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West 192 FRONTAGE ROAD INVENTORY & ANALYSIS

February 4, 2019

W192 CORRIDOR

Purpose + Process

Purpose

The Highway Beautification Act of 1965 calls for control of outdoor advertising, including removal of certain types of signs as part of the nation's growing interstate system and the federal-aid system. The primary purpose is to encourage scenic enhancement and roadside development. (FHWA)

In 1972, the federal government entered into an agreement with the Florida Department of Transportation (FDOT) to implement outdoor advertising standards in areas adjacent to the federal-aid primary systems (a part of the federal Highway Beautification Act). The basis for their jurisdiction is through issuing permits pursuant to Section 479.07, Florida Statutes. If a road is defined as a "federal-aid primary highway system," then a permit for outdoor advertising signs is required. Irlo Bronson Memorial Highway (W192) does receive federal aid and is therefore subject to the Highway Beautification Act.

"I want to make sure that the America we see from these major highways is a beautiful America."

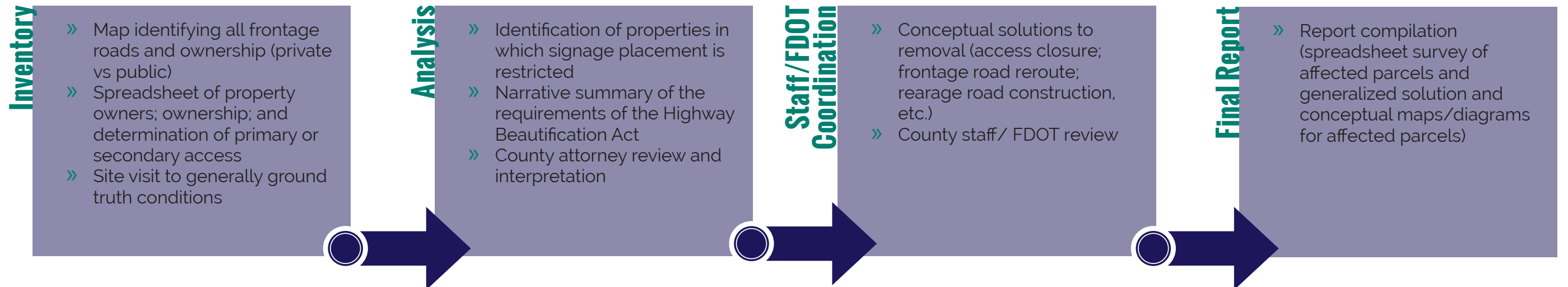
President Lyndon B. Johnson

Per the Highway Beautification Act and the Osceola County Sign Code Standards, all signage must be placed within 15' of the FDOT right-of-way. Properties encumbered by a frontage road are largely unable to meet this distance requirement due to lack of available land between the frontage road and the FDOT right-of-way, therefore forcing the signage to be located to the back of the frontage road - 30-40' farther from the FDOT right-of-way than the average sign. This distance raised concern from business owners within the W192 Community Redevelopment Agency (CRA) given that the approved sign is designed as a standard size. The concern is that signs placed behind the frontage road would be less visible than those within 15' of the FDOT right-of-way. This study was initiated to review how many parcels are affected by this condition, and to examine options for improving access, safety, and sign placement.

Frontage Road Property Conveyance Process

This document inventories ownership of all parcels adjacent to a frontage road. In many cases, the frontage road is located on private property. In this case, the property owner could remove the frontage road pending coordination with adjacent property owners to ensure access for all properties. In situations where the frontage road is not located on private property, it is owned by Osceola County. Should the adjacent property owner choose to have the frontage road right-of-way conveyed to them for potential future development, signage, or landscaping, they could initiate a right-of-way vacation process through the County. This process requires surveyed plat information and could result in an access, utility and/or drainage easement being conveyed but does not require the purchase of land. The County can also initiate the process. The benefit of this land transfer type is that the County could convey an entire block to stimulate development or establish catalyst sites. Once the land is conveyed to the private property owner, ownership and maintenance become the responsibility of the property owner and access issues become a private matter.

Inventory Process



W192 CORRIDOR

Corridor-Wide Summary

101 affected parcels

within the W192 CRA (1% of all parcels)

Length of Frontage Per Block Group

SEGMENT	BLOCK GROUP	NUMBER OF PARCELS	FRONTAGE ROAD LENGTH	PARCEL FRONTAGE
1	1	5	0.19 Miles	0.35 Miles
1	2	12	0.2 Miles +	0.5 Miles
3	3	6	0.29 Miles	0.29 Miles
3	4	5	0.21 Miles	0.25 Miles
3	5	2	0.15 Miles	0.15 Miles
4	6	1	0.22 Miles	0.21 Miles
4	7	14	0.45 Miles	0.45 Miles
5	8	9	0.33 Miles	0.37 Miles
5	9	7	0.4 Miles	0.44 Miles
5	10	14	0.66 Miles	0.72 Miles
5	11	6	0.15 Miles	0.26 Miles
6	12	12	0.43 Miles	0.5 Miles
6	13	1	0.29 Miles	0.33 Miles
7	14	7	0.23 Miles	0.26 Miles
TOTAL	14	101	4.2 MILES	5.08 MILES

Controlled Access Facilities + Interim Access Management Standards

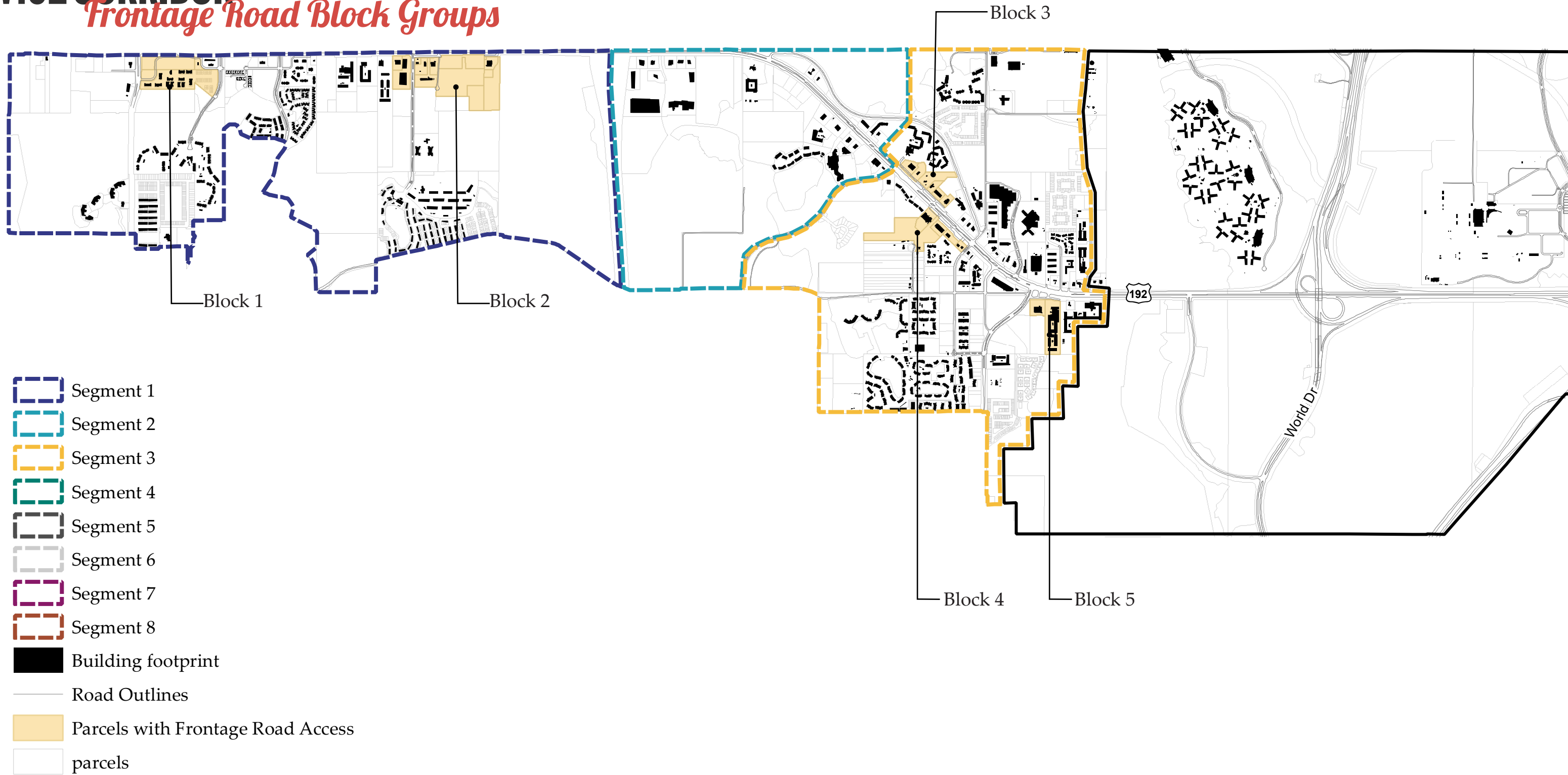
REGULATION	Osceola County/ FDOT
ACCESS CLASS	3
FACILITY DESIGN FEATURES (MEDIAN TREATMENT & ACCESS ROADS)	Restrictive
POSTED SPEED (MPH)	45 MPH
CONNECTION SPACING (FEET)	440 *660 as identified in the W192 Redevelopment Plan
MINIMUM MEDIAN OPENING SPACING STANDARD (FEET)	Full: 2,640 Directional: 1,320
MINIMUM SIGNAL SPACING (FEET)	2,640

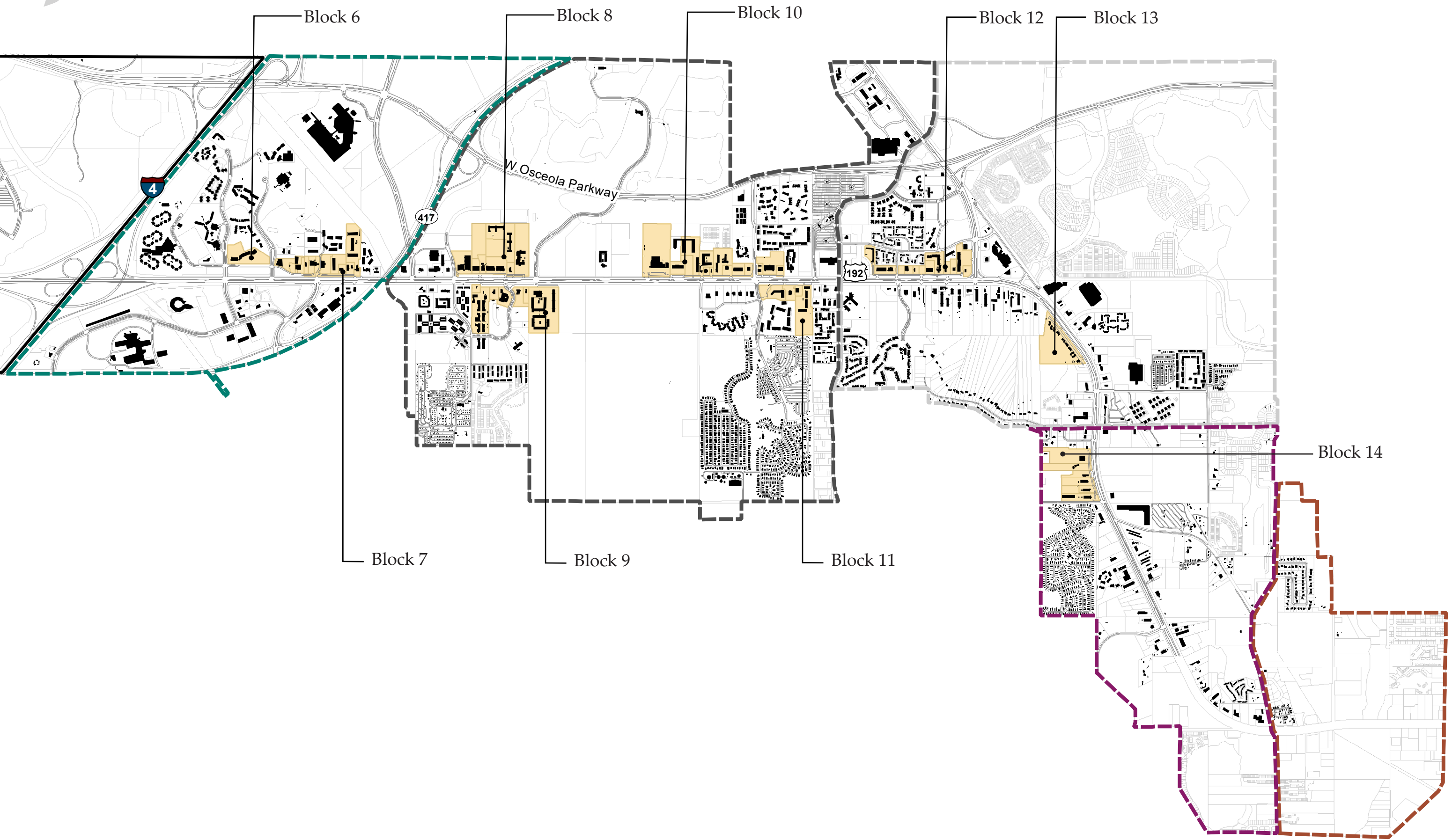
Assumptions

- » This plan identifies recommendations generally favoring the removal of frontage roads and providing cross access easements where needed.
- » Multiple options for development are possible once frontage roads are transferred back to property owners.
- » Access closures identified in the W192 Redevelopment Plan are consistent with frontage road recommendations.
- » Where median cuts with dedicated turn lanes already exist, access was prioritized and recommended to be left open.
- » Secondary access points for emergency need to be addressed.
- » Additional information on easement ownership is needed to determine transfer of easement access.
- » Building setbacks were measured from parcel line.

W192 CORRIDOR

Frontage Road Block Groups





Block 6

Block 8

Block 10

Block 12

Block 13

W Osceola Parkway

417

192

Block 7

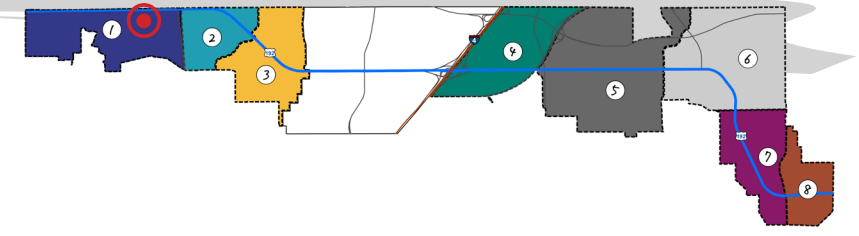
Block 9

Block 11

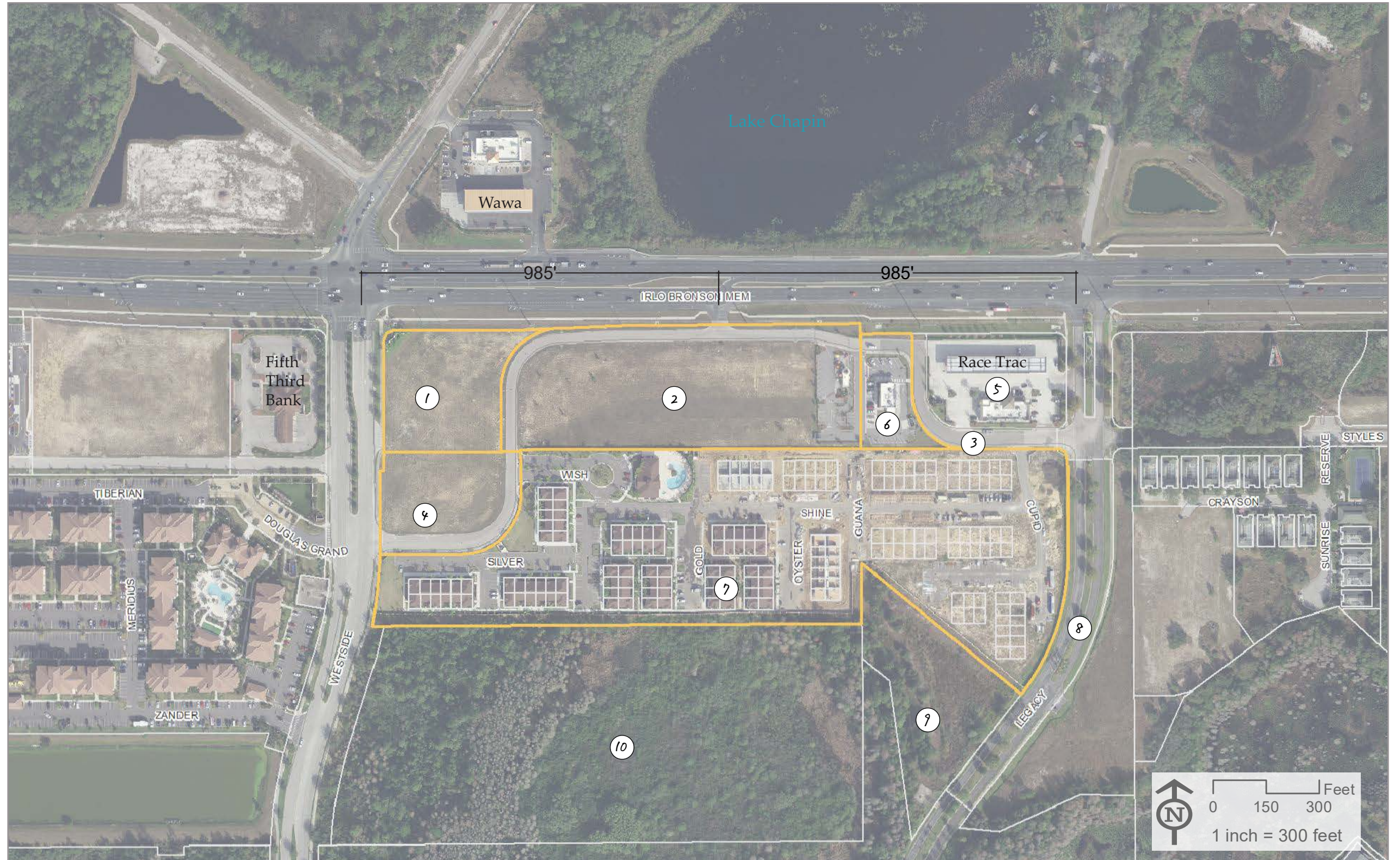
Block 14

Segment 1

Block 1 Westside Study Area



ID #	PARCEL OWNER
1-4	K&B Westside Investors LLC
5	Racetrac Petroleum Inc
6	Harrods Estates LLC
7	West Lucaya Village Assoc Inc
8-9	Devon Park Master Owners Assoc Inc
10	Westside CDD



