

Lake Toho East DRIs

Edgewater DRI

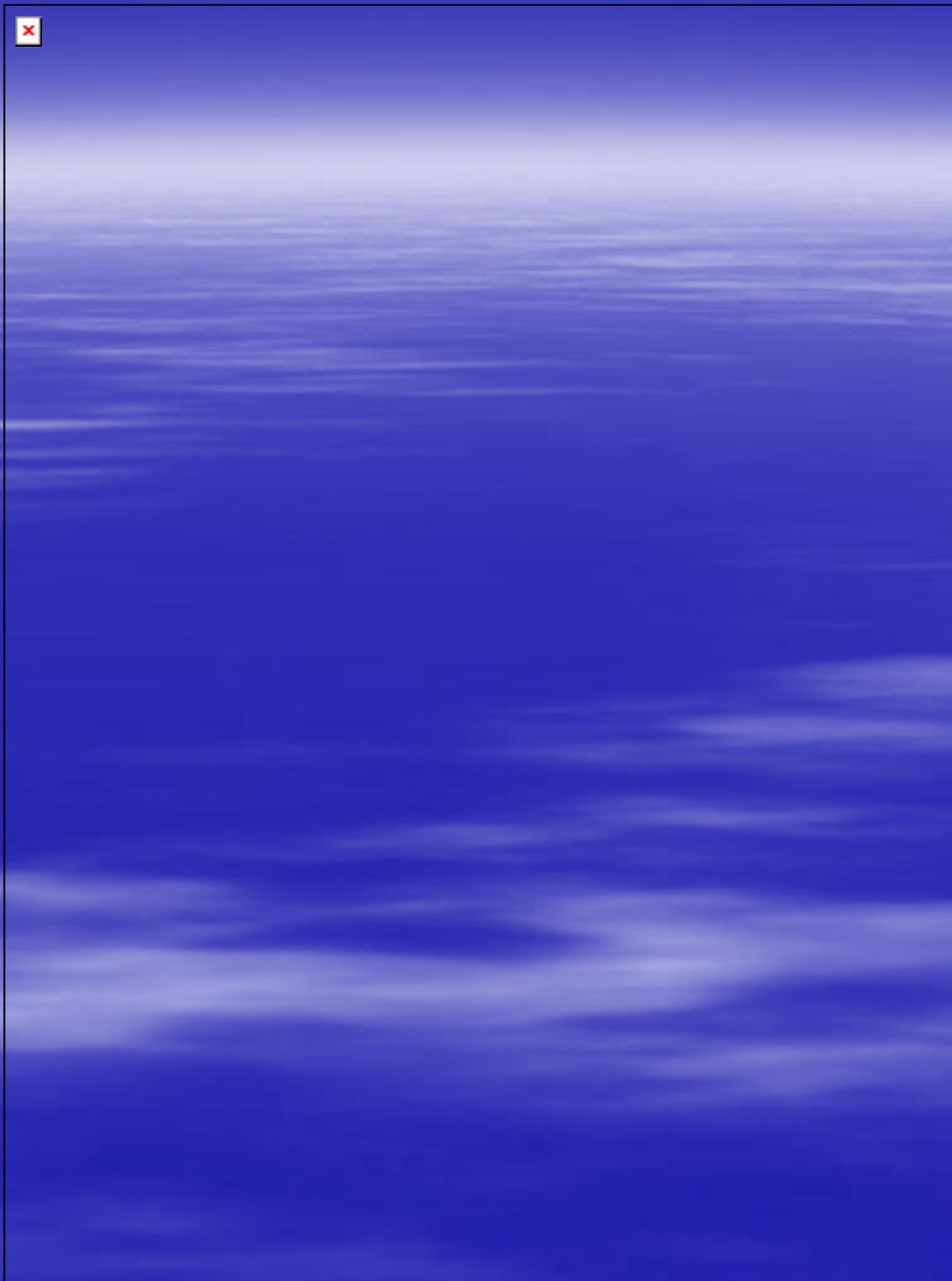
Toho Preserve DRI

Mariner's Cove DRI

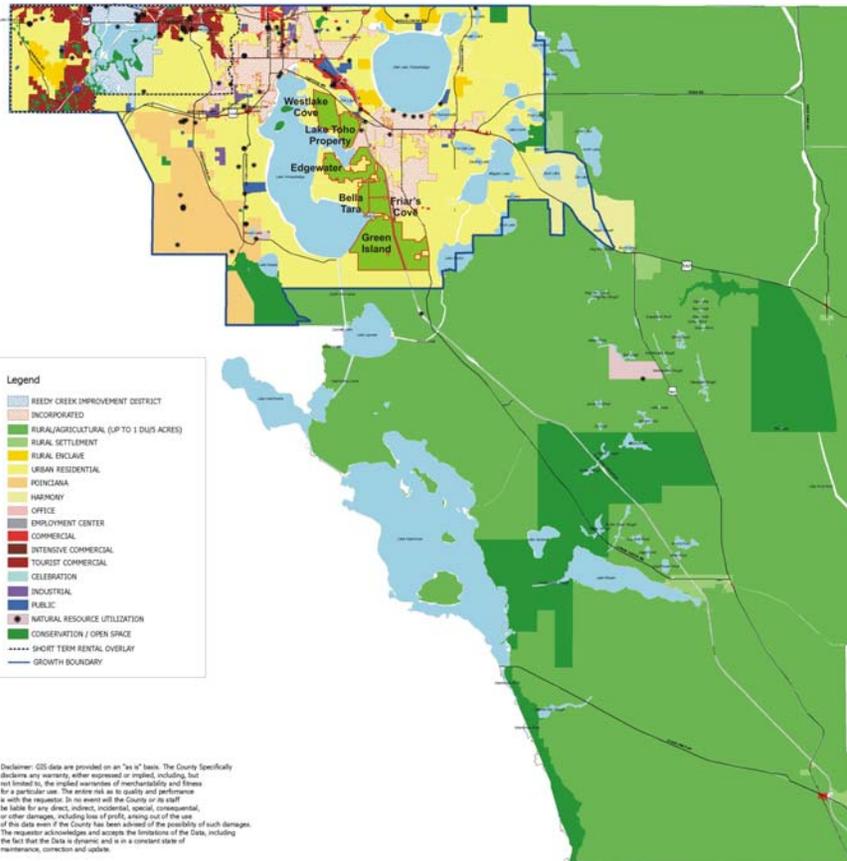
Bella Tara DRI

Friars Cove DRI

Green Island DRI



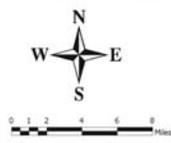
Future Land Use

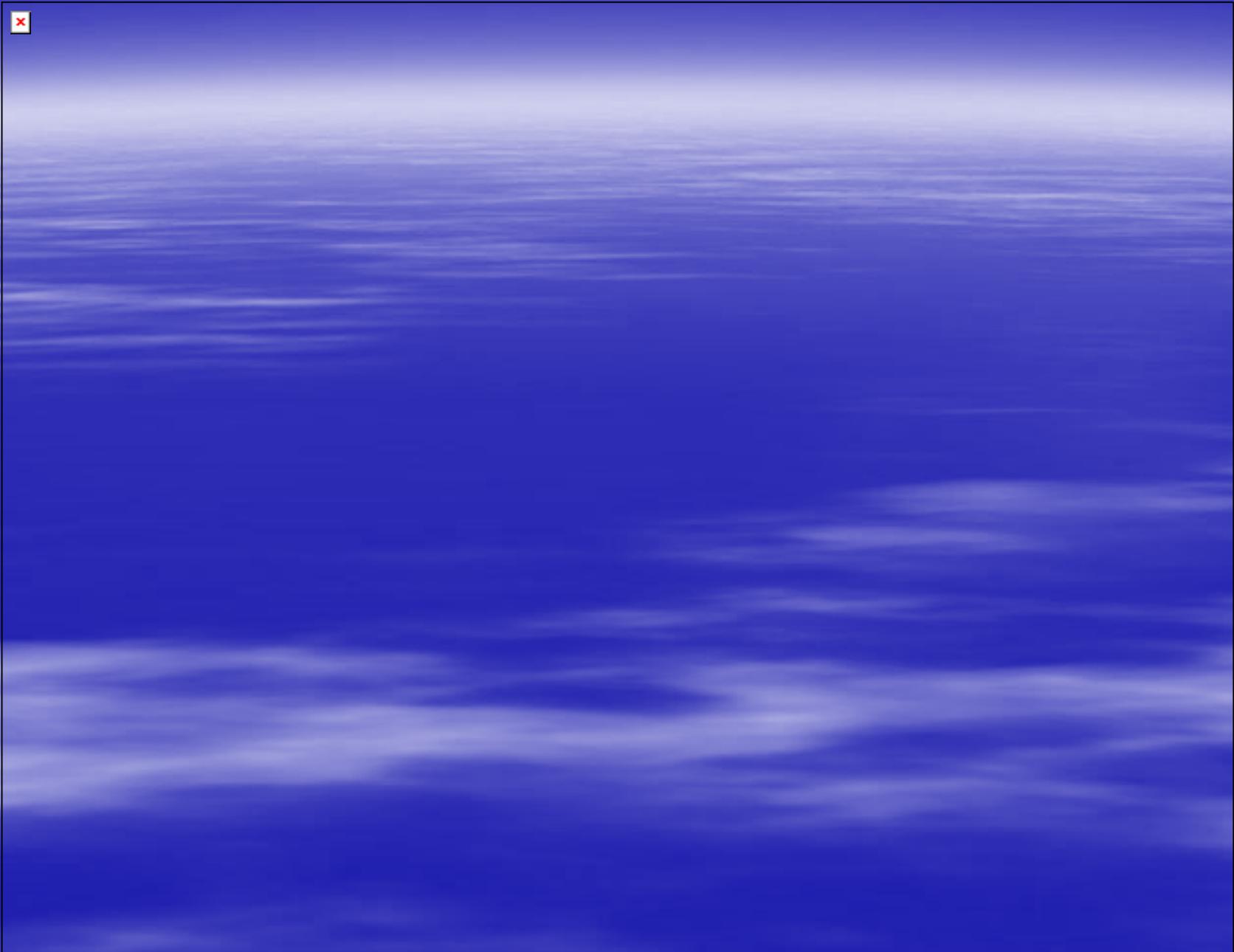


- Legend**
