population to be 29,153 by 2010. In addition to fulfilling legislative requirements, the
1991 Plan Update included policies to protect and maintain the City’s natural resources, to preserve the City’s community character, and to direct growth and development to those areas best suited for various land uses.

The second major revision and update of the Comprehensive Plan occurred in 2002. From 1991 to 2002, the City continued its transformation from a rural community to an urban center, developing at a pace greater than the 1991 Plan anticipated. In 2002, the City corporate limits covered a total land area of 9,474 acres.

According to the 2000 Federal Census, the City population was 26,310 as of April 1, 2000. The City adopted an Evaluation and Appraisal Report (EAR) of the Comprehensive Plan in 1999. The population analysis in the EAR updated the City resident population base data and resulted in a 2010 resident population projection of 38,538. This population projection was 9,333 people greater than the 1991 Comprehensive Plan 2010 population projection of 29,205. Because EAR 2010 population projection was much greater than the 1991 Comprehensive Plan 2010 population projection, the EAR recommended that the City continued to focus on the year 2010 as its comprehensive plan target year. Although the City did not expect to maintain this growth rate forever, it did recognize that change is inevitable.

The 2008 Evaluation and Appraisal Report estimated the population of the City to be 33,431 by 2008. As the City prepares for the results of the 2010 Population Census, it anticipates that the actual 2010 population will be smaller than the 1999 EAR projection of 38,538 residents.

SUMMARY
Since 1970, the Orlando area’s rapid suburbanization transformed the City, as its population swelled from 1,870 to 33,529 as of April 1, 2009. Single family residential subdivisions now comprise the predominant land use, with non-residential uses concentrated in the Oviedo Marketplace Mall, office parks, and strip centers along major roadways. The City is close to downtown Orlando, Interstate 4, State Road 417, the Orlando and Sanford international airports, the University of Central Florida, Seminole State College, Kennedy Space Center, and many Orlando area attractions. The City has a land area of approximately 15.3 square miles. It is bounded by unincorporated Seminole County to the north, east and south, and the City of Winter Springs and unincorporated Seminole County to the west.

Table I-1 Historic Population Growth in the City of Oviedo

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</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,870</td>
<td>3,074</td>
<td>11,114</td>
<td>26,316</td>
<td>30,800</td>
<td>31,946</td>
<td>32,855</td>
<td>33,431</td>
<td>33,529</td>
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Source: U.S. Census Bureau, University of Florida Bureau of Economic and Business Research (BEBR)

The City of Oviedo’s Comprehensive Plan (Plan) is its blueprint for existing and future development. The Plan’s goals, objectives, and policies reflect the City’s strategies for meeting the needs of existing and future residents, visitors and businesses during the five (5), ten (10) and twenty (20) year planning periods.

On February 7, 2005 the City Council passed Resolution No. 1041-05, establishing the following strategic priorities: 1) transform Oviedo into a medium-sized City that is recognized as performing a leadership role in Seminole County and that is influential in Central Florida; 2) pursue economic development and diversification of the tax base in order to finance current
and/or expanded levels of service throughout the City, and; 3) ensure that organizational resources and physical infrastructure keep pace with the City’s future growth by determining the impacts of growth and planning accordingly. Moving forward, these strategic priorities will serve as the foundation for the Comprehensive Plan, and the densities, intensities and uses prescribed therein.

The East Central Florida Regional Planning Council, in conjunction with an array of regional partners, has spearheaded the “How Shall We Grow?” initiative in order to develop a shared fifty (50) year vision for the seven County east-central Florida region, which includes Seminole County and the City of Oviedo. The vision is based on six regional growth principles: preserve open space, farmland, water resources and regionally significant natural areas; provide a variety of transportation choices; foster distinct, attractive and safe places to live; encourage a diverse, globally competitive economy; create a range of affordable housing opportunities and choices, and; build communities with educational, health care and cultural amenities. It is estimated that the region will have 7.2 million residents in 2050, more than double its current population. If current suburban development patterns prevail, this growth will double the amount of developed land, negatively impact natural resource and environmentally sensitive areas, exacerbate transportation congestion, diminish water supply and the ability to provide key infrastructure and services, and blur the line between developed communities.

In order to prevent these problems, the “How Shall We Grow” initiative envisions channeling growth into existing developed areas, and fostering redevelopment of these areas as compact mixed-use centers with multi-modal transportation options and densities necessary to support mass transit. The “How Shall We Grow?” initiative categorizes urban centers by their planned 2050 population, and envisions the City of Oviedo as a medium-sized City (population between 50,000 and 99,999). This is consistent with the City’s strategic priorities, particularly “transforming Oviedo into a medium-sized City that is recognized as performing a leadership role in Seminole County”. In order to implement its strategic priorities and further implementation of “How Shall We Grow?”, the Comprehensive Plan identifies compact mixed use development as the preferred form of development and redevelopment in order to move away from development patterns that result in the undue consumption of land and resources (urban sprawl).