W192 CORRIDOR

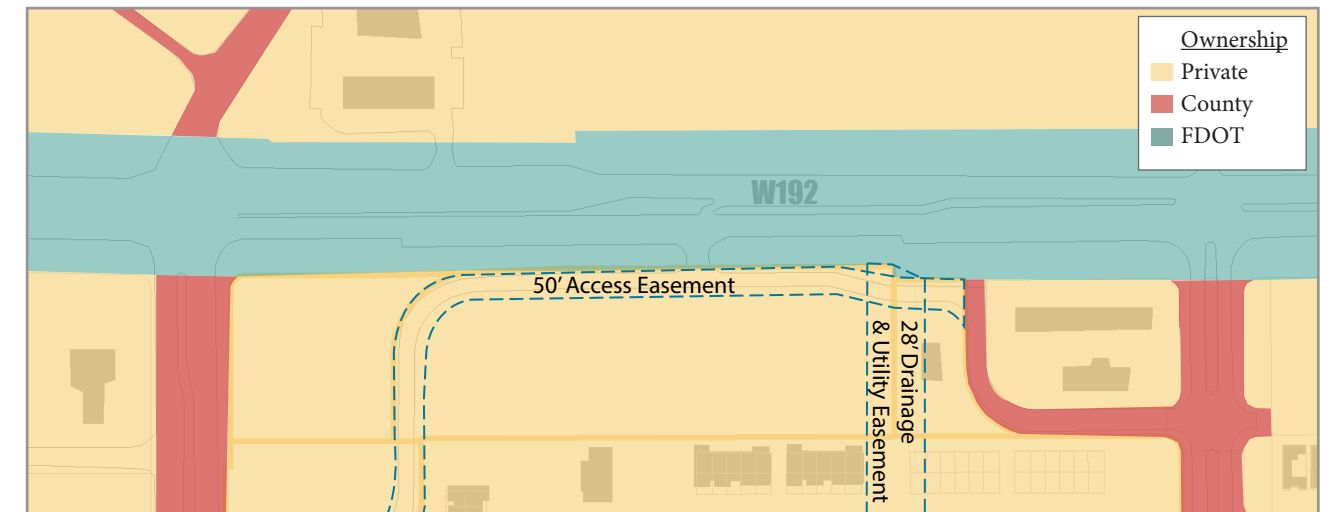
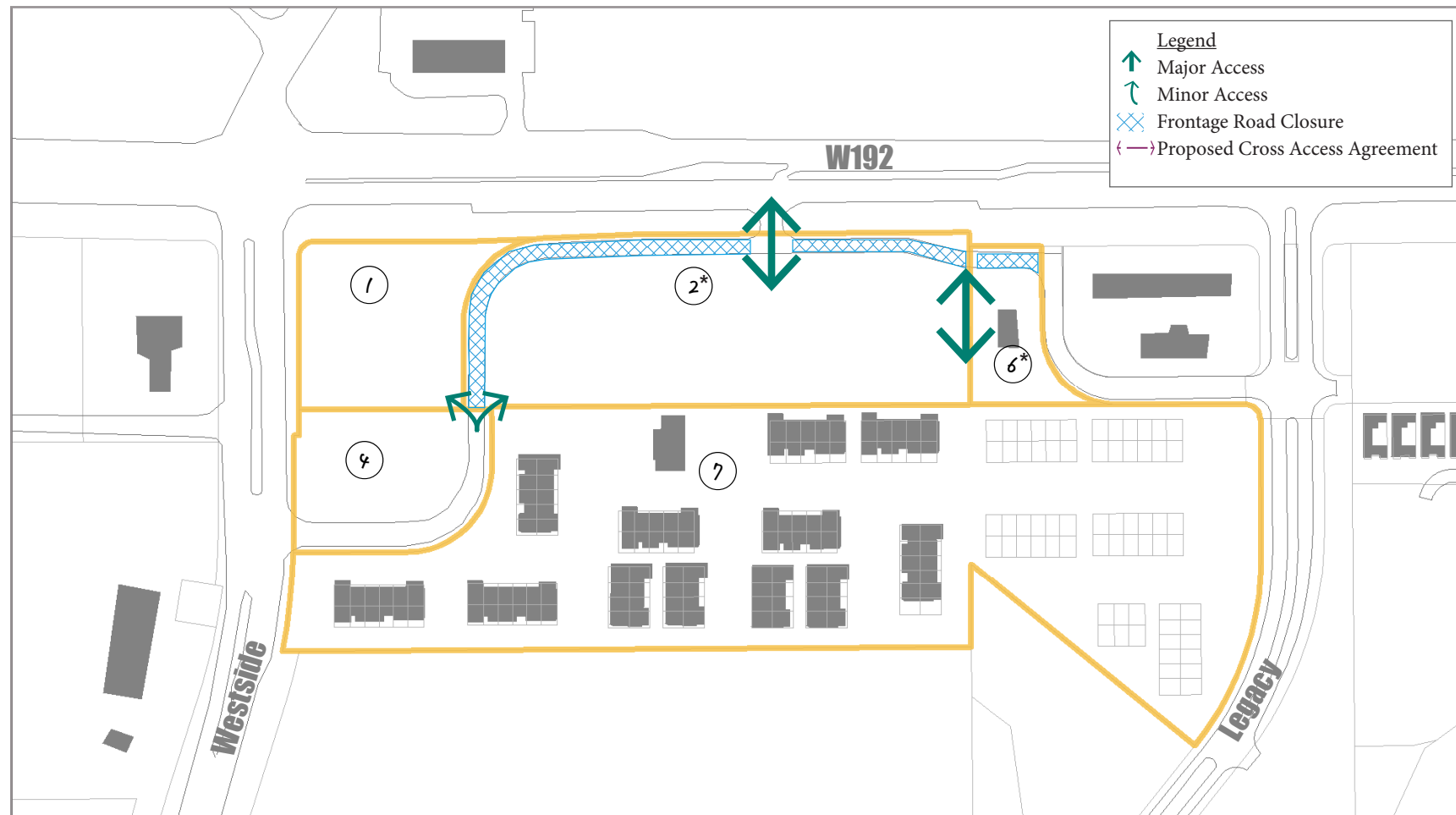
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
1	Private			
2	Private	112'	*	●
4	Private			●
6	Private	125'	*	●
7	Private			

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
			●
●		●	

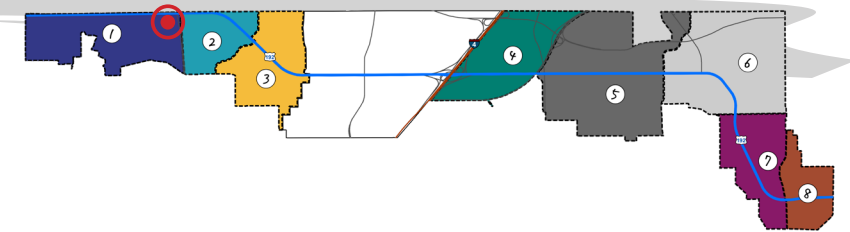


Notes:

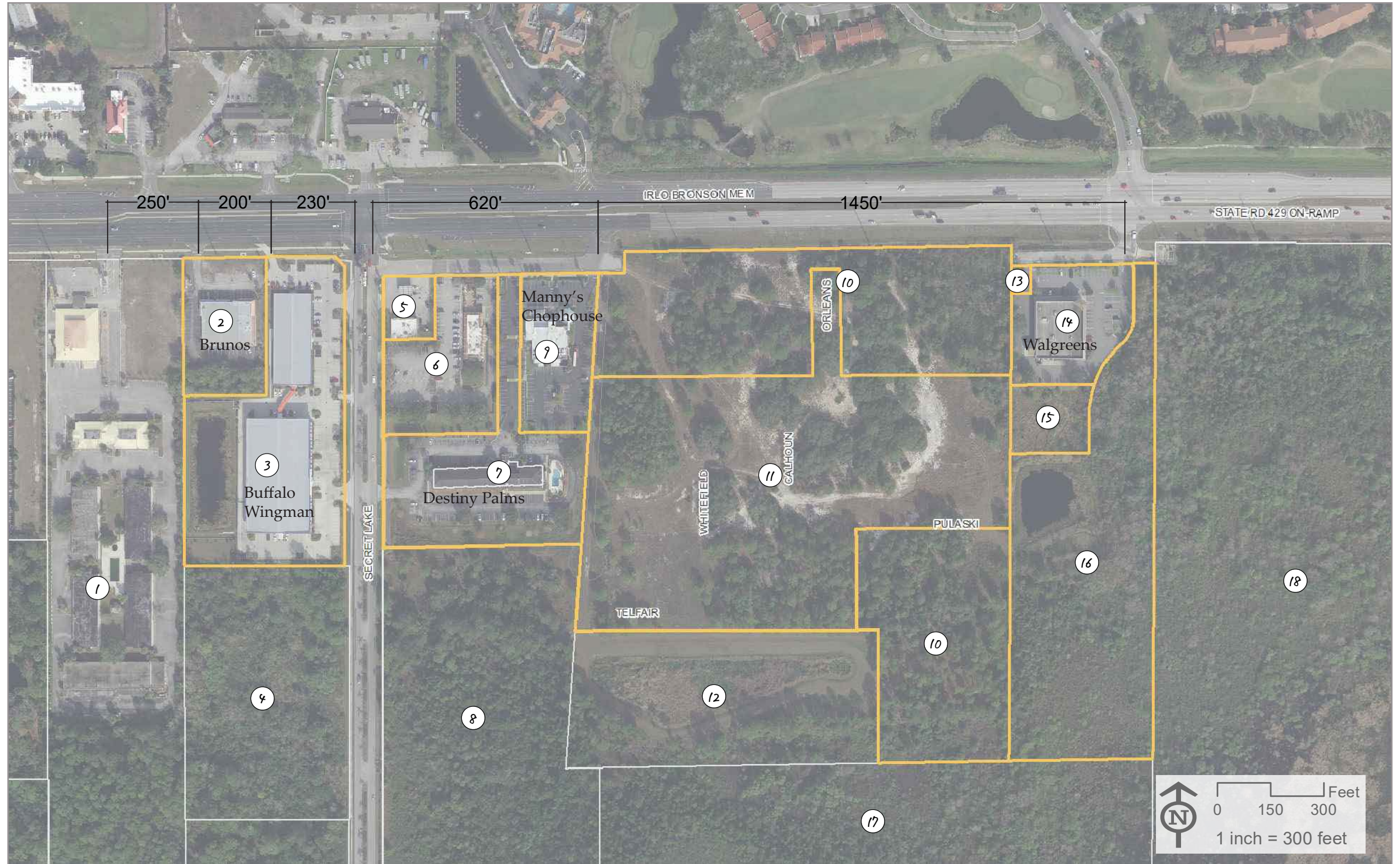
- » Newly developed area
- » Potential removal of frontage road
- » Access maintained to all parcels either through side entrances or at main access point from W192 with a two-way median
- » Future parcels subdivided from parcel ID #2 will have access from W192 and access easements through parcel ID #4 & #6

Segment 1

Block 2 Secret Lake Dr



ID #	PARCEL OWNER
1	Backlot Apts LLC
2	Khan Nur Ullah
3	Maingate West Flea Market Price Inc
4	Talon Group LLC,
5	Kolee 59 Trust
6	Mcdonalds Corporation
7	Meridian At Secret Lake Condo Assoc Inc
8	Rite Timing Service Corp
9	Cubic Global Investment & Dev LLC
10	Cantero Holdings LLC Series 6
11	Bella Terra Citrus Ridge LLC
12	State of Fla DOT
14	Walgreen CO
15-16	Wilson Robert A
17	Indus LLC
18	300 On 530 Trust



W192 CORRIDOR

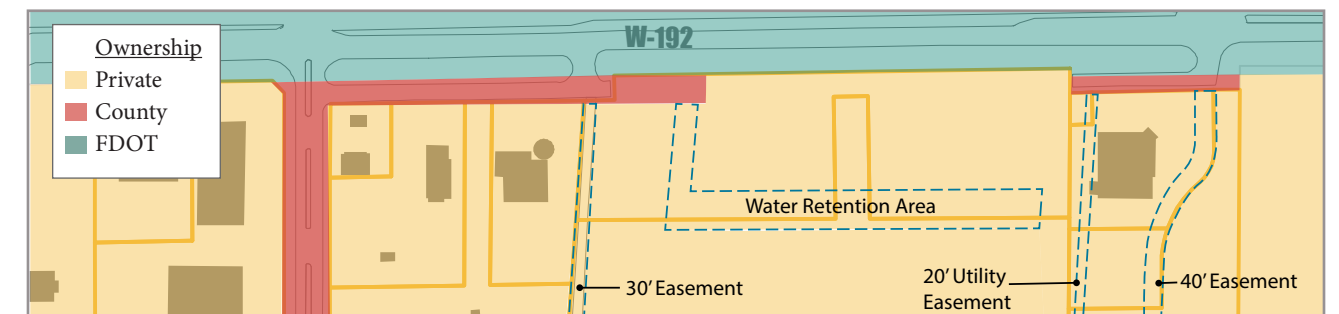
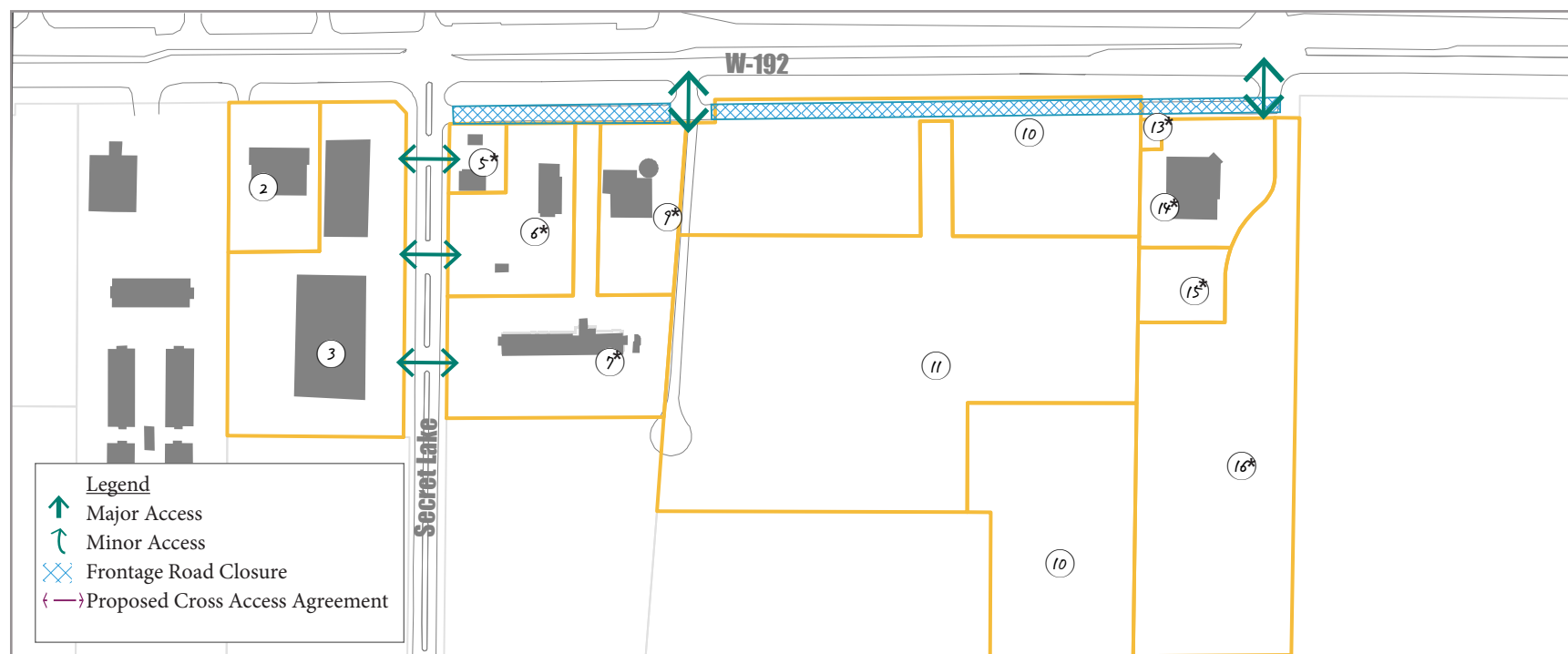
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private	100'		
3	Private	90'		
5	Osceola County	22'	*	
6	Osceola County	100'	*	
7	Osceola County	480'	*	
9	Osceola County	115'	*	
10	Private			
11	N/A			
13	Osceola County		*	
14	Osceola County		*	•
15	N/A		*	
16	Osceola County	90'	*	

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
•	•		•
•	•		•
•	•	•	•
•	•		•
		•	
		•	
	•		•
	•		
	•	•	

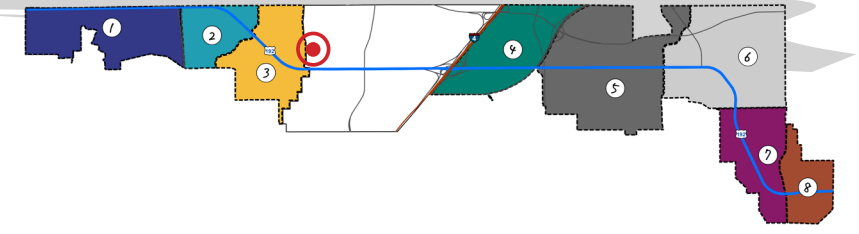


Notes:

- » New development is not shown in current parcel data and aerial
- » Potential need for rearage road to provide connectivity
- » Remove access on parcel ID #2 & #3
- » Capitalize on access from Secret Lake Street
- » Increased distance between access points by closing access points without a median break brings the area into compliance with code

Segment 3

Block 3 Formosa Gardens Study Area



PARCEL OWNER
1 Lakeside Operating Partnership LP
2 Walgreen CO
3 Wendy's Properties LLC
4 Maingate Retail LLC
5 Rose Osceola B K LLC
6 Destination Hotel LLC
7 Gala Enterprise Of Central FL Inc
8 Khan Nur Uliah
9 SLB 100 LLC