- REECH CREEK IMPROVEMENT DISTRICT
 - INCORPORATED
 - RURAL/AGRICULTURAL (UP TO 1 DU/5 ACRES)
 - RURAL SETTLEMENT
 - RURAL ENCLAVE
 - URBAN RESIDENTIAL
 - POINCIANA
 - HARBONY
 - OFFICE
 - EMPLOYMENT CENTER
 - COMMERCIAL
 - INTENSIVE COMMERCIAL
 - TOURIST COMMERCIAL
 - CELEBRATION
 - INDUSTRIAL
 - PUBLIC
 - NATURAL RESOURCE UTILIZATION
 - CONSERVATION / OPEN SPACE
 - SHORT TERM RENTAL OVERLAY
 - GROWTH BOUNDARY

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Osceola County Planning Department
GIS Section





Holistic Review Issues

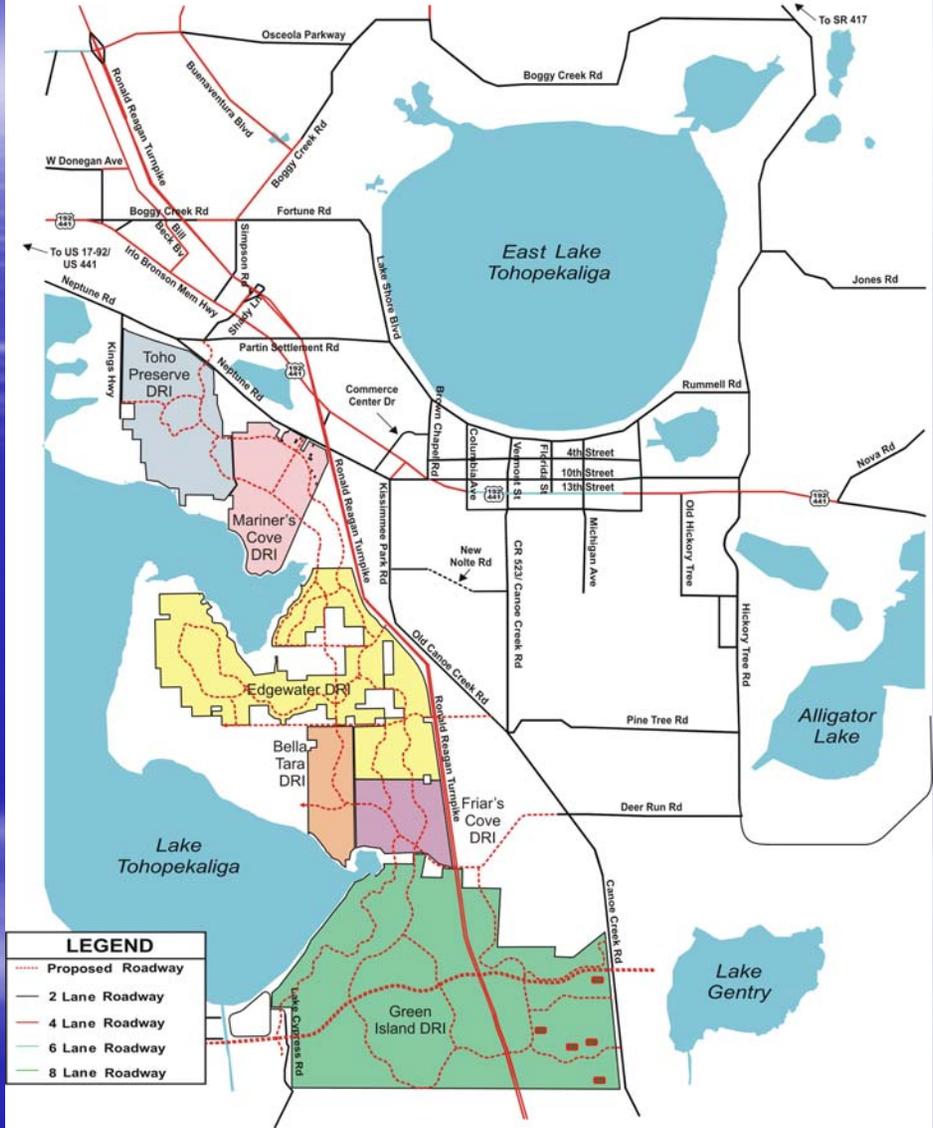
The DRI Developers created the Lake Toho Association to address the following issues on an overall basis:

