



July 13, 2010

Robert L. Secrist, III  
Neptune Road Investments, LLC  
5511 Hansel Ave.  
Orlando, FL 32809

**REF: PD09-00031** – Approval of the Tohoqua Planned Mixed Use Development (PMUD), which consists of approximately 1,185 acres. The site will contain a mix of single-family detached units, multi-family units, retail and office use, institutional/civic uses, hotel rooms; and, the necessary amount of square feet of building area and site acreage necessary to accommodate public educational uses as required or requested by the School Board of Osceola County pursuant to a school siting plan.

**DEPARTMENT OF  
COMMUNITY  
DEVELOPMENT**

**GROWTH  
MANAGEMENT  
DIVISION**

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Dear Mr. Secrist:

Your referenced request for approval of a Zoning change was granted by the Osceola County Board of County Commissioners at their meeting of July 12, 2010 subject to the following conditions. The approved narrative is attached for your reference.

**Special Conditions:**

1. The improvements as listed within Table 28-1 of the Tohoqua DRI development order must be mitigated as identified in Condition #25 of the development order prior to the issuance of building permits for Phase 1 of the DRI.
2. Per the Tohoqua DRI development order condition #36, funding for the Osceola County Multi-Modal Study must be provided prior to the issuance of building permits for the development.
3. The school sites shown on the Preliminary School Siting Map are preliminary and subject to final approval from the School District of Osceola County through the Concurrency Mitigation Plan and Funding Agreement.
4. All parks (passive and active) shall be open to the public and all active recreation facilities (i.e. athletic fields, courts, multi-purpose trails and tot lots) must be located on usable acres. All walking trails must be on permissible acres and be permeable.

5. There must be three picnic shelters within each phase, to be associated with athletic fields. The picnic shelters shall be 20' by 40'.
6. Active parks and trailheads must have restroom facilities.
7. A HOA, CDD, MSTU, MSBU or other dedicated funding source must be established prior to the submittal of the first plat in order to provide the maintenance responsibilities for natural areas, recreational areas and parks facilities, street lighting, stormwater, landscaping within rights-of-way, as well as alleys and lanes.
8. The Lake Toho Protection Area, as outlined in the Tohoqua Development Order Condition #16, will be defined at the Engineering Improvement Plan submittal.
9. There will be a 25-foot setback from the Tohoqua development area along the entire boundary adjacent to the wetland enhancement area.
10. For the block located on the northeast corner of the Toho Parkway and Macy Island Road intersection, provide a 200 foot minimum buffer along the eastern right of way of Macy Island Road or exchange the location of the adjacent stormwater pond to front Macy Island Road and Toho Parkway. (Note: Added at the Planning Commission hearing.)

You must obtain any required permits from the Building Department prior to construction. Unless the conditions listed above have been complied with, permits will not be issued. **The Planned Mixed Use Development (PMUD) will be effective for five years during which time a Comprehensive Development Plan, Engineering Improvement Plan, or Preliminary Subdivision Plan must be approved or the PMUD approval will become void, and the zoning map will be changed back to reflect the zoning district in effect prior to the approval of the DRI.**

All written commitments made in the application and subsequent submissions of information made during this application review process, which are on file with the Planning and Zoning Office, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, or the development order for the Development of Regional Impact in effect at the time of development.

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

If I can be of further assistance, please contact me at (407) 742-0200.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Beamon". The signature is written in dark ink and has a long, sweeping horizontal line extending to the right.

Michelle Beamon  
Planner

cc. David Tomek, Planning and Zoning Director  
Kerry Godwin, Principal Planner  
PD09-00015 File



BOWYER  
SINGLETON

# Tohoqua

Application for  
Planned Mixed Use  
Development



Osceola County, Florida  
Submitted December 2009  
Re-Submitted February 2010  
Re-Submitted March 2010

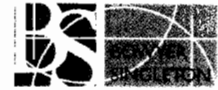
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## A PPENDICES

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## 2 Existing Development Narrative

### 2.1 Introduction

The Tohoqua Development of Regional Impact (DRI) Development Order was approved on August 18, 2008 for the entire 1,184.1-acre property. The primary intent of this application is to change the zoning of the proposed development from Agriculture/Conservation (A/C) and RS-1 and RS-1A to Planned Mixed Use Development (PMUD) zoning. In accordance with the Osceola County Planned Development Application requirements, this document is intended to outline the proposed development standards for the project. This application applies to all portions of the proposed development as represented in the legal description in Appendix F.