I. Population

The City of Oviedo’s recent history has been characterized by rapid population growth. In 1980, the City’s population was 3,074, only ten percent (10%) of the 2005 population of 30,799. Between 1980 and 1990, the City’s population increased by two hundred sixty-two percent (262%) to reach 11,114. Between 1990 and 2000, the City’s population increased by one hundred thirty-eight percent (138%) to reach 26,316.  \(^1\) Between 2000 and 2009, it is estimated that the City’s population increased to 33,529, twenty-seven percent (27%).

The University of Florida’s Bureau of Economic and Business Research (BEBR) prepares population growth estimates for all municipalities in the State. These projections are documented in the University of Florida Shimberg Center for Affordable Housing’s Affordable Housing Needs Assessment. Local governments are required to utilize these projections for

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comprehensive planning purposes, unless an alternate methodology is proposed and accepted by the State. According to the Shimberg Center for Affordable Housing, by 2010 the City’s population will increase to 34,123; by 2015, it will increase to 44,587, and; by 2025, it will increase to 57,395.2

In July 2006, the City adopted an Impact Fee Update. This impact fee update included population projections based on the City’s share of the Seminole County population and BEBR’s medium population forecast. According to the Impact Fee Update, by 2010 the City’s population will increase to 38,539; by 2015 it will increase to 42,313, and; by 2025 it will increase to 49,241.3 The 2008 Evaluation and Appraisal Report (EAR) utilized the population projections included in the Impact Fee Update as opposed to the Shimberg Center projections because they are the result of a specific review of local conditions and constraints, and reflect the City’s goal of becoming a full service medium sized city that is recognized as performing a leadership role in Seminole County and that is influential in Central Florida.

Table I-2. City of Oviedo Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2005*</th>
<th>2010*</th>
<th>2015**</th>
<th>2025**</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>30,800</td>
<td>37,843</td>
<td>42,313</td>
<td>49,241</td>
</tr>
</tbody>
</table>

Source: 2005* and 2010* Population: Shimberg Center for Affordable Housing, University of Florida
Note: **Oviedo population for 2015 and 2025 based on the ratio of Oviedo’s projected population in relation to Seminole County population in 2010 (8.5%)

II. Land Use

The City has experienced a rapid population growth in the past decades, with a projected population of approximately 49,000 by year 2025. This growth brings with it an increased demand for the urban services and facilities that are needed to maintain and improve quality of life. A growing number of communities are recognizing that the urban sprawl characteristic of modern suburban development consumes more land, is costlier in terms of the provision of infrastructure and services, increases traffic congestion, and results in greater social isolation than more compact and integrated forms of development. Resource protection, maximizing the efficiency of development and redevelopment, ensuring adequate infrastructure, and reducing traffic congestions are among the many challenges that will shape the City’s development and redevelopment during the planning period. The proposed policies aim to address these challenges by encouraging mixed use development opportunities within the City.

A. Land Area
Since 1991, the City of Oviedo has increased in size by approximately fifteen percent (15%) to reach a total area of approximately 9,900 acres, or 15.47 square miles, as of December 2009, according to the City’s Geographic Information System (GIS) data. Since 2003, the City has expanded by 348 acres, an increase of approximately three percent (3%).

B. Future Land Use
The Future Land Use Map series represents the City of Oviedo’s vision for its development and

2 University of Florida Shimberg Center for Affordable Housing, Affordable Housing Needs Assessment, 2007
redevelopment during the five (5), ten (10) and fifteen (15) year planning periods. The Future Land Use Map and designations serve as the foundation for the more detailed Land Development Regulations and special area plans. These regulations and plans must be consistent with and further the implementation of the Future Land Use Element and its goals, objectives and policies.

C. Land Supply and Demand

1. Residential
The City of Oviedo’s population is projected to reach 49,241 by 2025, an increase of 15,712 residents from the 2009 population of 33,529. Per the 2000 Census, the average household size in the City is three point zero seven (3.07) persons. It is therefore estimated that 16,039 residential units will be required to accommodate the projected 2025 population. There are currently (as of December 2009) 11,881 residential units in the City. An additional 4,158 units will be needed by 2025 to accommodate projected population growth.

2. Non-Residential
In order to be a full service community, it is necessary to provide a full range of uses to serve and support the residential population, including employment centers, retail, entertainment and cultural uses, community facilities, recreation and open spaces, and institutional uses. Ideally, these uses are located within a compact, walkable area integrated within or proximate to residential areas.

Maintaining an adequate supply of non-residential lands for economic use is an important consideration. The Comprehensive Plan establishes twenty (20) acres of commercial lands and ten (10) acres of light-industrial lands per one thousand (1,000) residents as the benchmark for ensuring achievement of this objective.