- **Transportation**
- **Utilities**
- **Schools**
- **Emergency Services**
- **Parks & Recreation**
- **Environmental & Drainage Issues (Lake Toho)**

Transportation

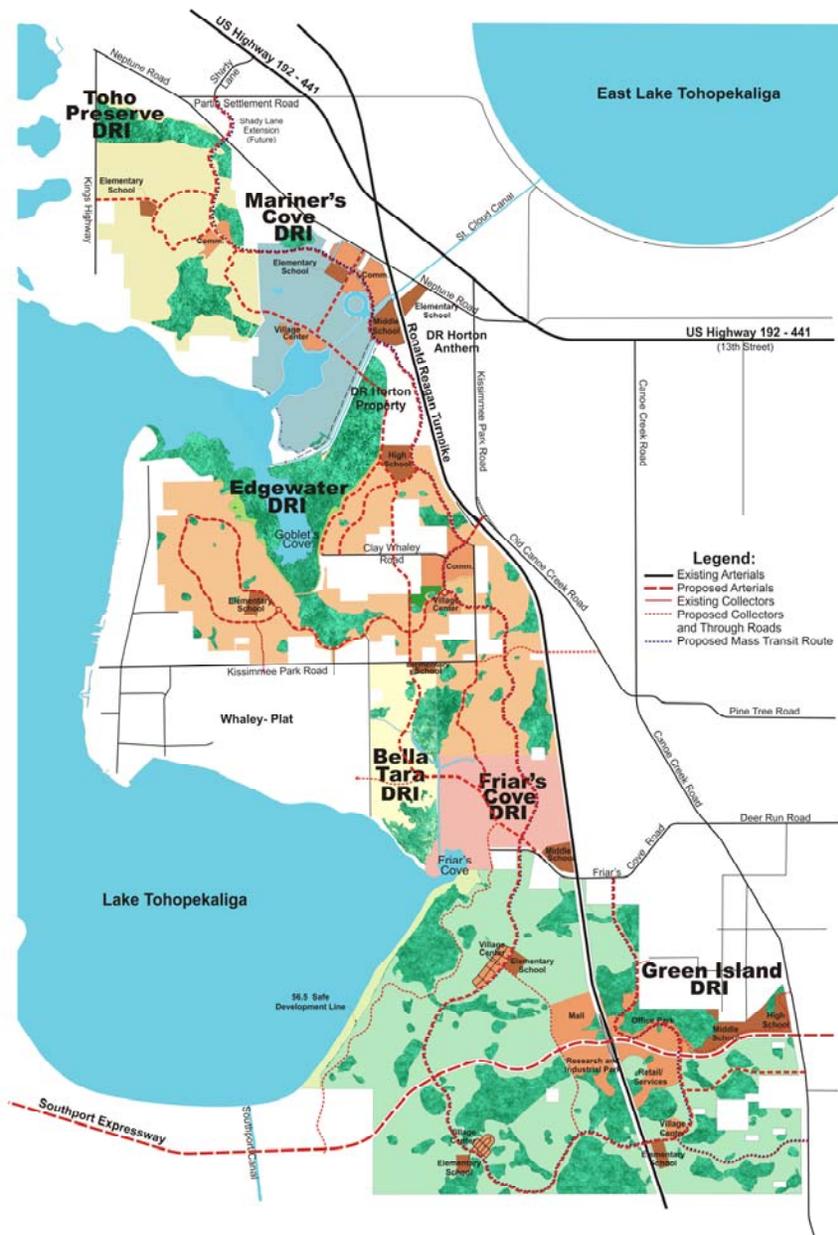
- **\$250,000 Transportation Study**
- **Included all proposed densities and intensities within all of the proposed DRIs**
- **Also included all undeveloped properties within the entire study area consistent with the County's EAR based Amendment @ 3 du/ac**
- **Long range transportation plan (20 years)**
- **Osceola County included transportation network in their long range thoroughfare plan (EAR based Amendment)**

Transportation Network Map



LEGEND	
	Proposed Roadway
	2 Lane Roadway
	4 Lane Roadway
	6 Lane Roadway
	8 Lane Roadway
	Development Review Intersection (DRI)

Proposed Thoroughfare Network Map



Notes:
 1. Precise locations of schools for the Friar's Cove DRI, Mariner's Cove DRI, and Westlake Cove DRI are not yet fixed or necessarily assigned to the subject sites. Their locations are subject to exchange with other locations that may be off site or with other types of schools. Locations will be determined prior to adoption of their respective DRI development order.
 2. The routes of through-roads that pass through parcels not in the DRI process are conceptual.