W192 CORRIDOR

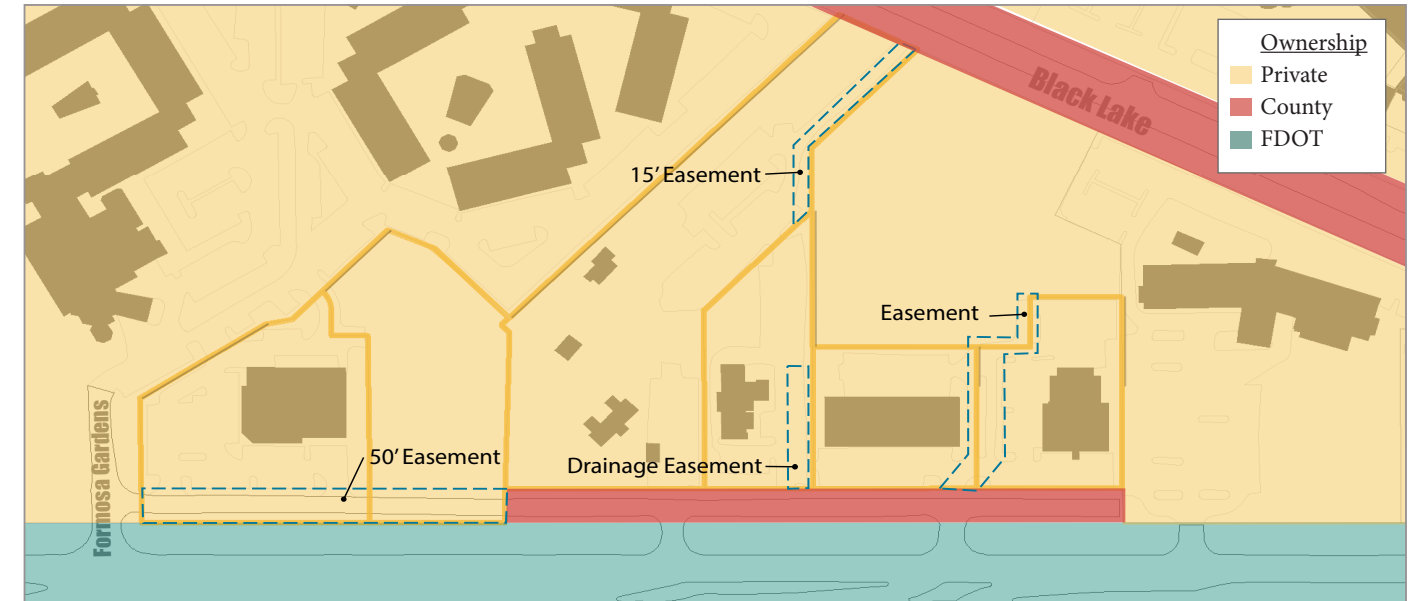
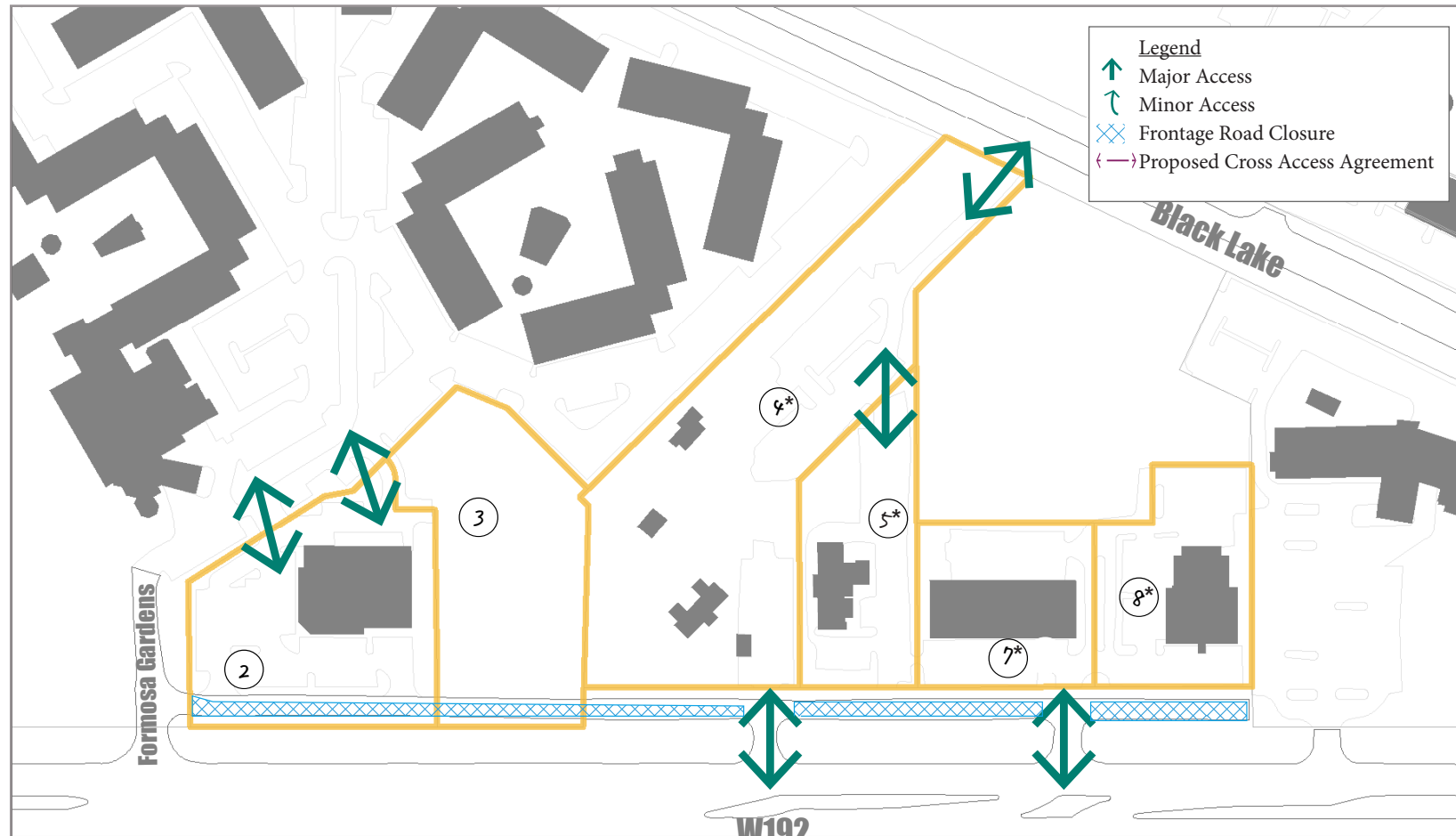
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private	125'		●
3	Private	140'		●
4	Osceola County	50'	*	
5	Osceola County	90'	*	
7	Osceola County	70'	*	●
8	Osceola County	65'	*	●

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
		●	
		●	
●	●	●	
	●	●	
●	●	●	
	●	●	

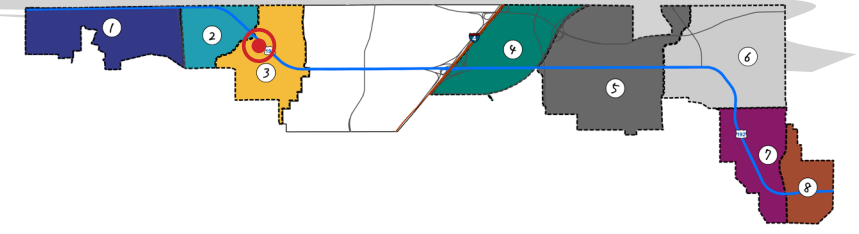


Notes:

- » Combine access points
- » Access from the northwest at parcel ID #2 allows circulation without direct access from W192
- » Parcel ID #4 allows for rear access from Black Lake Road to all parcels

Segment 3

Block 4 Lake Wilson Study Area



PARCEL OWNER	
1	Formosa Gardens Master Property Owners Assoc Inc
2	Grand Lake Resort Condo Assoc
3	Aqua Sun Investments Inc
4	Alfonso Arribas Trust
5	Stanley Stephen J
6	Osceola County
7	S & H Central Fla Invest Inc
8	Fldr1 LLC
9	Central Fla Investments Inc
10	O.R.B.I.T Owners Assoc Inc
11	Columbus Group Partnership II
12	Pietra Partners LLC



W192 CORRIDOR

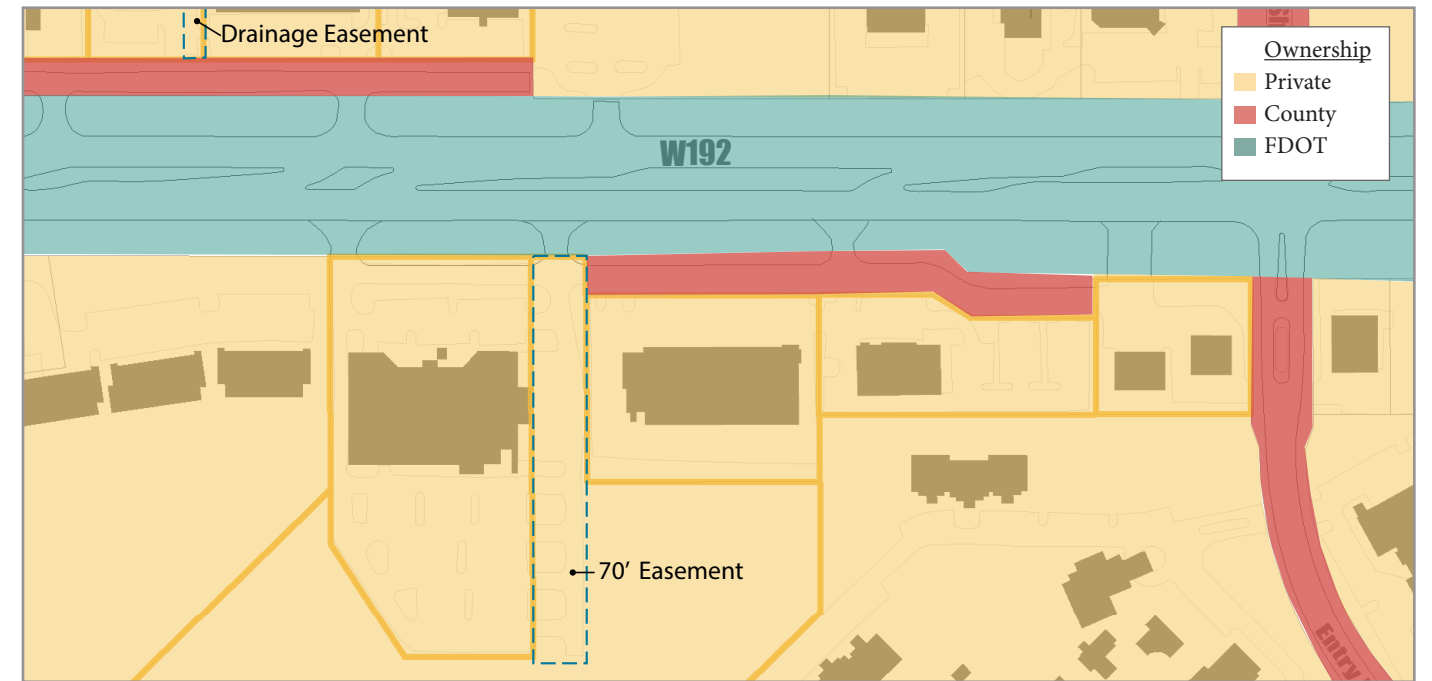
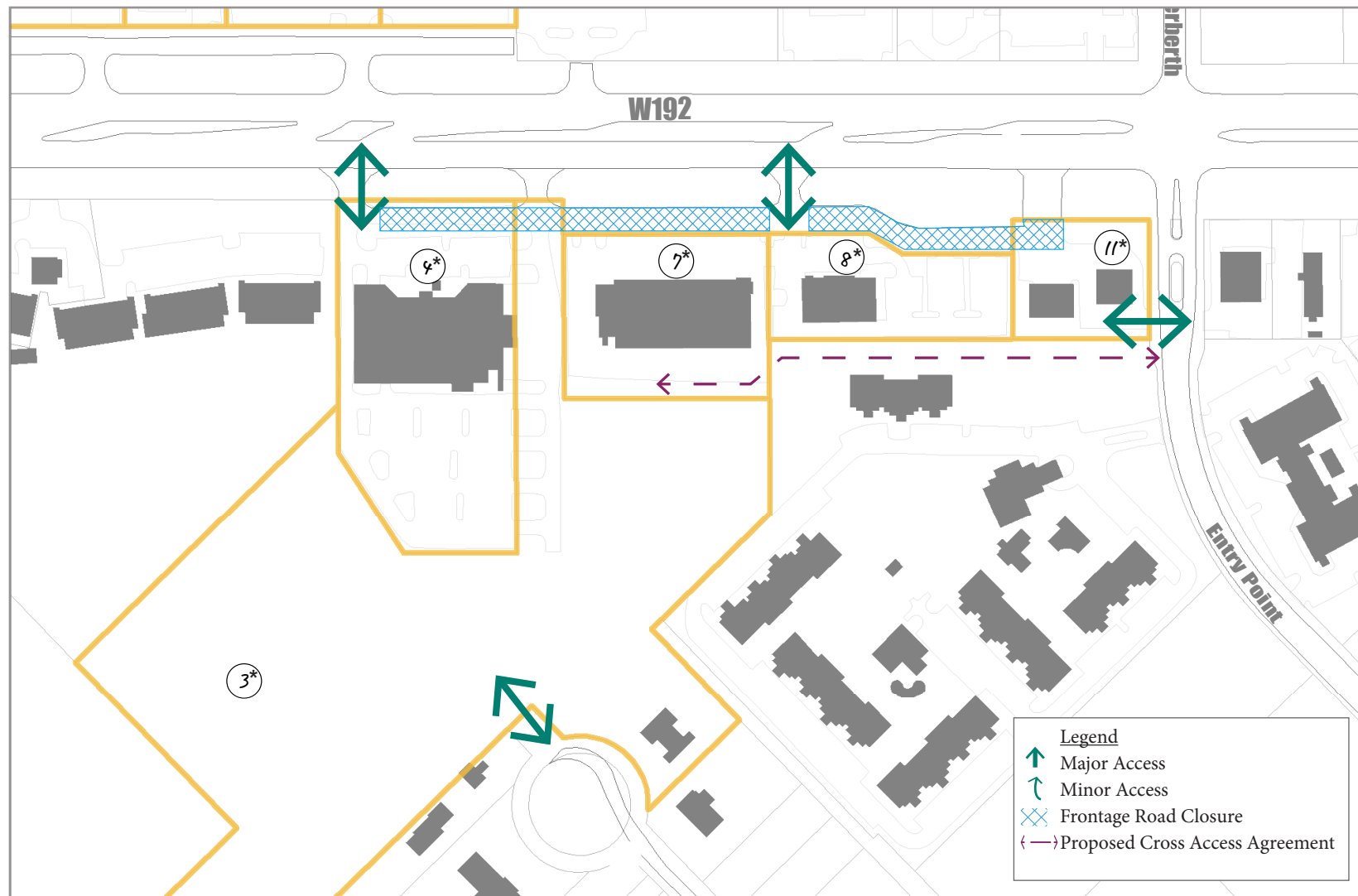
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
3	Private		*	
4	Private	135'	*	
7	Osceola County	75'	*	
8	Osceola County	75'	*	
11	Private	80'	*	

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
•		•	
•		•	
	•	•	
	•	•	
		•	

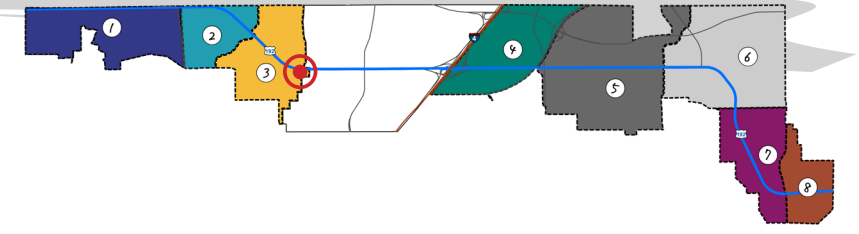


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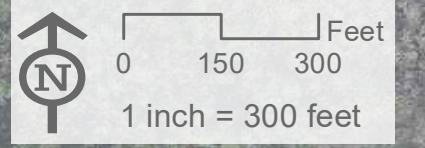
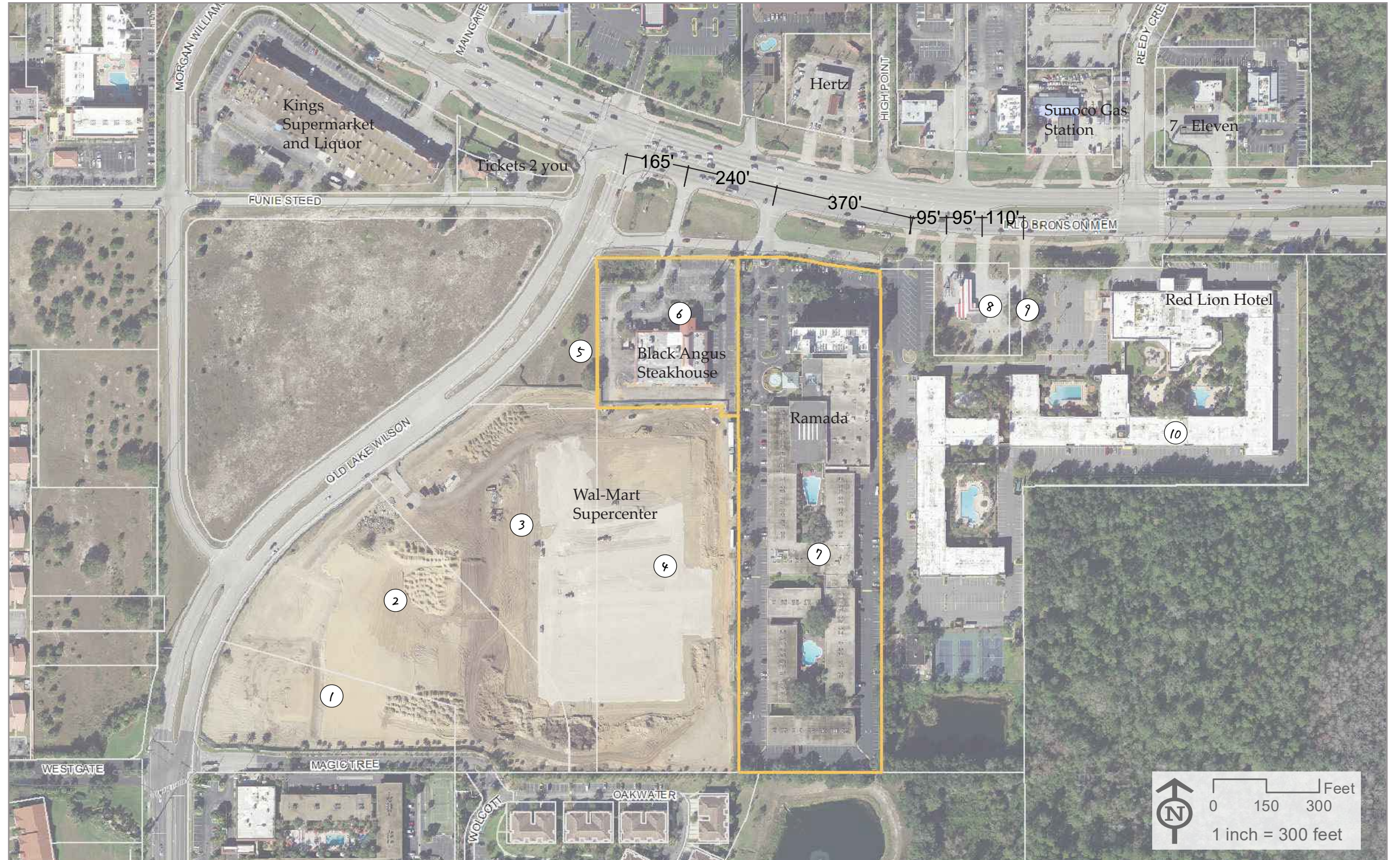
- » Remove frontage road, and maintain full-turn access at two-way medians and right-in right-out at other access points
- » Potential for new rearage road circulation
- » Increased distance between access points by closing access points without a median break brings the area into compliance with code

Segment 3

Block 5 N Old Lake Wilson Study Area



PARCEL OWNER	
1-4	Wal-Mart Stores East LP
5-6	Osceola Hotel Site Partnership
7	7470 Highway 530 LLC
8-9	Dynamic Venture Inc.
10	CHG-Maingate LLC.