D. Housing
The total number of housing units in the City is 11,881 as of December 2009. This Plan continues to support the provision of adequate, affordable and safe housing for the existing and future residents of the City of Oviedo. It adds new policies that address strategies to encourage the increase of the stock of affordable housing, density bonuses, and coordination with other housing providers and the private sector. It also includes new policies that address energy savings, green building certification, strategies to provide a diversity and mix of housing types, and location criteria. These policies focus on the requirements of House Bill (HB) 697, Building Code Standards, enacted in June 2008.

III. Services and Infrastructure

The Comprehensive Plan includes adopted Level of Service Standards (LOS) for the following services and infrastructure: sanitary sewer; solid waste; drainage; potable water; traffic circulation, recreation, and public schools facilities. This Plan addresses the ability of the City to continue meeting its standards based on population projections and capital plans for the next fifteen (15) year planning period.

A. Sanitary Sewer
The City of Oviedo owns a wastewater collection and transmission system, with treatment provided by Seminole County through an Interlocal Agreement. Sewer treatment is provided by the City of Orlando Iron Bridge Plant via an interlocal agreement with Seminole County. Until September of 2010, approximately fifteen hundred (1,500) households in the City were served
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through this system. Since September 2010, the system was expanded with the acquisition of Alafaya Utilities Inc. that provided approximately seventy-three hundred (7,300) households with sewer services. The total City sewer services now encompass approximately eighty-eight hundred (8,800) households. Remaining parcels in the City’s wastewater service area are provided with sanitary sewer service by on-site septic tanks. In May 2006 the City adopted a Water and Wastewater Master Plan. The Master Plan addresses service expansion of sewer facilities to direct future needs. These improvements are included in the City’s Five-Year Capital Improvements schedule.

B. Potable Water
The City currently owns and operates two (2) water treatment facilities and two (2) well fields with a total of ten (10) active wells in order to provide potable water and fire protection to a 14.2 square mile service area, a majority of the incorporated City Limits. The City’s transmission and distribution system consists of a network of piping ranging from two (2) to twenty (20) inches. Remaining parcels are served by private wells. New development is required to connect to the City’s potable water system. The City has adopted stringent water conservation and wellfield protection ordinances in recent years. A Consumptive Use Permit (CUP) was issued by St. Johns River Water Management District (SJRWMD) on October 14, 2008, with an expiration date of October 14, 2028. In 2010, the City provides potable water services to approximately twelve thousand two hundred (12,200) households.

The 2006 Water and Wastewater Master Plan evaluated the City’s ability to meet its Level of Service Standard for potable water during the next fifteen (15) year planning period. In June of 2006 the City also adopted a Reclaimed Water Master Plan. The Reclaimed Water Master Plan guides the improvements to the reclaimed water distribution system within the City. The implementation of such a system helps the City to reduce potable water demand serving as an alternative water source for residential irrigation. In 2010, the City provides reclaimed water services to approximately one thousand nine hundred (1,900) households. Both master plans recommend capital improvements to be implemented between 2006 and 2025. Implementation of these projects will ensure the City’s ability to meet its Level of Service Standard for potable water and fire flow during the short-, mid-, and long-range planning periods. The City’s Five-Year Capital Improvements Schedule includes reclaimed and potable water improvement projects in accordance with the Water and Wastewater Master Plan and Reclaimed Water Master Plan recommendations.

C. Solid Waste
Solid waste residential collection services in the City are provided through a private contractor. Solid waste disposal facilities are provided by Seminole County at two facilities: the Osceola Landfill and Central Transfer Station based on the Seminole County and City of Oviedo Solid Waste Management Agreement, approved on October 20, 2008. The County estimates that both facilities will maintain sufficient capacity to meet current and projected demand through 2020. The City therefore anticipates that it will continue to meet its Level of Service Standard for solid waste through the next fifteen (15) year planning period. The solid waste recycling residential program at the City currently reaches thirty-one percent (31%) of the total waste collected, providing for an environmentally safe disposal and recycling process that benefits all City residents.

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4 Vision 2020 Comprehensive Plan, Seminole County
D. Drainage
The City lies entirely within the St. Johns River Water Management District (SJRWMD). Runoff from stormwater drains through various stormwater management systems, ultimately discharging into the Econlockhatchee River, the Little Econlockhatchee River, Lake Jesup or Bear Creek. Each of these drainages features ultimately drains to the St. Johns River. The City has numerous areas where regulatory floodplains are defined. In general, these are associated with the primary drainage features including Sweetwater Creek, Bear Creek, and the Little and Big Econlockhatchee Rivers. Due to the diverse topography and land cover throughout the City, soil types vary significantly across the City.