Utilities

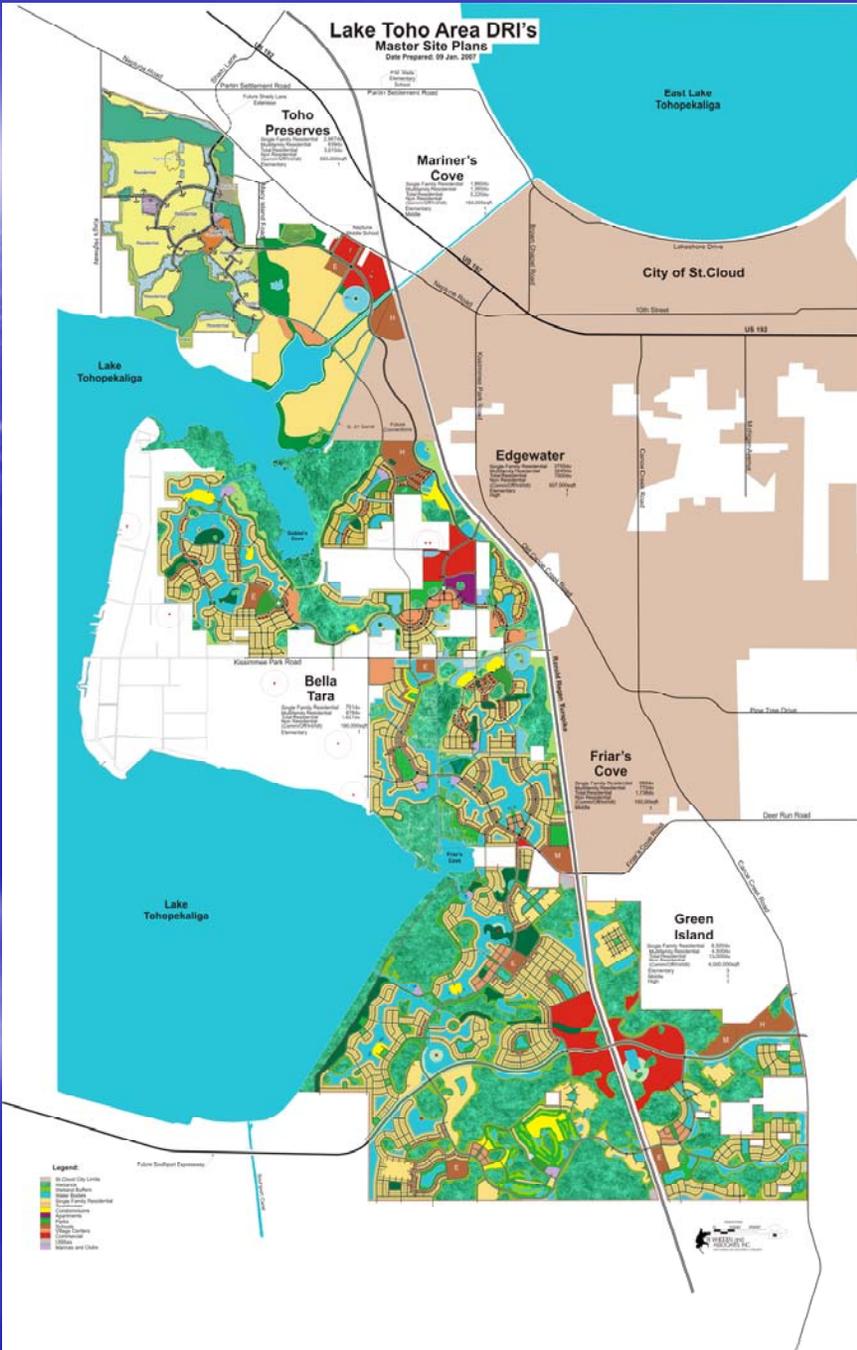
- **Hanson, Walter & Associates is currently developing an overall utility plan in coordination with City of St. Cloud and Toho Water Authority**
- **Edgewater DRI donated three well sites and a water plant site to the City of St. Cloud**
- **Osceola County approved Natural Resource Utilization land uses and a Conditional Use for the water plant**
- **Additional utility sites are planned in the Green Island DRI for future capacity expansion**
- **Water re-use Utility lines are planned for irrigation**
- **Utility lines will be sized to handle all development in the area (not just within the DRIs)**

Schools

- Overall School Siting Plan is currently being developed in coordination with the School Board of Osceola County
- Long range plan (20 year)
- Includes student stations for all student demands within the DRIs
- Also creates additional student stations for properties outside of the DRIs
- Includes funding mechanisms for school construction and infrastructure (roads, water & sewer) to meet the scheduling needs of the School Board of Osceola County

Lake Toho Area DRI's Master Site Plans

Date Prepared: 09 Jan. 2007



- Legend:**
- Medium Density Residential
 - Low Density Residential
 - Single Family Residential
 - Commercial
 - Public
 - Open Space
 - Water and Other