W192 CORRIDOR

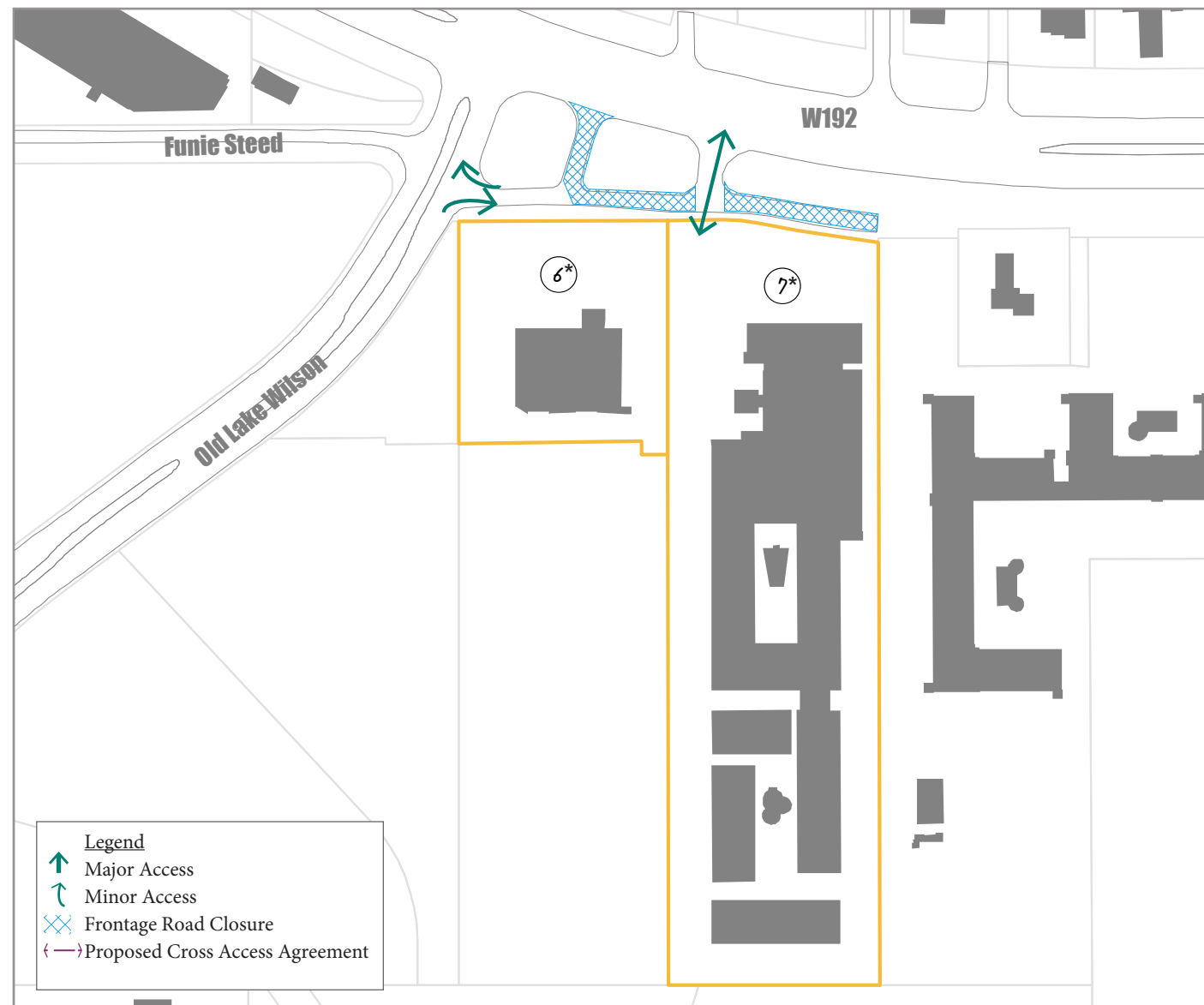
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
6	Osceola County	150'	*	
7	Osceola County	175'	*	

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearrage Road	Close or Combine W192 Access
●	●		●
	●		

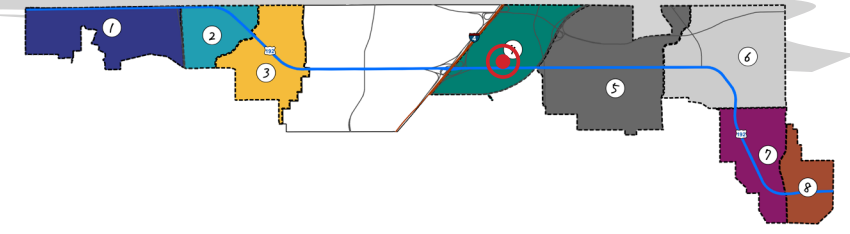


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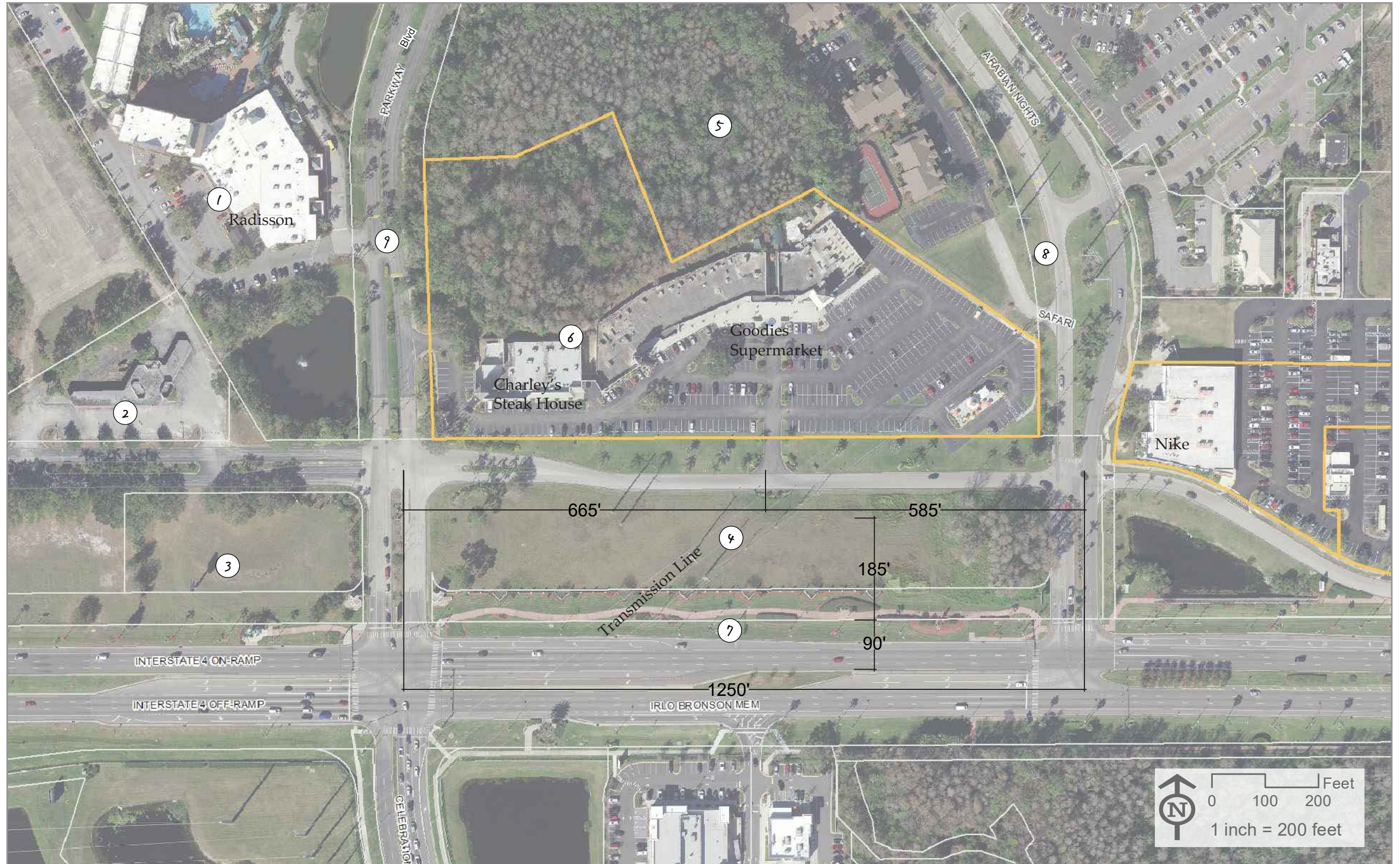
- » Redevelopment currently in progress
- » New Wal-Mart opportunities to increase rearage circulation
- » Current trend to take frontage road to W192. Closing access along frontage increases safety
- » Combined access point serves both parcels
- » The ownership diagram is developed from FDOT data, an additional survey would be needed to update right-of-way along Funie Steed Road

Segment 4

Block 6 Hotel Site Study Area



PARCEL OWNER	
1	Vwi Celebration LLC
2-4	Orlando Sun Resort & Spa LLC
5	Parkway International Owners Assoc Inc
6	KC Holdings Of Osceola LLC
7	Parkway Prop Owners Assn Inc
8	Park Equus Prop Owners Assoc
9	Ellers Corp NV



W192 CORRIDOR

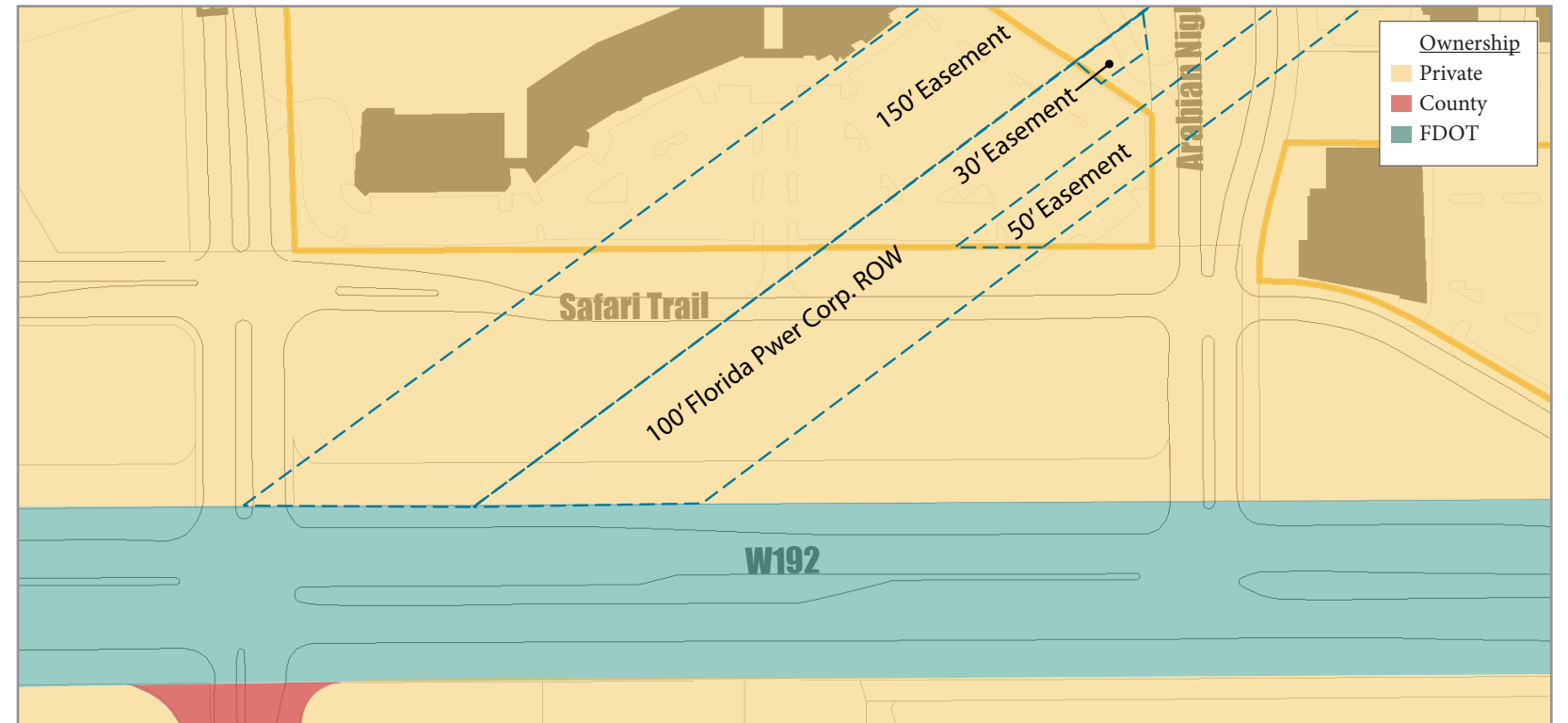
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
6	Private	75'		

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access



Notes:

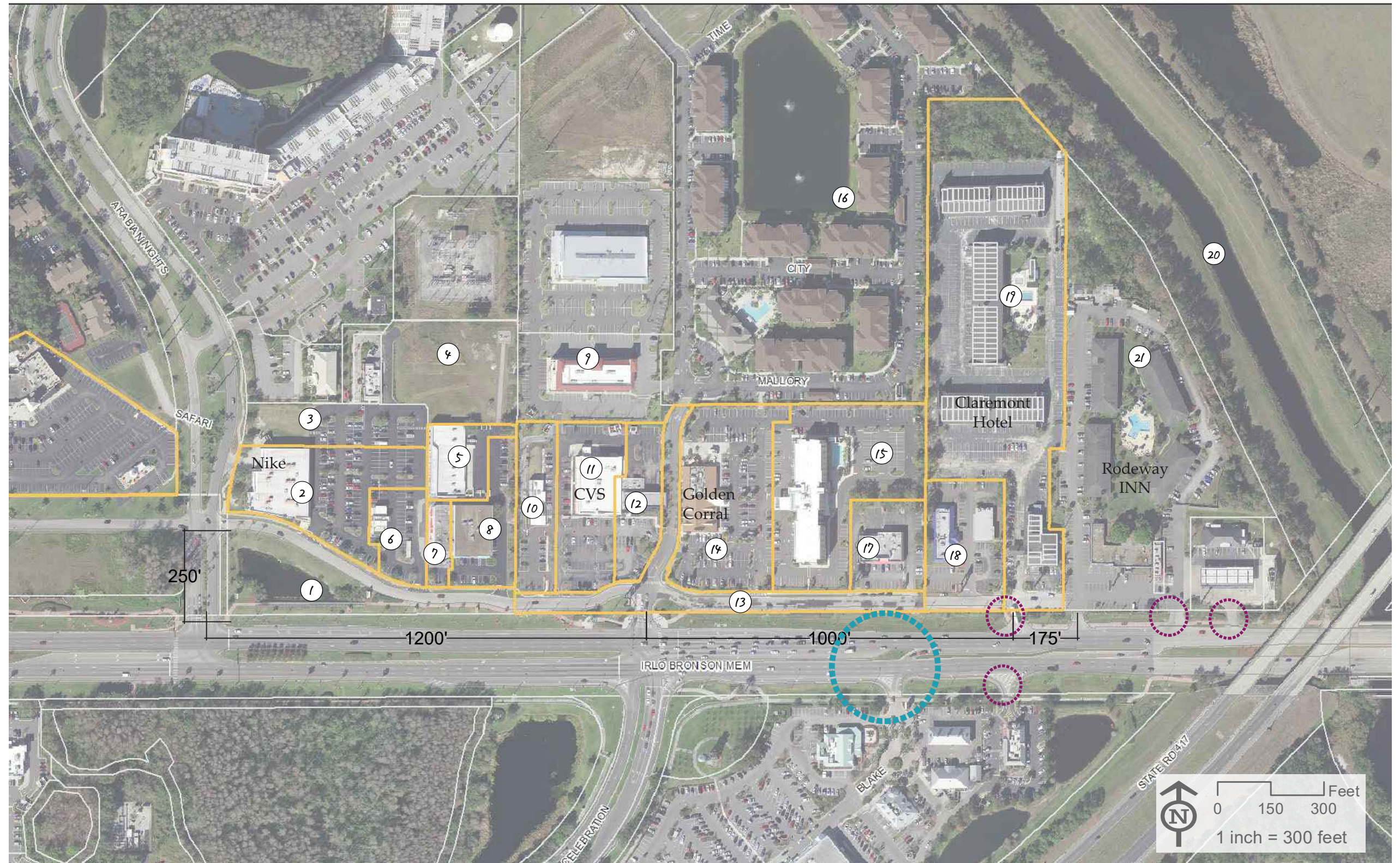
- » Because the frontage road is part of a through-road it is not recommended for closure
- » Potential development on parcel ID #4 could bring development closer to the road
- » The ownership diagram is developed from FDOT data, and an additional survey and research would be needed to confirm easements of record

Segment 4

Block 7 Safari Study Area



PARCEL OWNER	
1	Park Equus Prop Owners Assoc
2	First Eagle Development Inc
3-4	First Eagle Partners LLC
5-6	First Eagle Dev Inc
7	Alluvion Celebration LLC
8	Celebration Gifts LLC
9	Cpp1 LLC
10-12	Celebration Mania Investors LLC
13	Shoppes At Celebration Assoc
14	Holm Real Estate LLC
15	Holm Hotels LLC
16	Camden USA Inc
17	Water Mania Inc
18	6065 Bronson LLC
19	Greenpoint Celebration Condo Assoc Inc
20	Reedy Creek Imp District
21	Gulf South Enterprises Inc