In June of 2004 the City adopted its Stormwater Master Plan. The Plan provided a detailed evaluation of stormwater management problems such as areas of flooding, water quality issues, and maintenance burden. It also provided recommendations to address the identified deficiencies. Localized drainage problems occur mainly in older neighborhoods in the north, west and central sections of the City. The Public Works Department operates the Stormwater Utility to provide stormwater drainage. The Level of Service Standards criteria for management facilities are addressed within this Plan with details specified in the City’s Land Development Code (LDC) and Engineering Standards Manual (ESM). The City’s proposed Five-Year Capital Improvements Schedule includes stormwater drainage improvements to correct existing and projected deficiencies.

E. Conservation
The City continues its policies of appropriately using, managing, protecting, restoring and conserving its valuable natural resources. This Plan adds policies for reduction of Greenhouse Gas (GHG) emissions and conservation of energy addressing the requirements of House Bill 7135, Florida Energy Bill, enacted in June 2008. The policies encourage the use of mixed use development, low impact development techniques, and strategies to reduce the number of Vehicle Miles Traveled (VMT).

F. Transportation
The passage of the Community Renewal Act Senate Bill (SB) 360 in June 2009 established the City as a “Dense Urban Land Area,” which requires the incorporation of a citywide approach to transportation mobility within the Comprehensive Plan. This is to be achieved by redefining the boundary of the existing Transportation Concurrency Exception Area (TCEA), through the creation of mixed-use and more transit-supportive “gateway districts” and “development corridors,” and by amending the adopted transportation level of service (LOS) standards to meet the new mobility objectives. The new boundary of the TCEA includes the entire City with several districts and corridors.

Besides the EAR recommendations, the Transportation Element denotes policy language creating and supporting development of the expanded Oviedo TCEA, in accordance with all statutory requirements. The Transportation Element also incorporates the recommendations of the City of Oviedo 2025 Transportation Master Plan, adopted in April 2009.5

The Transportation Master Plan addresses roadways, intersections, transit, and bicycle and pedestrian facilities. The analysis of existing conditions identified that the City’s roadways are

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5 City of Oviedo Long Range 2025 Transportation Master Plan, 2009
all currently operating at acceptable levels of service. However, several intersections within the City experience operational deficiencies in the PM peak hour. These deficiencies are mainly found along Mitchell Hammock Road, Lockwood Boulevard and CR 419 and CR 426/Railroad Street. The study showed that today conditions overall in the City of Oviedo are fair to poor for bicyclists and pedestrians. The major gaps and deficiencies are found in the older parts of the City, near the existing downtown area (CR 419 between SR 434 and Stephen Avenue) and along SR 434 and Mitchell Hammock Road. The City’s proposed Five-Year Capital Improvements Schedule includes transportation improvements to address deficiencies and ensure the ability to meet all the various modes of transportation level of service standards.

G. Recreation and Open Space
The City of Oviedo adopted a Recreation and Parks System Master Plan in 2007 to assess its ability to achieve its recreation and open space Level of Service Standard during the planning period, and to provide guidance in the future maintenance, development and enhancement of the park system. Currently, the City has a total 143 acre surplus of park acreage, and is meeting the facility standards for basketball, baseball and tennis. Moreover, the Recreation and Parks System Master Plan noted deficiencies in a number of recreational facilities, including bicycle trails, campgrounds, boat ramps, fishing piers, hiking trails, picnic areas, football/soccer fields, and volleyball courts. This Plan addresses these deficiencies by adding the facilities above to the types of facilities being considered for the parks Level of Service standards. Furthermore, the Plan also provides policies addressing trail planning standards and land acquisition for the trail system expansion. The City’s proposed Five-Year Capital Improvements Schedule includes park system improvements to be implemented between 2009 and 2017 to address park system deficiencies.

H. Public School Facilities
The City continues to maintain its goal to contribute to and maintain a high quality public school environment and diverse education system as adopted by this Plan since 2008. The City operates its concurrency management system with the input of the Seminole County School Board regarding compliance with the Level of Service Standards that has been established for each type of school. The City’s student population is served by six (6) elementary schools (two (2) located outside the City’s corporate limits), two (2) middle schools, and two (2) high schools (one (1) located outside the City’s corporate limits).

IV. Intergovernmental Coordination
The City continues to ensure the successful implementation of its Comprehensive Plan through the coordination with neighboring jurisdictions and agencies providing services within the City of Oviedo. This Plan includes new policies addressing intergovernmental coordination for regional affordable and workforce housing needs. It also adds goals for Coordination of Economic Development Activities with policies addressing the regional coordination of workforce development, availability of funds for economic development activities, the Seminole Way Initiative, and land use and development regulations.

7 Glatting Jackson Kercher Anglin, City of Oviedo Parks and Pedestrian System Master Plan, 2007