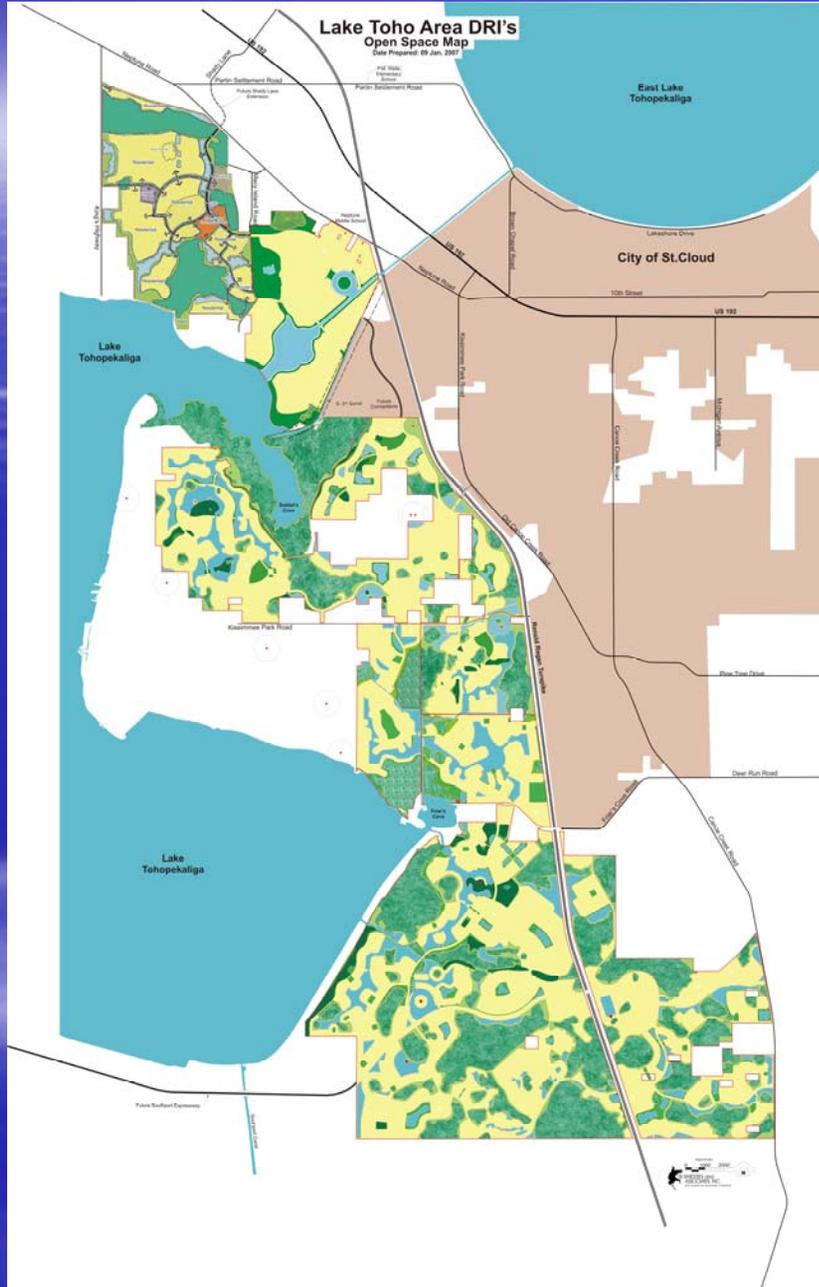
Emergency Services

- **Emergency Service Stations shall be permitted uses within Village Centers of the DRIs**
- **Village Centers provide strategic locations to provide services to entire area**
- **Funding mechanism provided by Impact Fees adopted by Osceola County**
- **Coordination with Osceola County Emergency Services Department and City of St. Cloud**

Parks & Recreation

- **Community Parks are designed within all DRI development plans**
- **Neighborhood parks are also planned to augment the community parks**
- **A lakefront park is planned protecting the shoreline of Lake Toho**
- **Planned system of sidewalks and bicycle trails providing multi-modal interconnectivity to all parks, schools and common open spaces**
- **Parks located nearby to schools to provide for joint use facilities**
- **Includes both active and passive recreational opportunities**
- **All community parks and Lake Toho lakefront park are available to the public**
- **On site park network and pedestrian/bike trail is connected to the Neptune Road pedestrian/bike trail**

**Lake Toho Area DRI's
Open Space Map**
Date Prepared: 19 Jan. 2007



Environmental Issues

- **Lake Toho Environmental Working Group was created to address holistic environmental review**
- **Members included public permitting agencies and private societies and clubs such as the Audubon Society, The Nature Conservancy and 1000 Friends of Florida, SFWMD, ACOE, Osceola County**
- **Issues included Lake Toho protection, wildlife corridor protection, wildlife species protection, habitat protection, creation of future habitats, water quality issues and drainage issues**