W192 CORRIDOR

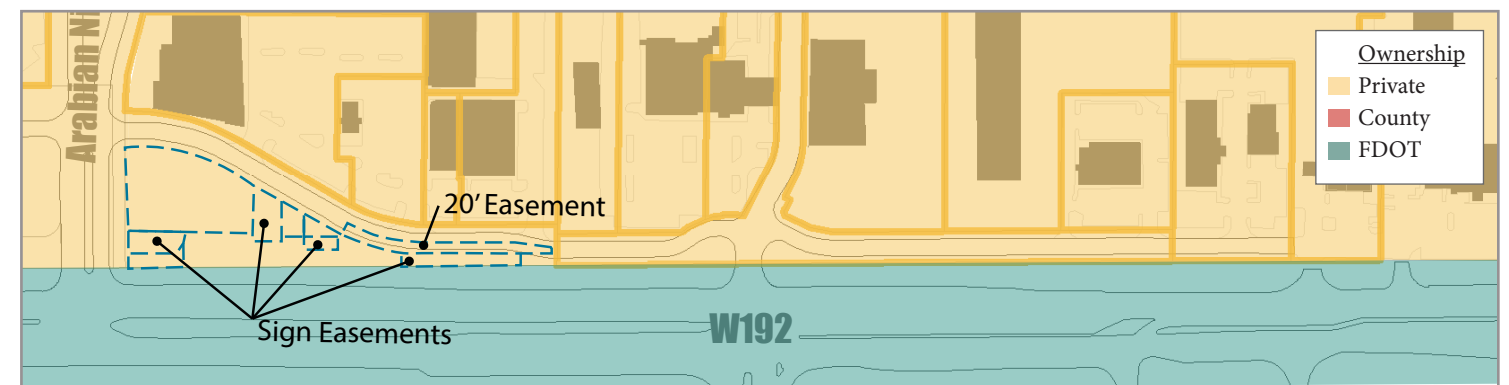
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private	0'	*	●
5	N/A		*	
6	Private	75'	*	●
7	Private	100'	*	●
8	Private	90'	*	●
10	Private	195'	*	
11	Private	213'		
12	Private	180'	*	
14	Private	160"	*	
15	Private	95'	*	
17	Private	80"	*	
18	Private	140'	*	
19	Private	125'		

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
	●	●	
	●	●	●
	●	●	●
●	●	●	●
●	●	●	
●	●	●	
●	●	●	
●	●		●
	●		●
			●
●			●



Notes:

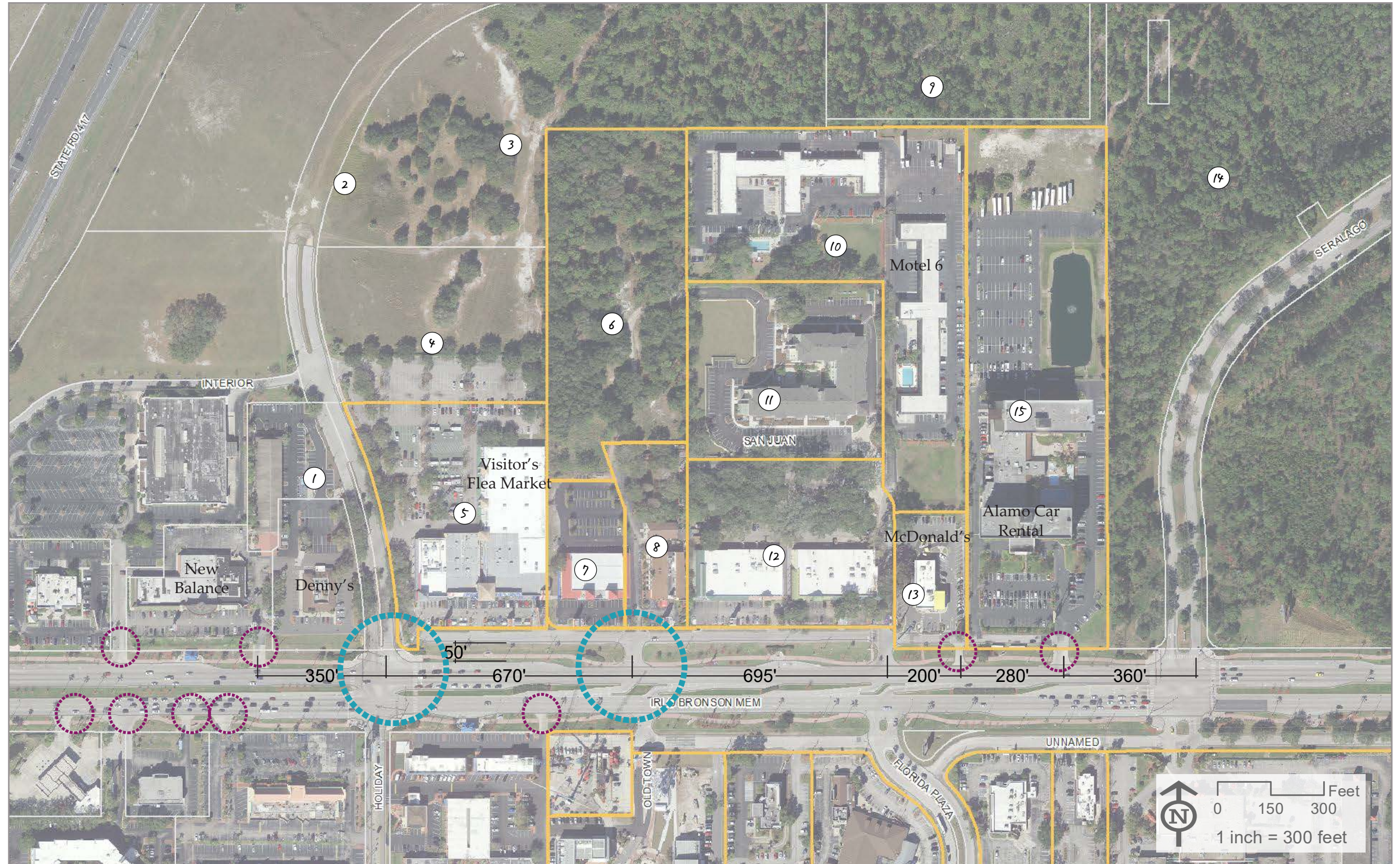
- » Remove the frontage road, and maintain access at two-way medians
- » Closing the frontage road would increase access from Celebration Avenue
- » Potential future rear access from Arabian Nights Boulevard
- » The frontage road along parcel ID #10, #11, #12, #14, #15, and #17 is owned by the Shoppes at Celebration Association potential transfer of this right-of-way could be included in a subsequent process.

Segment 5

Block 8 San Juan Study Area



PARCEL OWNER	
1	Rambhai Kishore V
2 - 4	Xenel Intl USA Inc
5	Treasure Island Resort Wear & Gifts LLC
6	Zahara Hotels Inc
7	Super Gift Discount Inc
8	Pacinos Inc
9	Marina Landing-Osceola Pines LLC
10	G6 Hospitality Property LLC
11	San Juan Of Osceola LP
12	Rt Retail Investments LLC
13	Mcdonalds Restaurants Of FL
14	Little England Utilities LLC
15	Celebration Ph Holdings Ltd



W192 CORRIDOR

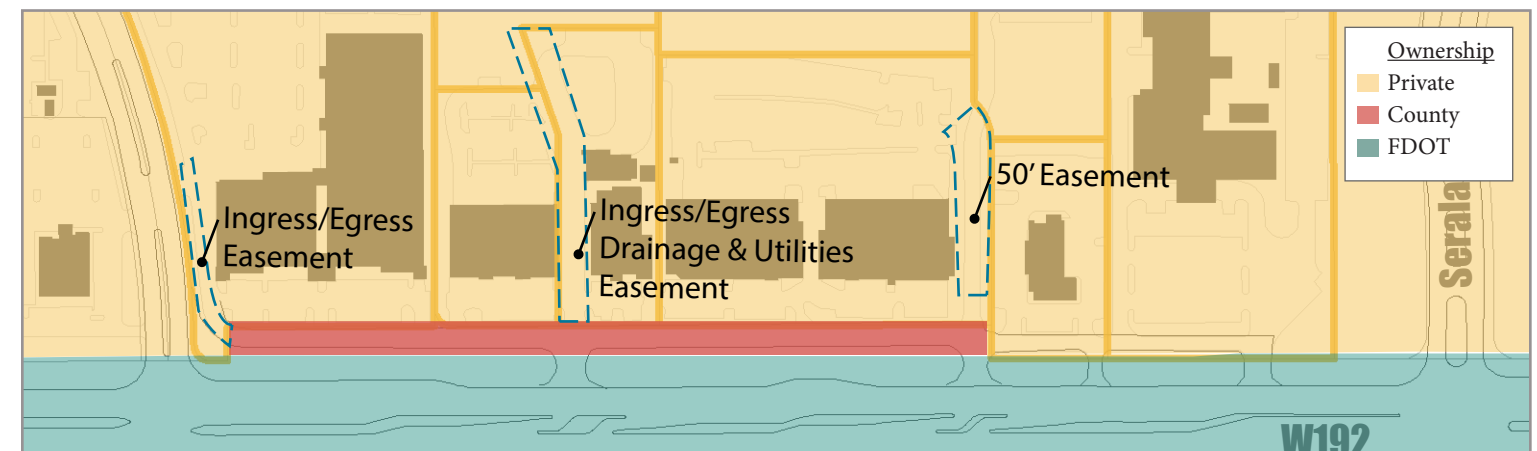
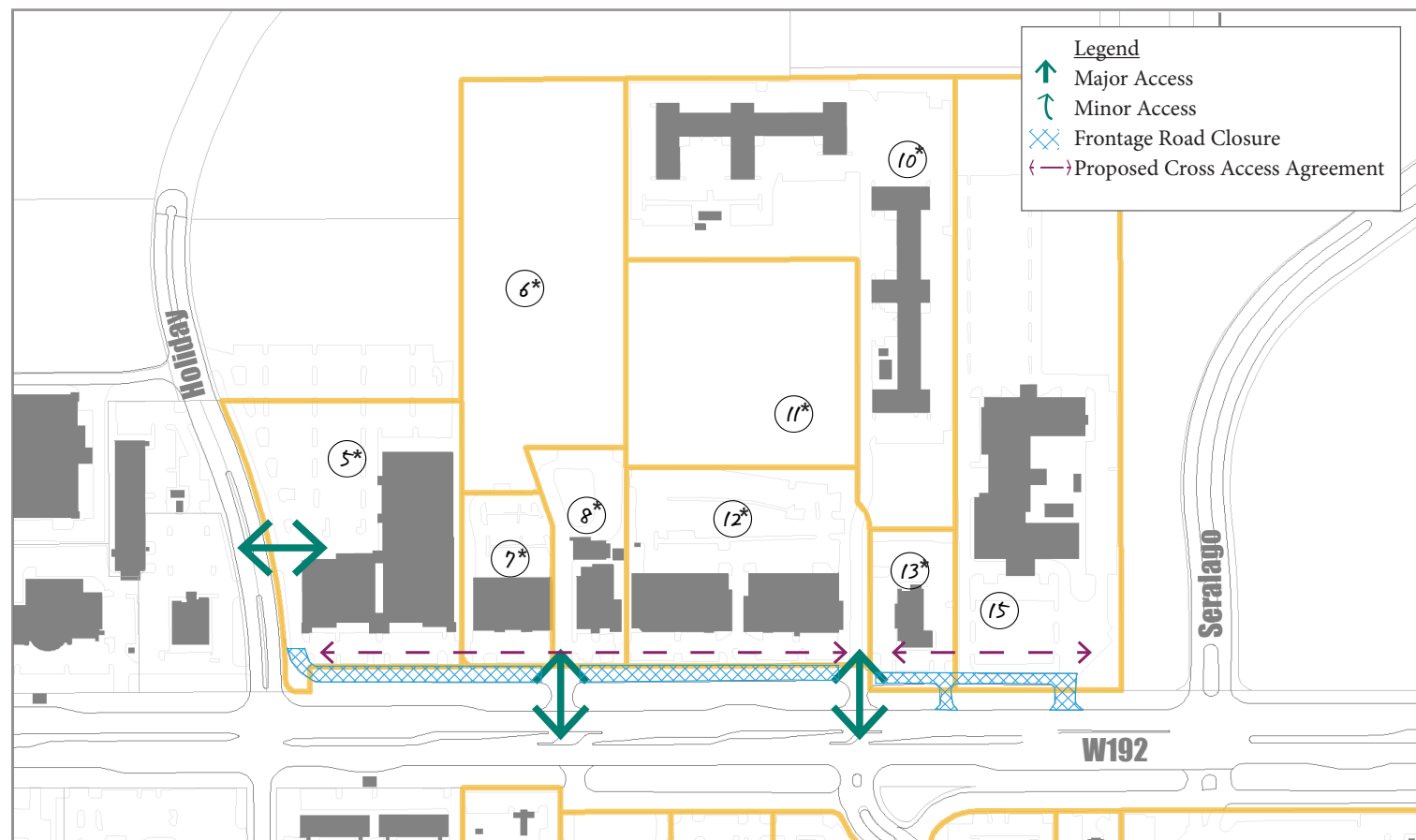
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
5	Osceola County	75'	*	●
6	Osceola County		*	
7	Osceola County	75'	*	
8	Osceola County	75'	*	●
10	Osceola County		*	
11	Osceola County		*	
12	Osceola County	75'	*	●
13	Private	100'	*	
15	Private	250'		

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
	●	●	
		●	
	●		
	●		
		●	
●			●
●		●	●



Notes:

- » Remove frontage road, and maintain access at two-way medians
- » Parcel ID #3, #4, #6, #9, and #10 could accommodate rear access
- » Combine access points
- » Dedicate access easement across parcel ID #13 for access to parcel ID #15
- » Increased distance between access points by closing access points without a median break brings the area into compliance with code

Segment 5

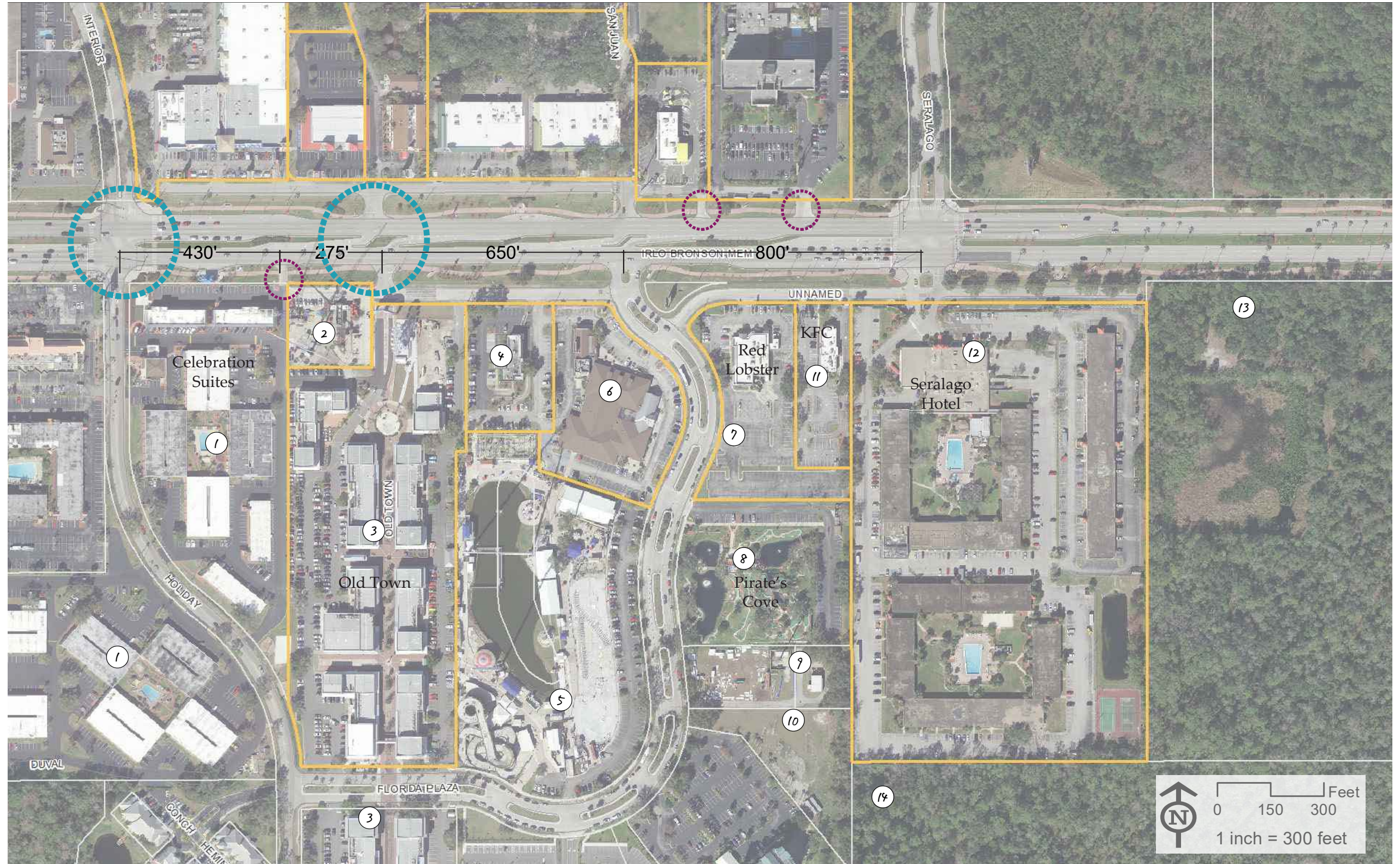
Block 9 Florida Plaza Study Area



W192 Redevelopment Plan Recommendations

- Median Closure per County Standards
- Access Driveway Closure per County Standards

PARCEL OWNER	
1	T Old Town LLC
2	Old Town Checkers LLC
3	Old Town Kissimmee Ltd
4	Clement RX Partners LP
5	Skycoaster of Florida LLC
6	Fun Spot Plaza LLC
7	JCS Redlob III LLC
8	Pirates Cove FLA Plaza Inc
9	United Telephone Co Of FLA
10	C E Brooks Investments Inc
11	Lojon Property II LLC
12	Pan American Venture Fund LLC
13	4P Development LLC
14	Mp2 Ventures LLC