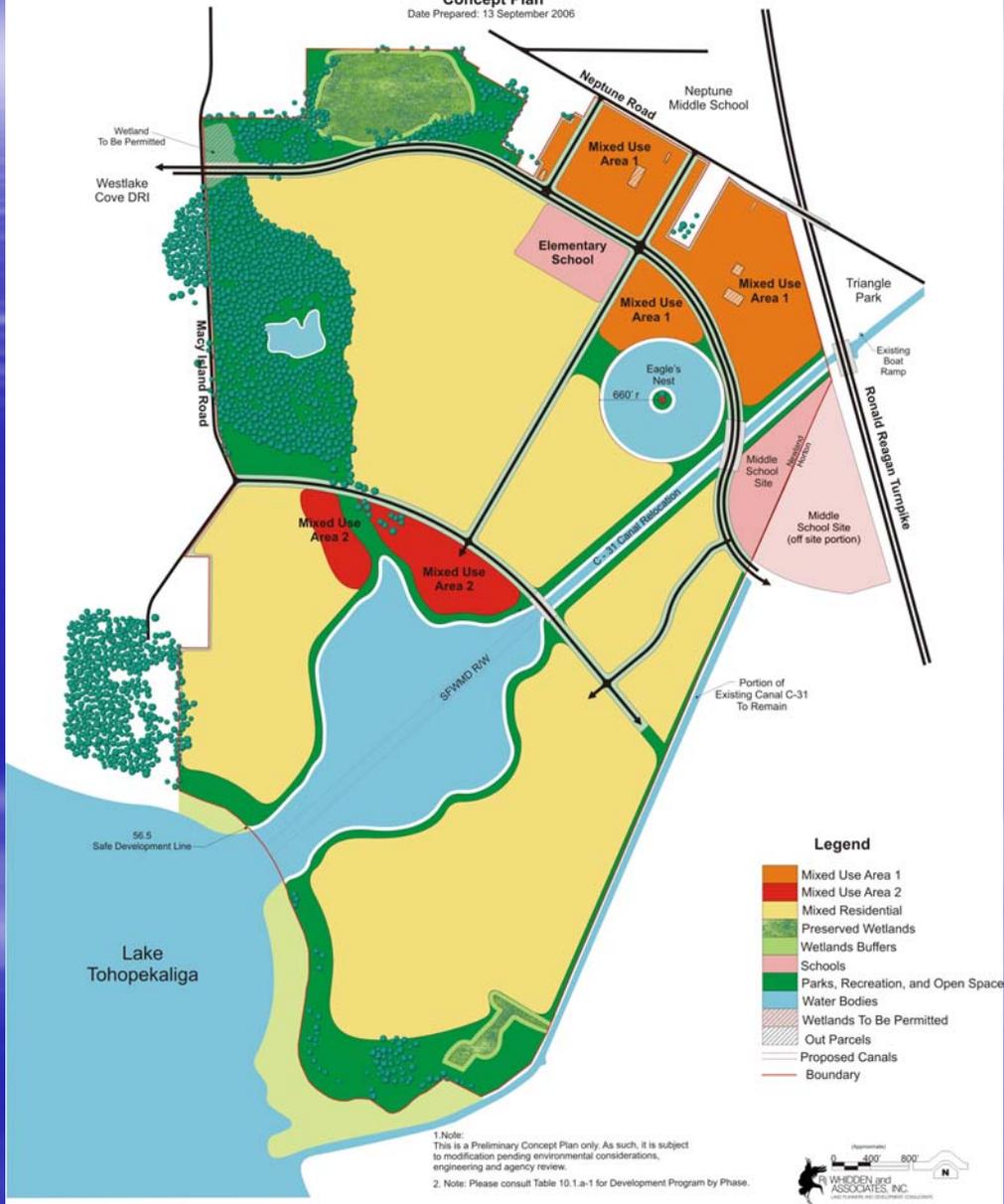
Mariner's Cove DRI

Sections 5, 6, 7, & 8, Township 26 South, Range 30 East
Osceola County, Florida

Map H

Concept Plan

Date Prepared: 13 September 2006



Bella Tara DRI

Sections 28, 29, 32, & 33 Township 26 South, Range 30 East
Osceola County, Florida

Map H Master Development Plan

Date Prepared: 29 September, 2006



Friar's Cove DRI

Sections 27, 28, 33 and 34, Township 26 South, Range 30 East

Osceola County, Florida

Preliminary Concept Plan

Date Prepared: 22 September, 2006



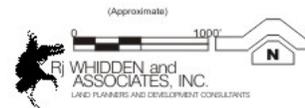
Legend

- Marina/ Club
- Middle School
- Single Family Residential
- 24 Townhome Product
- Village Center
- Institutional
- Wetlands
- Upland Wetland Buffer and Transition Zone
- Recreation
- Boat Dock Zone
- Mitigated Wetlands
- Floodway
- OSWT Off-Site Water Treatment