W192 CORRIDOR

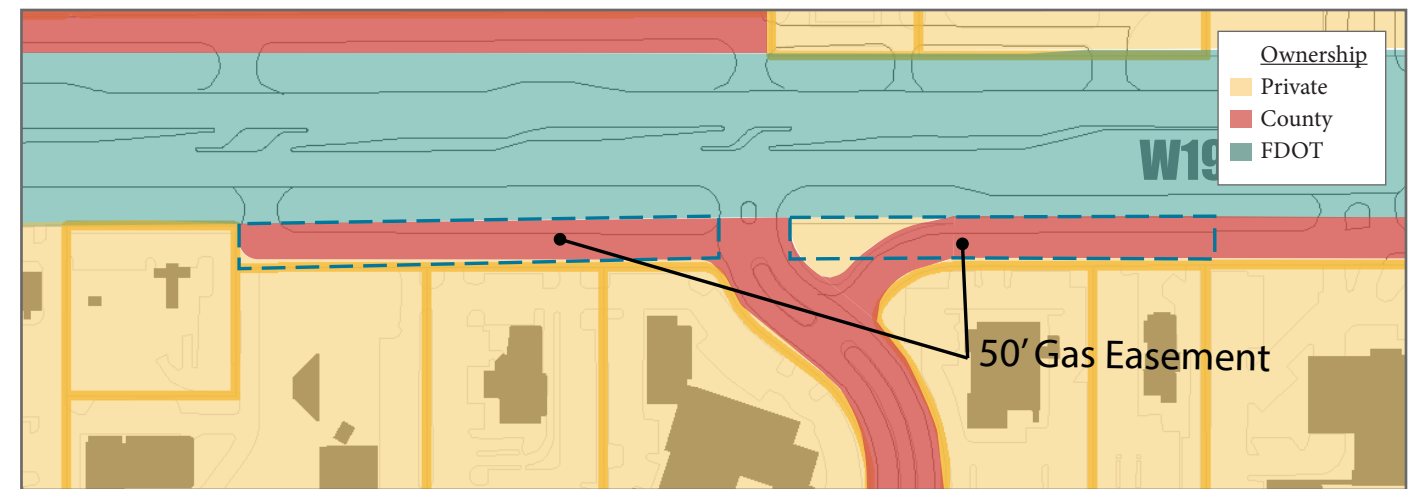
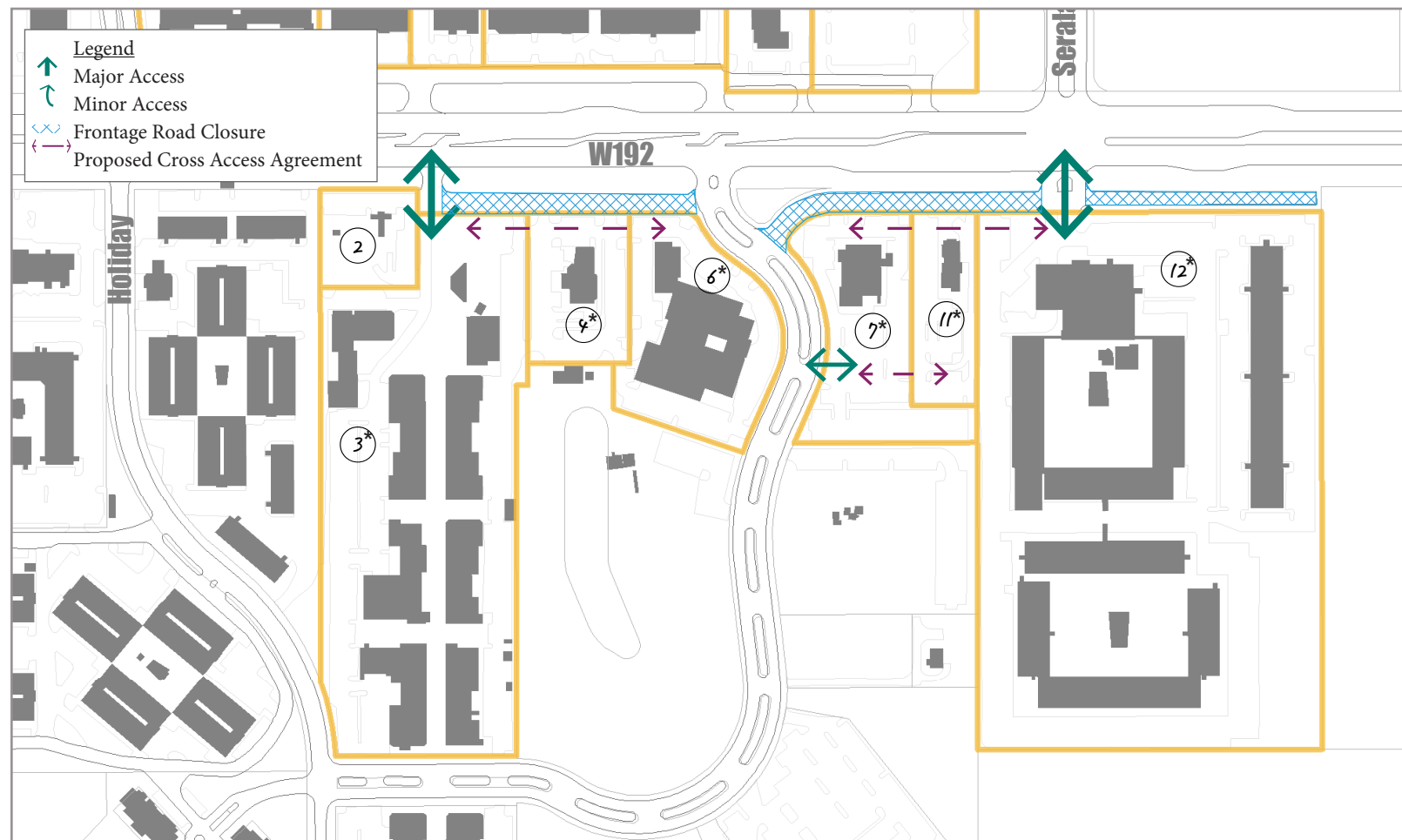
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private	45'	*	
3	Osceola County	55'	*	
4	Osceola County	70"	*	
6	Osceola County	60'	*	
7	Osceola County	70'	*	
11	Osceola County	65'	*	
12	Osceola County	125'	*	

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
●	●		
●	●	●	●
●	●	●	
●	●	●	
●	●	●	●
●	●		



Notes:

- » Remove frontage road
- » Accommodate primary access from Florida Plaza Street
- » Combine access for parcel ID #2 and #3
- » Include rear cross access circulation on parcel ID #7 and #11
- » Parcel ID #4 could be accessed via cross access easement or via rearage road between parcel ID #5 and #6 from Florida Plaza Street

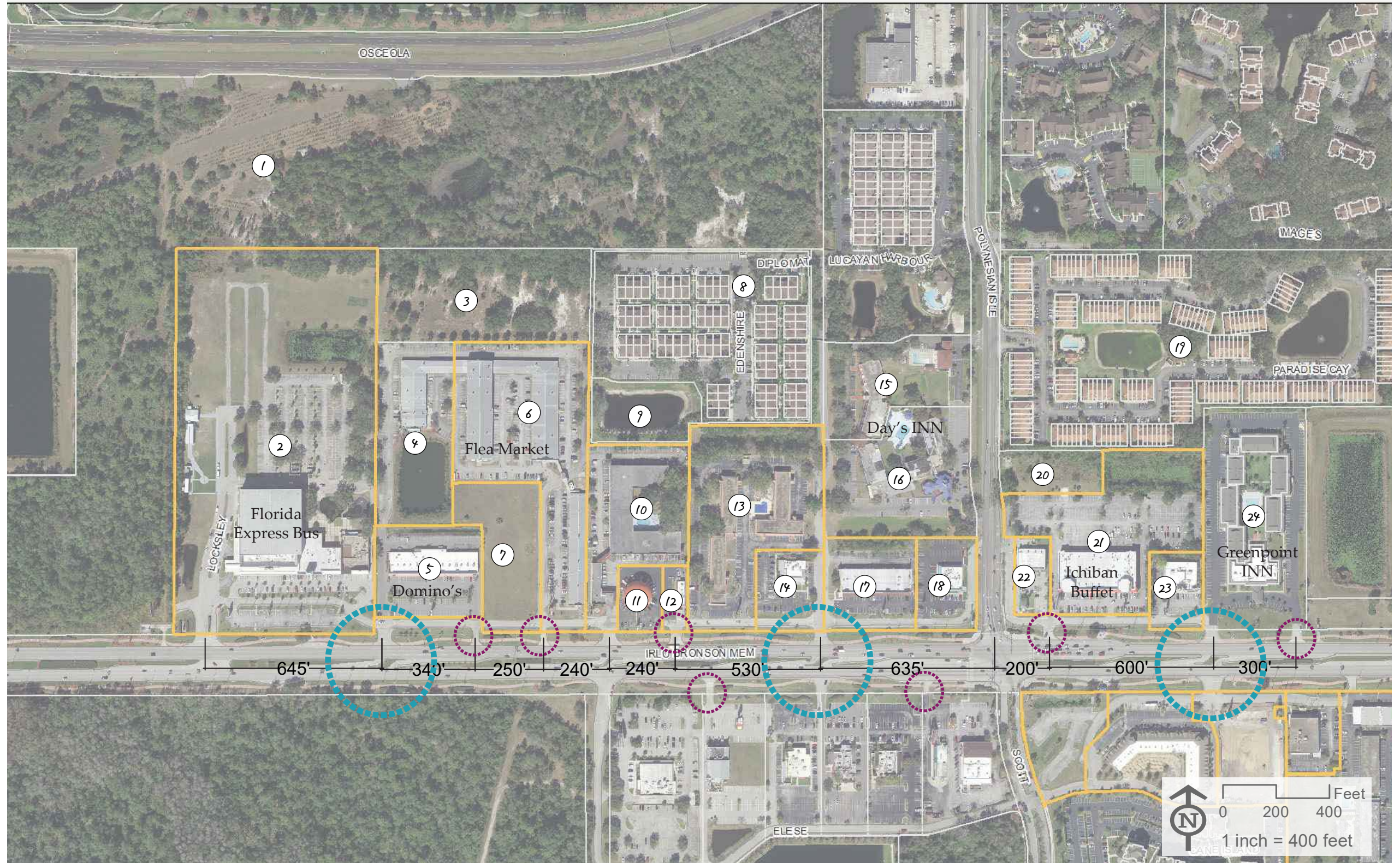
Segment 5

Block 10 Polynesian Isle Study Area



W192 Redevelopment Plan Recommendations
 Median Closure per County Standards
 Access Driveway Closure per County Standards

PARCEL OWNER	
1	Orlando Investment Properties LLC
2	Faith Church International Inc
3	N B E Corporation
4	3840 Formosa Corporation
5	Celebration Plaza Inc
6	3840 Formosa Corp
7	Chens Family Investments LLC
8	Lucaya Vlg Master Community Assoc Inc
9	Lucaya Vlg Community Assoc
10	JJC Investments Inc
11	Florida Orange World Inc
12	Kathleen Franco Irrevocable Trust
13	Parkside Capital Group LLC
14	Rare Hospitality International Inc
15	Goal Group Of Hotels LLC
16	Polynesian Inn LLC
17	Tirumala Ventures LLC
18	Kabuki Group Inc
19	Paradise Cay HOA Inc
20	Shopping Center Equities Inc
21	5285 Irlo LLC
22	Yates Henry C Tr
23	S & H Central FL Invest Inc
24	Legacy Grand East Gate Condo Assoc Inc



W192 CORRIDOR

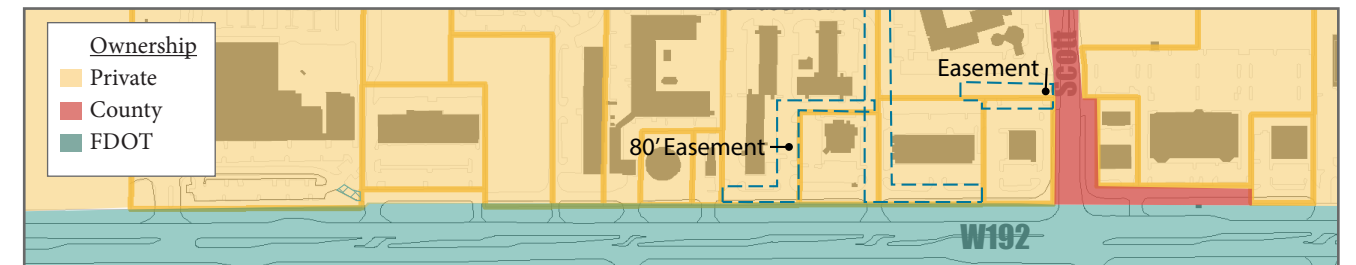
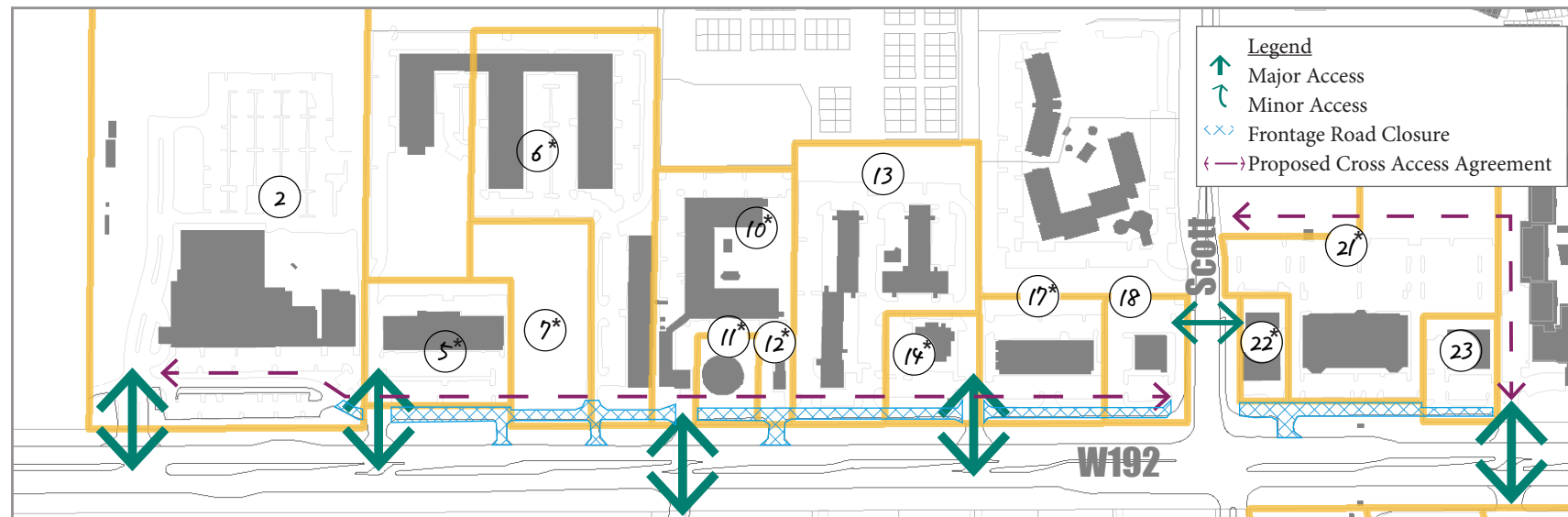
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private	216'	*	
5	Osceola County	160'	*	
6	Private	108'	*	
7	Private	125'	*	
10	Private	108'	*	
11	Private	108'	*	
12	Private	115'		●
13	Private	100'	*	●
14	Private	160'	*	●
17	Private	130'		●
18	Private	150'	*	
21	Osceola County	85'	*	
22	Osceola County	60'		
23	Private	150'		●

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
●	●		●
●		●	●
●			●
●		●	
●			
●			●
●		●	●
●	●	●	●
●	●	●	●
●		●	



- Notes:**
- » Remove frontage road, and maintain access at two-way medians
 - » Increased distance between access points by closing access points without a median break will bring the area into compliance with code

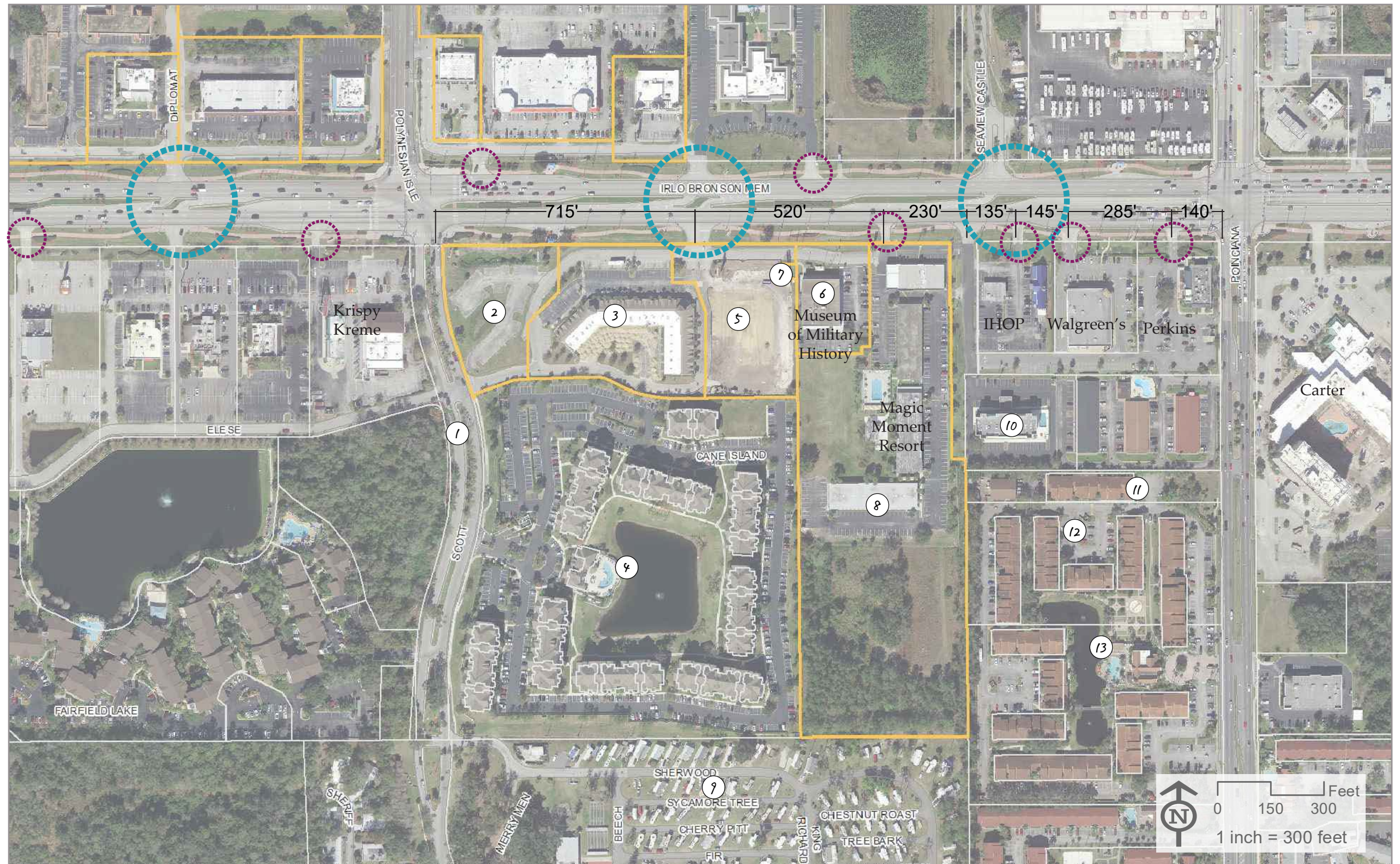
Segment 5

Block 11 Scott Study Area



W192 Redevelopment Plan Recommendations
 Median Closure per County Standards
 Access Driveway Closure per County Standards

PARCEL OWNER	PARCEL OWNER
1	Florida Sherwood Forest Ltd
2-5	Cane Island Realty LLC
6	Veterans Tribute & Museum Of Osceola Co Inc
7	Outfront Media LLC
8	Magic Moment Re Holdings LLC
9	MHC Sherwood Forest LLC
10	Skaa Property LLC
11-13	First Continental Corp



W192 CORRIDOR

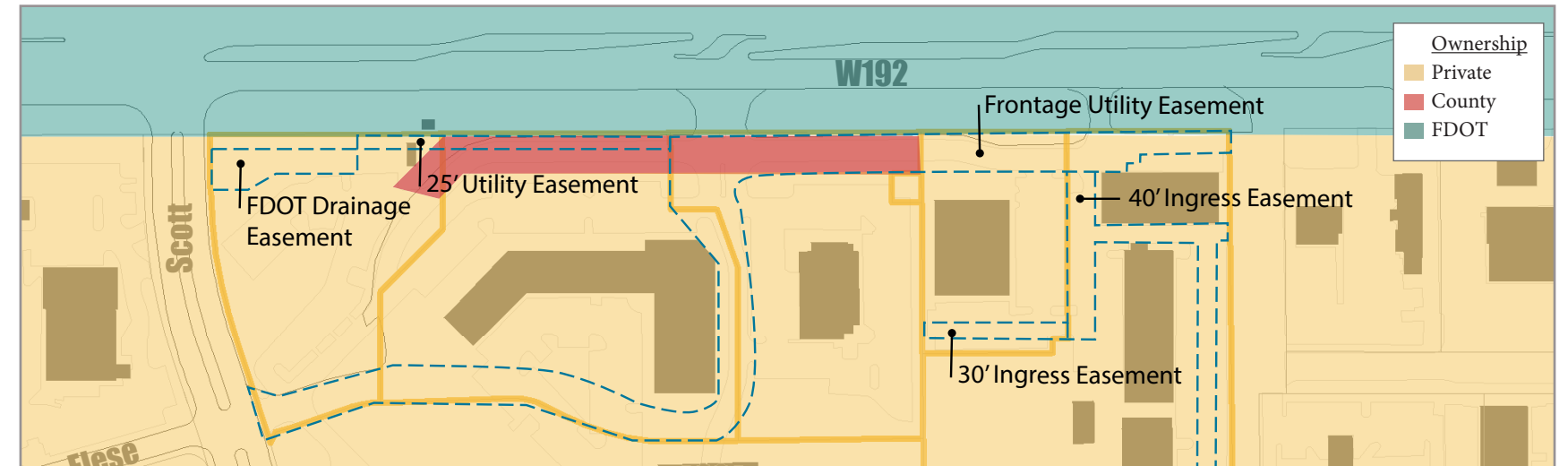
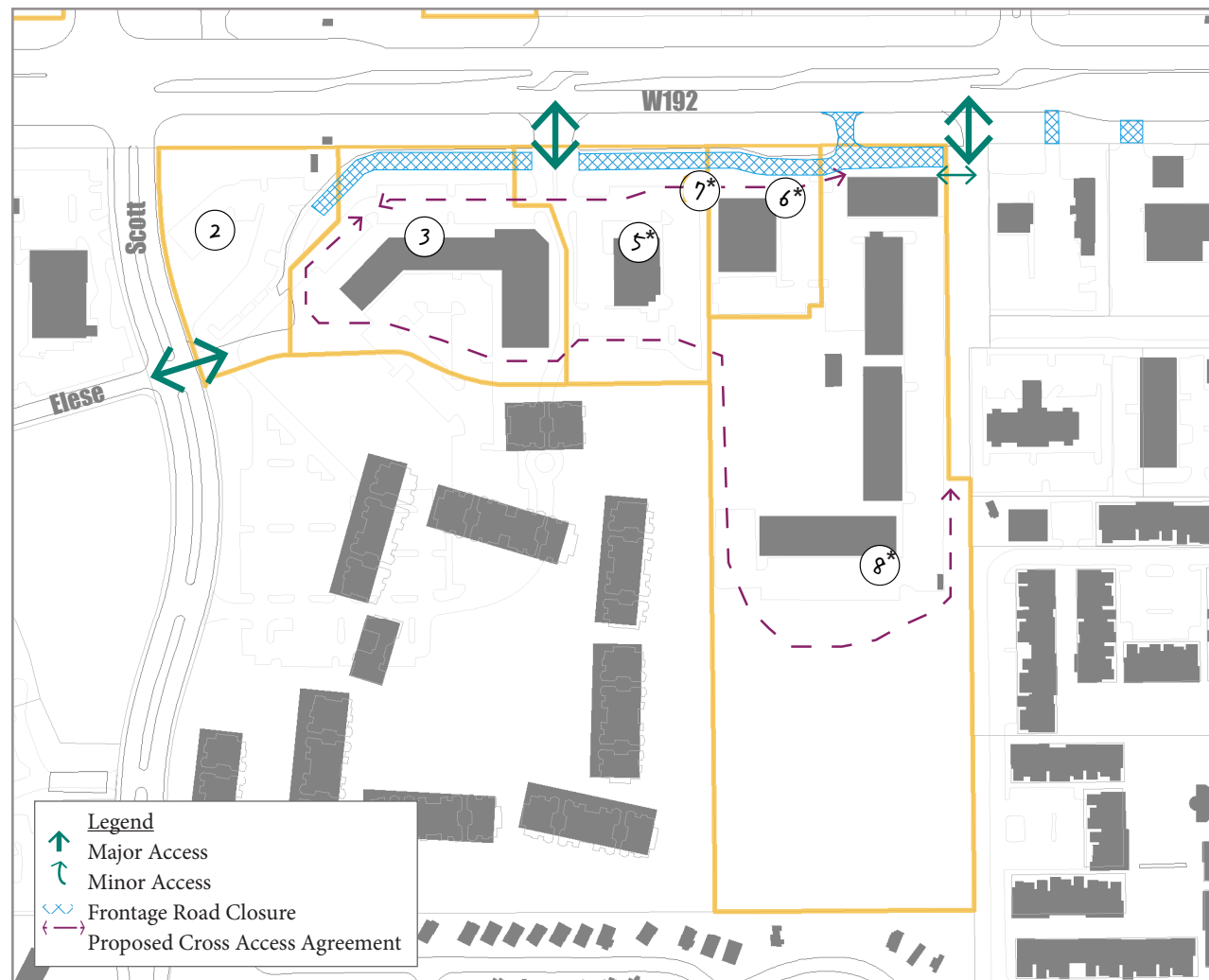
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Private			●
3	Private	145'	*	●
5	Private	155'	*	●
6	Private	95'	*	●
7	N/A		*	●
8	Private	50'	*	●

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
●			
●		●	●
●		●	●
		●	●
			●
●		●	●



Notes:

- » Remove frontage road and maintain access at two-way medians
- » Rearage road could increase circulation throughout the site by extending Elsee Road across parcel ID #2, #3, #5, and #8
- » Increased distance between access points by closing access points without a median break will bring the area into compliance with code

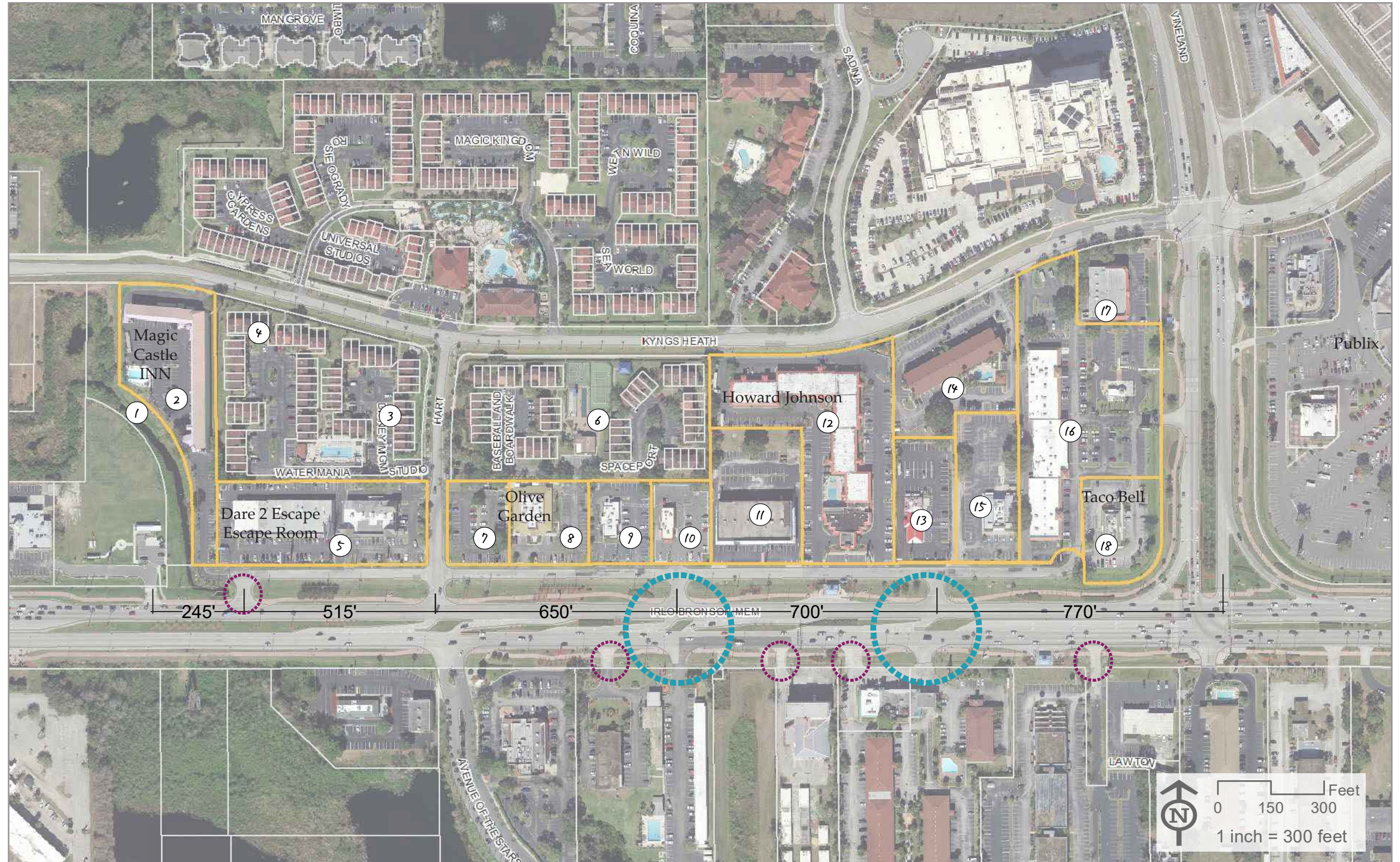
Segment 6

Block 12 Kyngs Heath Study Area



W192 Redevelopment Plan Recommendations
 Median Closure per County Standards
 Access Driveway Closure per County Standards

PARCEL OWNER	
1	Kyngs Heath Property Owners Assoc Inc
2	Sweet Rose Corp
3-4	Fantasyworld Club Villas HOA
5	Tisza Investments LLC
6	Fantasyworld Club Villas HOA
7-8	Fcpt Sunshine Properties LLC
9	Louis P Thomas III Family Limited Partnership
10	Pop Florida Properties LLC
11	B & K Florida Investments 4 LLC
12	Great Enchanted Land Resorts LLC
13	Fox Properties Of Osceola LLC
14	Dialek LLC
15	Han Invest LLC
16	Jaboro International Plaza LLC
17	Creek Eagles LLC
18	Westward Village LLC



W192 CORRIDOR

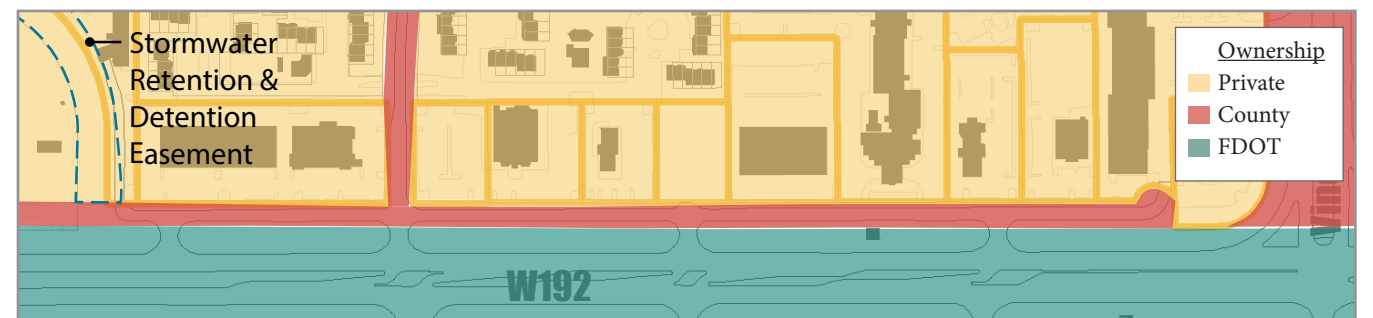
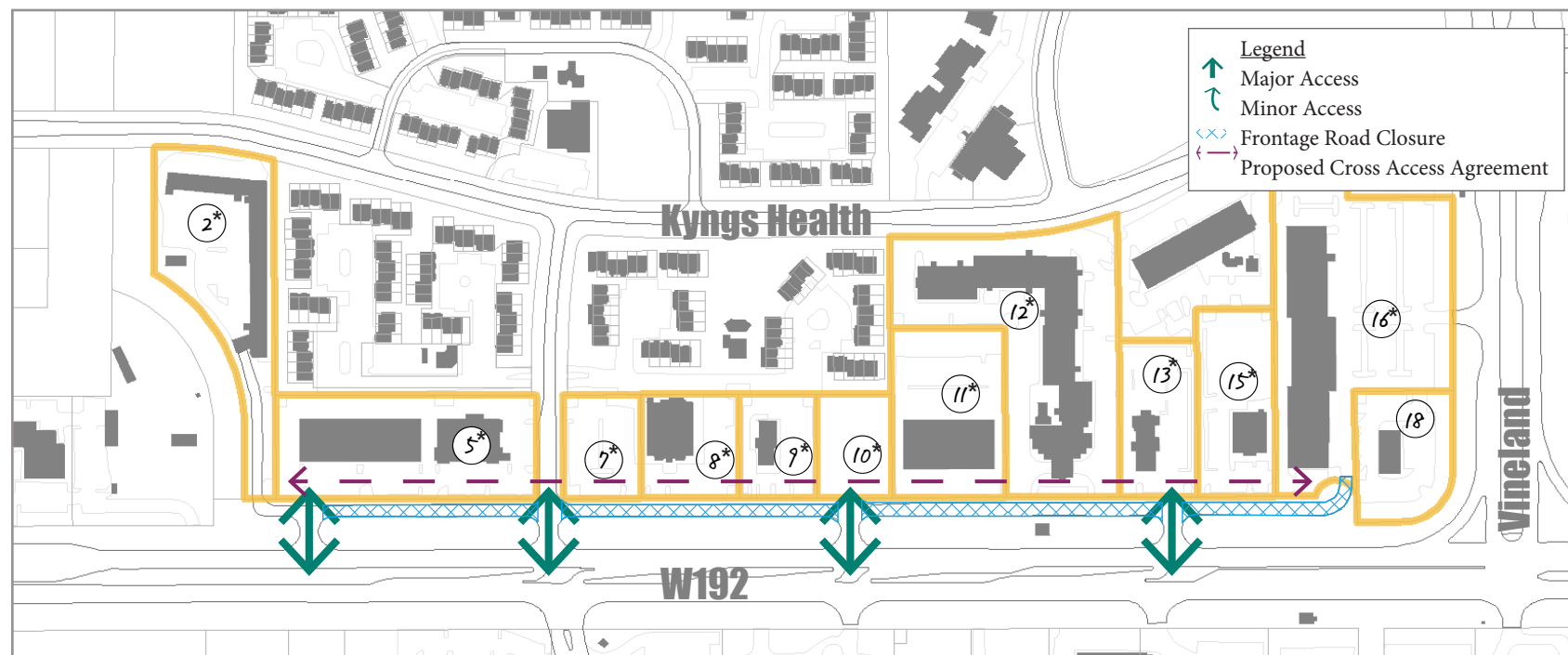
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
2	Osceola County	325'	*	
5	Osceola County	85'	*	
7	Osceola County		*	
8	Osceola County	70'	*	
9	Osceola County	70'	*	
10	Osceola County	75'	*	
11	Osceola County	60'	*	
12	Osceola County	45'	*	
13	Osceola County	56"	*	
15	Osceola County	90'	*	
16	Osceola County	55'	*	
18	Private	100'		

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
	●	●	
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
●	●	●	●
		●	●



Notes:

- » Remove frontage road and maintain access at two-way medians
- » Existing rearage road provides a secondary access option
- » Potential for access across front or in rear of parcels with an access easement dedication