Development Summary

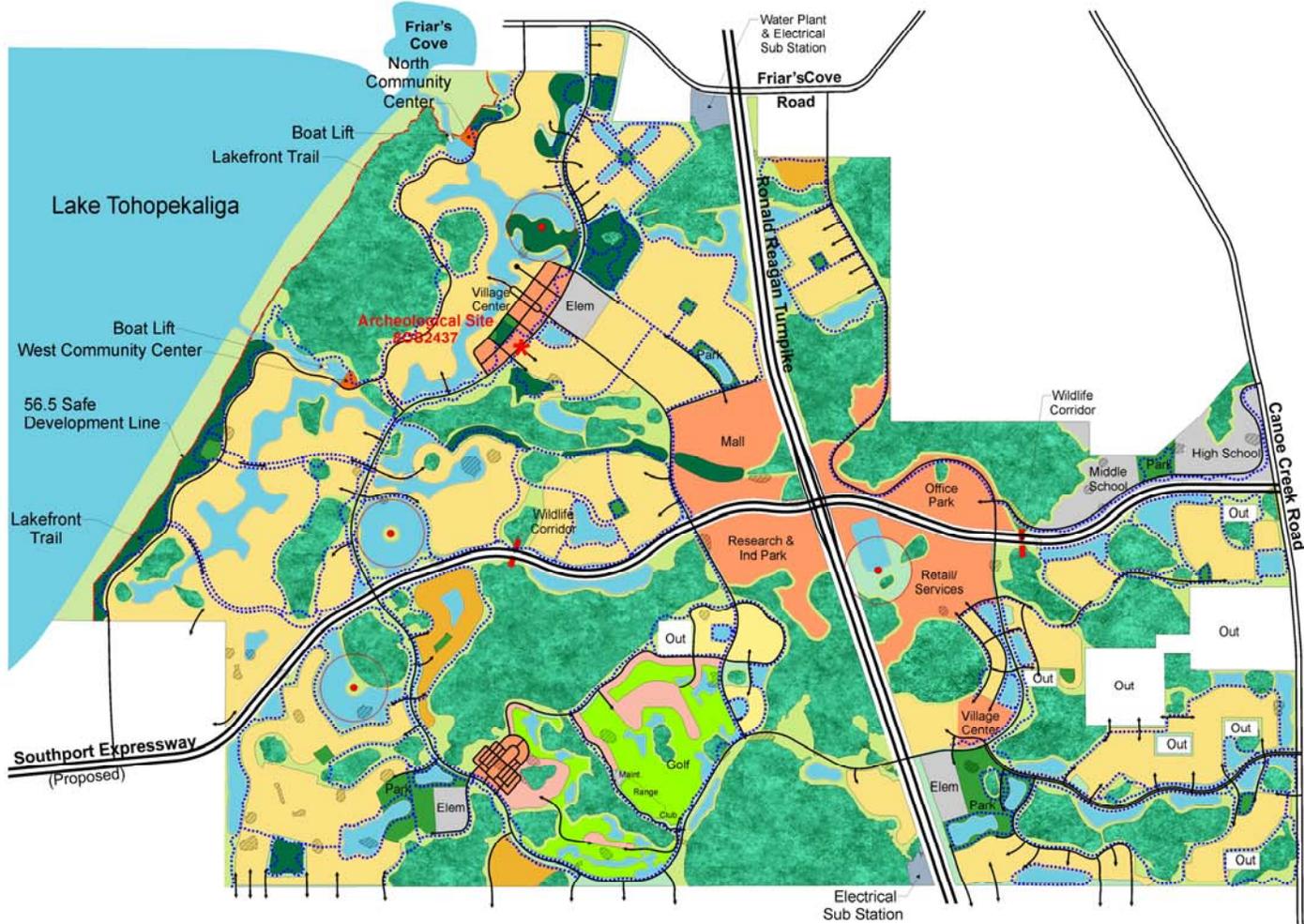
Single Family Residential 966 du
 Multi-Family Residential 650 du
 Village Center 120 du + 100,000sf of Retail/ Services/ Office
 Total: 1,738 du

Note:
 This is Preliminary Concept Plan only. As such, it is subject to modification pending environmental considerations, engineering and agency review.



WHIDDEN and ASSOCIATES, INC.
 LAND PLANNING AND DEVELOPMENT CONSULTANTS

Green Island DRI Map H Master Development Plan



- Legend:**
- School Sites (Elem., Middle & High)
 - Non-Residential Mall, Office Park, Retail/Services, Village Centers, Research and Industrial Park (Includes up to 1,500 rental apartments within regional commercial areas. All commercial uses may be available for integrated work force and affordable housing.)
 - Residential (8,500 Single Family) (4,500 Multi-Family)
 - Single Family Clustered Housing
 - Condominiums
 - Water Plant & Electric Sub-Station
 - Lakes & Water Management Ponds
 - Preserved Native Vegetation and Wildlife Corridor
 - Preserved Wetlands
 - Preserved Upland Trees
 - Golf Course
 - Parks
 - Misc. Open Space
 - Wetlands to be Impacted
 - Walk and Trails



Note:
Please Consult Table 10.1.A-1 for the proposed Development Program by Phase.





Land Use Legend

	Residential
	Village Commercial
	Civic

Green Space Legend

	Existing Oak Stands
	Wetlands
	Army Corp Wetlands
	Open Space & Buffers

NOTE:
 Color & location of existing tree stands to be determined with tree survey.

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Toho Preserve

Osceola County, Florida

Miller
 Lamborne
 Rymer &
 Boyd

- Community Planning
- Project Management
- Civil Engineering
- Landscape Architecture