Segment 6

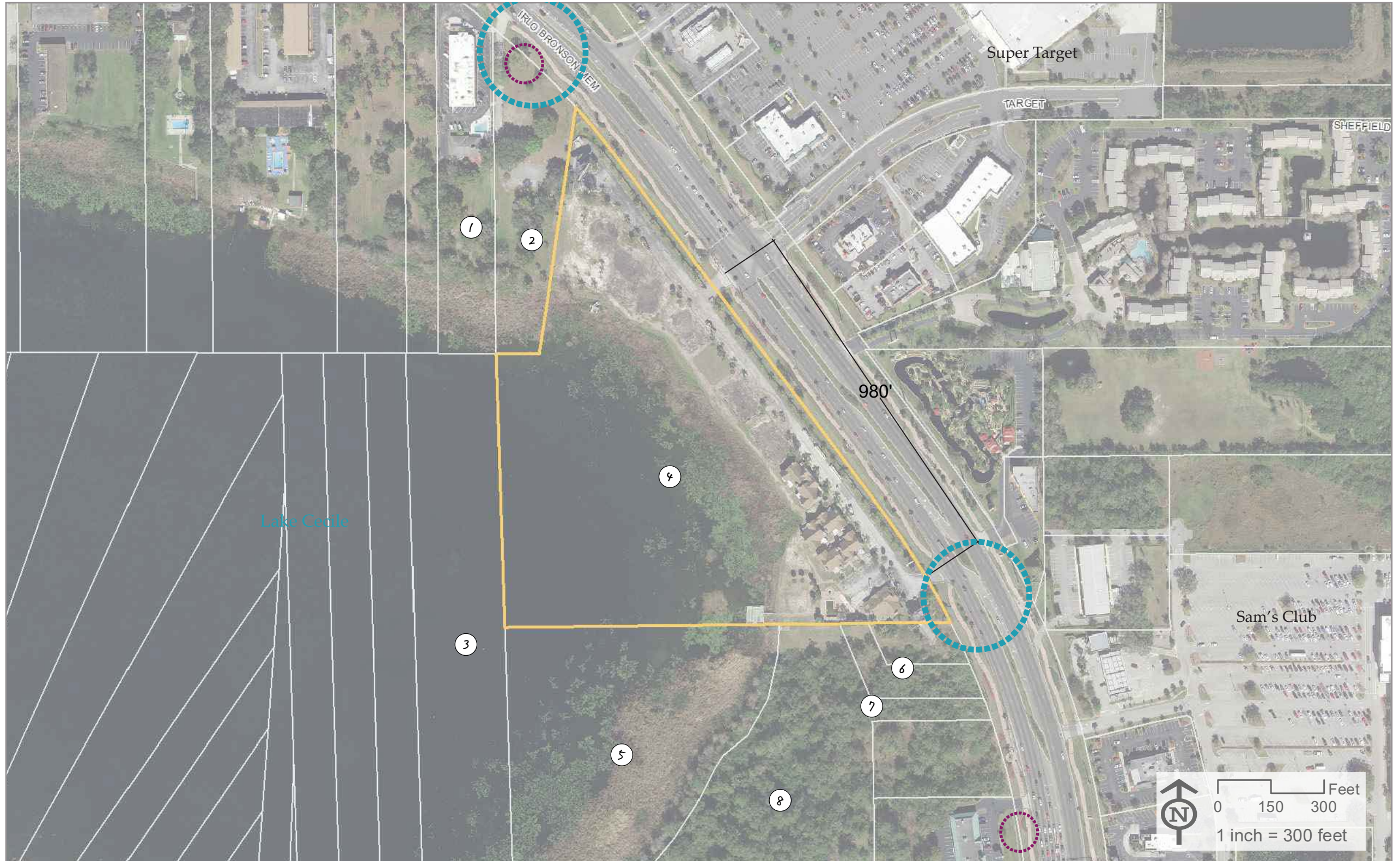
Block 13 Satisfaction Study Area



W192 Redevelopment Plan Recommendations

- Median Closure per County Standards
- Access Driveway Closure per County Standards

PARCEL OWNER	
1	Magic Key Investment LLC
2	Amandine LLC
3	Mulahoo Sandy Bhagwattie
4	Satisfaction Corp
5-8	Signature Property Enterprises LLC



W192 CORRIDOR

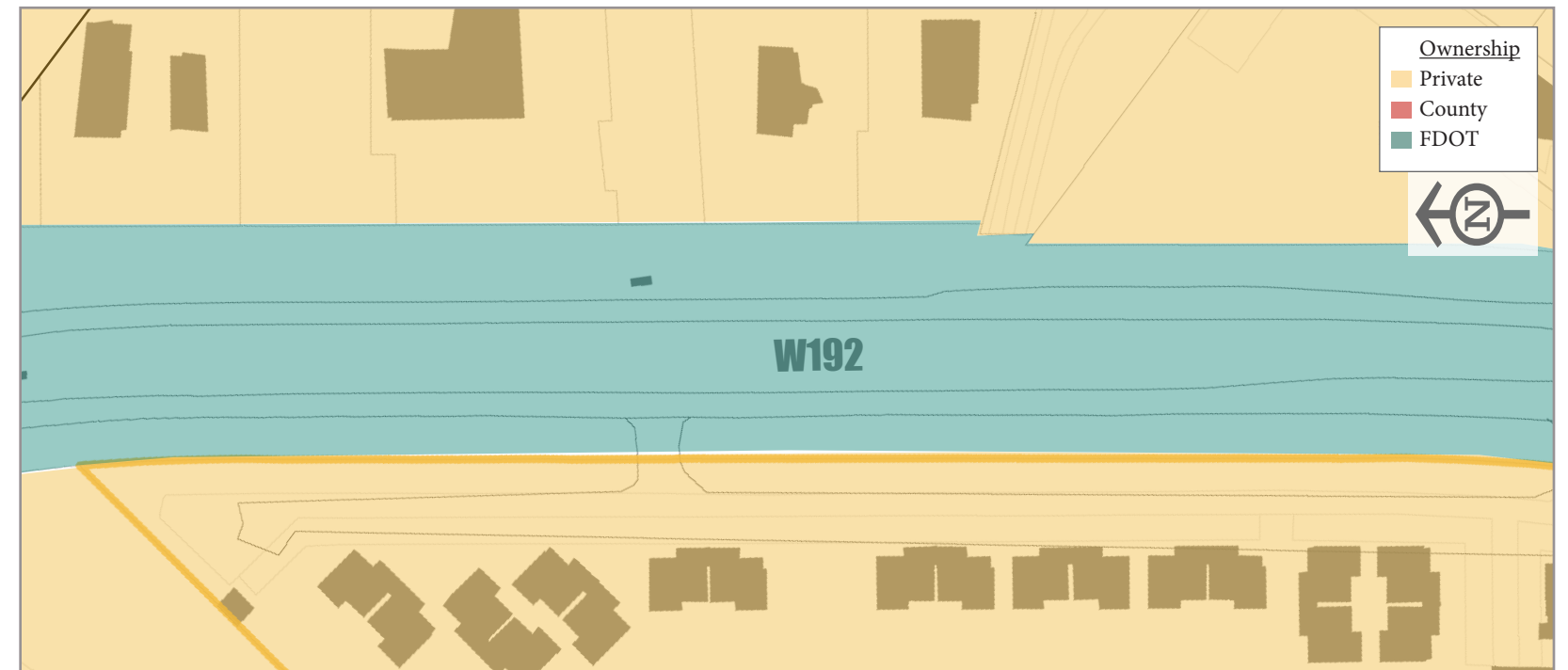
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Existing Access Easement
4	Private	100'		

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
		•	



Notes:

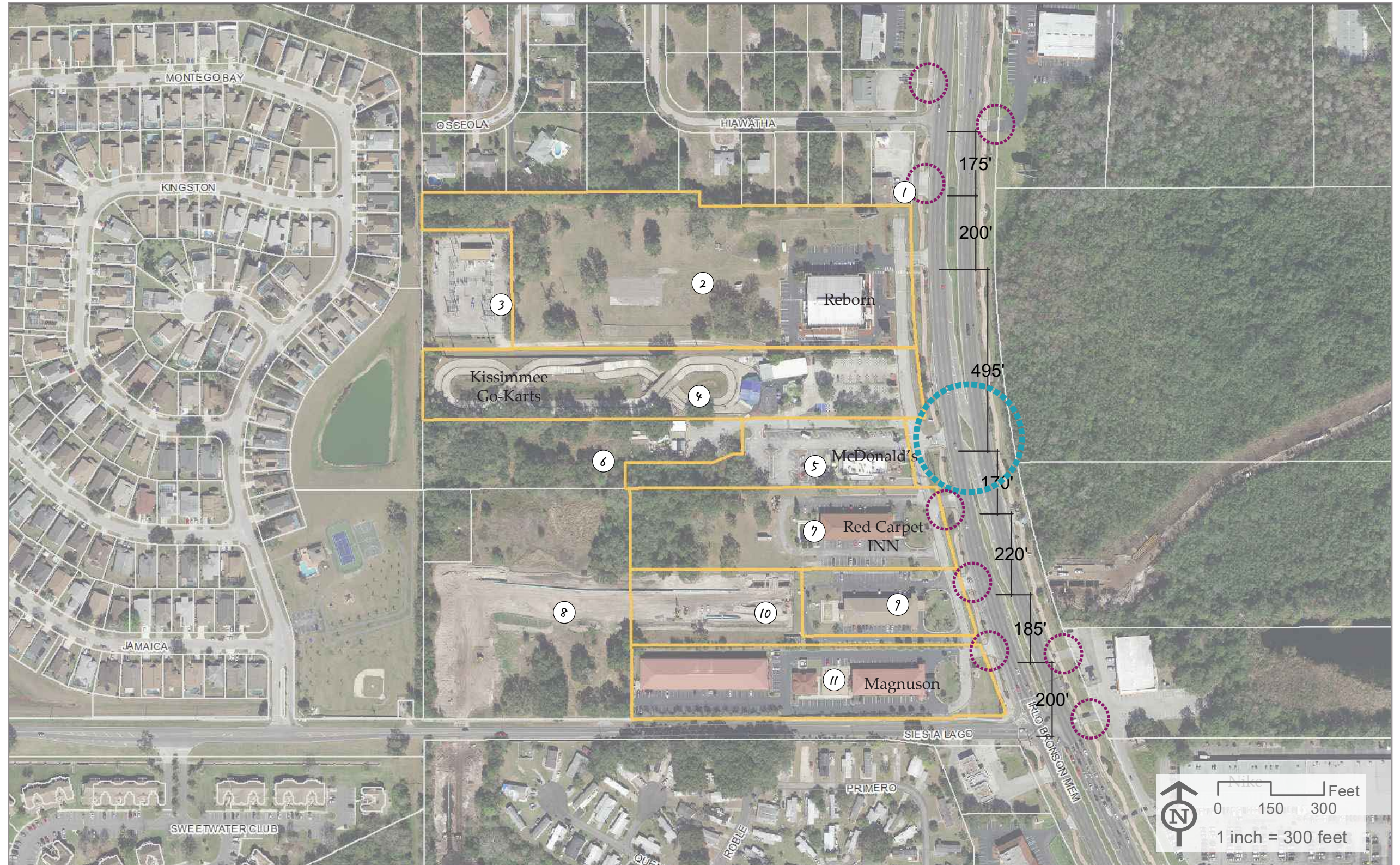
- » No action recommended because access points are in compliance with code.
- » Could potentially move access to the rear depending on redevelopment plans and hydrology

Segment 7

Block 14 Lake Cecile Study Area



	PARCEL OWNER
1	Kissimmee Cre 1 LLC
2	4710 Wibmh LLC
3	Kissimmee Utility Authority
4	Cffec Properties LLC
5	McDonalds Restaurants Of Fl Inc
6	Cffec Properties LLC
7	Ankm Inc
8	Baor Inc
9 - 10	Ronadiad Inc
11	Devayatan LLC



W192 CORRIDOR

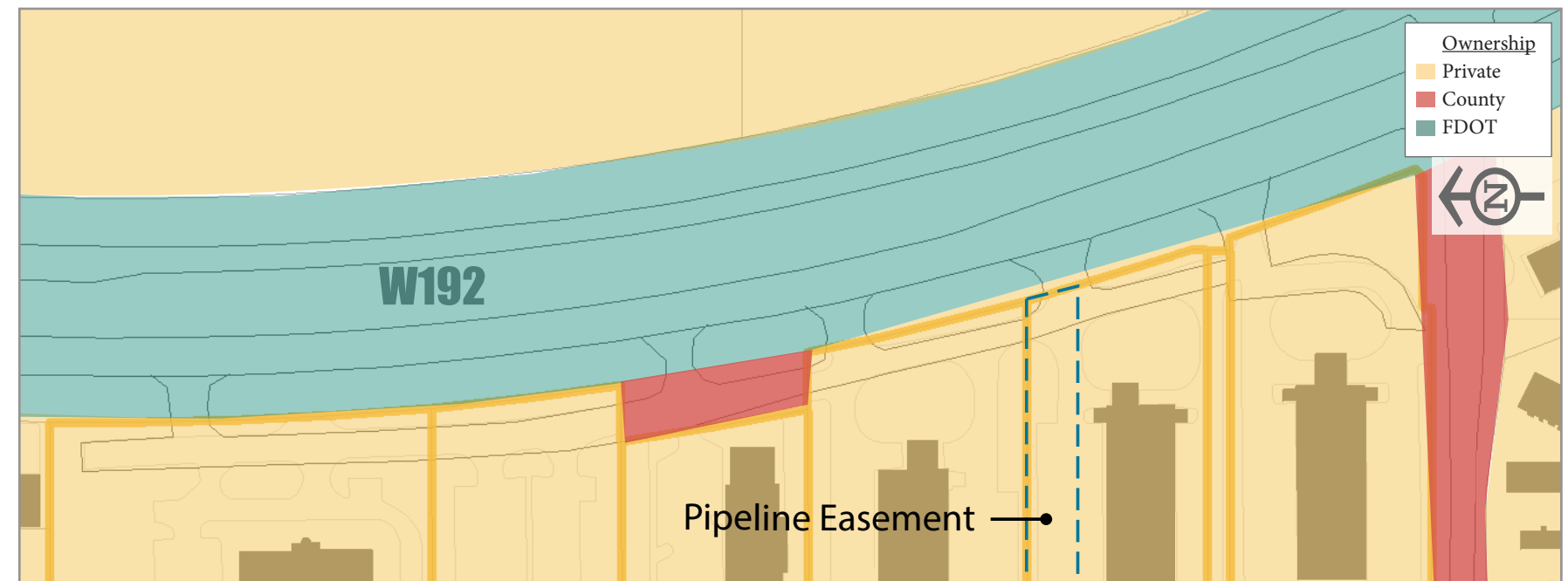
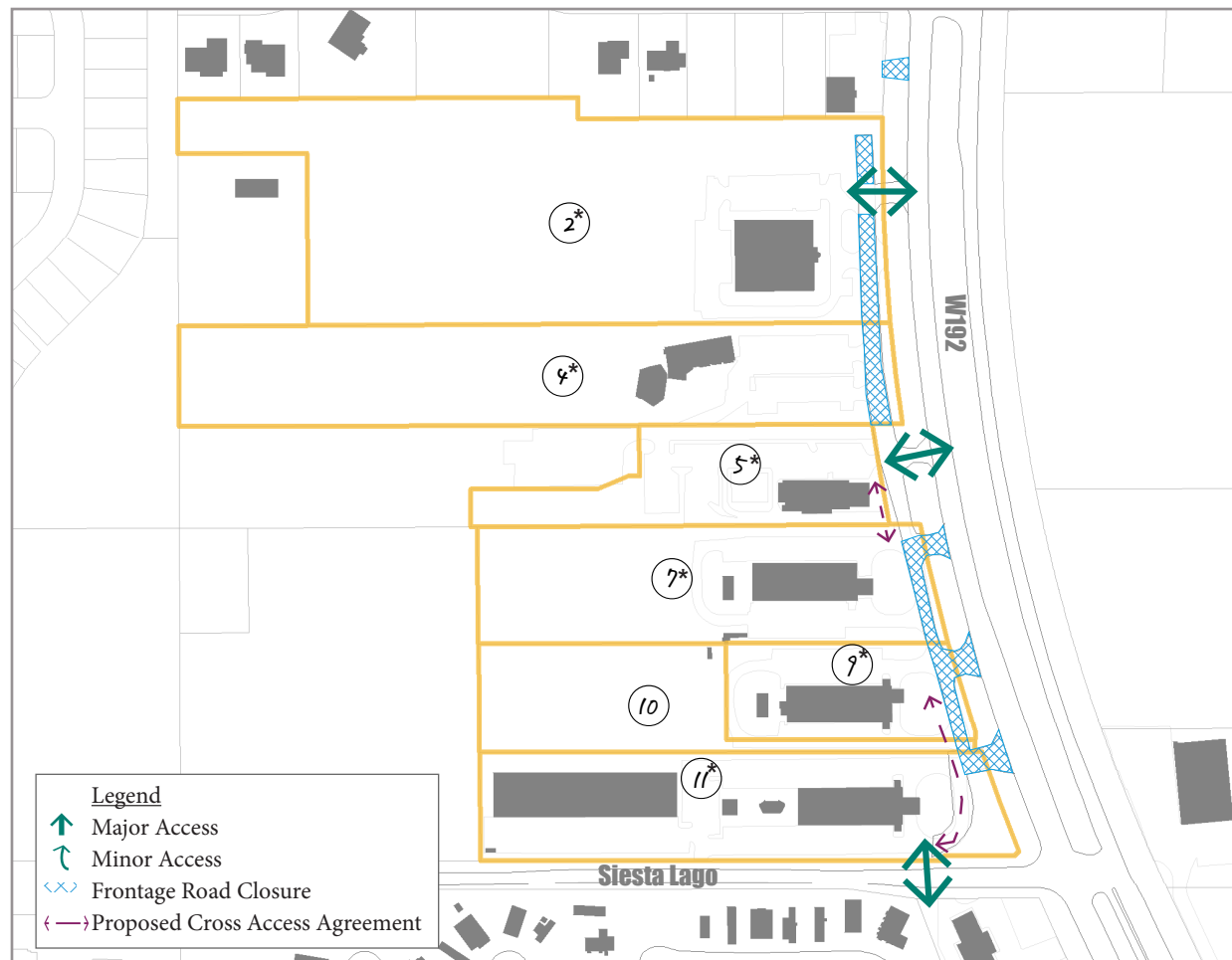
Corridor-Wide Summary

Existing Conditions

Parcel ID #	Current Ownership of Frontage Road	Current Building Setback	Signage Constraint	Access Easement Vacation
2	Private	136'	*	●
4	Private	300'	*	●
5	Osceola County	20'	*	
7	Private	100'	*	●
9	Private	100'	*	●
10	Private			●
11	Private	160'	*	●

Recommendations

Dedicate Access Easement	Convey County ROW to Property Owner	Add Rearage Road	Close or Combine W192 Access
			●
			●
●	●	●	
	●	●	●
	●	●	●
	●	●	●
	●	●	●



Notes:

- » Remove frontage road and maintain access at two-way medians
- » Develop access to parcel ID #10 and #8 from Siesta Lago