### 2.2 Location

The project is located in Sections 5 through 8, Township 26 South, Range 30 East, in Osceola County, Florida. The site lies south of Neptune Road, west of the Ronald Reagan Turnpike and the C-31 Canal, north of Goblet's Cove (Lake Tohopekaliga), and east of Macy Island Road. Please see Appendix A for a Location Map.

### 2.3 Existing Development

The subject site is an active cattle ranch and citrus grove previously owned by the Partin family. In the late 1920's, Seminole Land and Investment Company subdivided and plated this entire region of Osceola County, including the subject site, into a massive grid of varying size lots with platted but unimproved road rights of way. It has been in continuous and uninterrupted agricultural use since that period of time.

#### 2.3.1 Future Land Use and Zoning

The northern portion of the ranch fronting Neptune was platted into small non-conforming lots. It is this portion of the site that is presently zoned RS-1 and RS-1A. The remainder of the ranch is presently zoned Agricultural/Conservation (AC). The entirety of the site is designated Mixed Use Future Land Use.

#### 2.3.2 Existing Land Use

The existing site contains 1,184.7 total acres, of which approximately 33.02 acres are freshwater marsh and approximately 38.67 acres are wet prairie wetlands. The existing land uses on the property include a very limited amount of residential with a majority of the area dedicated to cattle management and sod production. The most prevalent land use type is improved pastures. A portion of the northwest region of the project is dominated by live oak. A smaller area of live oak exists in the southeastern region of the project. As with the pasture areas, each of these oak areas has been utilized as cattle rangeland for more than a century. The remaining



areas consist of borrow pits, ditches, and freshwater marsh and wet prairie wetlands.

### 2.3.3 Vegetation

Existing vegetation was classified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). A map illustrating the locations of the identified land use and cover types is provided Appendix A. The Tohoqua site currently supports eight (8) land use types/vegetative communities within its boundaries. For detailed descriptions of each land use type and vegetative species, see the Resource Management Plan prepared by Bio-Tech Environmental Consulting, Inc. and submitted as part of the DRI process.

The uplands on the subject property consist of Single Family Residential (111), Improved Pastures (211), and Live Oak (427). The wetlands and surface waters consist of Streams and Waterways (Ditch, 510), Lakes (520), Reservoirs (530), Freshwater Marshes (641), and Wet Prairies (643).

### 2.3.4 Protected Species

Using the methodologies outlined in the Florida Fish and Wildlife Conservation Commission's (FWC) Wildlife Methodology Guidelines, an assessment was performed to identify "listed" floral and faunal species occurring within the Tohoqua property. The wildlife and vegetative surveys performed by Bio-Tech Environmental Consulting, Inc. identified eight (8) species listed as "Species of Special Concern," "Threatened," or "Endangered" by the FWC or the United States Fish and Wildlife Service (FWS). The species are as follows:

- Gopher Tortoise (Threatened, state only)
- Bald Eagle (Threatened, state only)
- Florida Sandhill Crane (Threatened, state only)
- Little Blue Heron (Species of Special Concern, state only)
- Snowy Egret (Species of Special Concern, state only)
- Tricolored Heron (Species of Special Concern, state only)
- White Ibis (Species of Special Concern, state only)
- Sherman's Fox Squirrel (Species of Special Concern, state only)

The Resource Management Plan describes the habitat evaluations, the conservation plan, the management actions and the monitoring plan for the listed species.

Based on the habitats that have been identified within the subject property, known ranges and habitat requirements of listed wildlife species, it is possible that additional listed wildlife and listed plant species could occur within the project site. These potential listed flora and fauna are described in the Resource Management Plan along with a conservation plan, management actions and monitoring plans.



#### 2.3.5 Site Access

The existing site is accessed from the unpaved road that branches off from Neptune Road, a paved road. Breezewood Street, a paved road also provides access to the site from Neptune Road.

#### 2.3.6 Soils

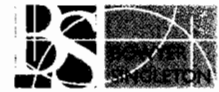
The existing soils within the development area are predominantly characterized as follows (according to the Soil Survey of Osceola County, Florida, prepared by the U.S. Department of Agriculture and Natural Resource Conservation Services):

No.	SCS Soil Type	Hydrologic Soil Group
1	Adamsville sand	C
5	Basinger fine sand	A/D
6	Basinger fine sand, depressional	A/D
10	Delray loamy fine sand	A/D
12	Floridana fine sand	A/D
14	Holopaw fine sand	B/D
15	Hontoon muck	A/D
16	Immokalee fine sand	A/D
17	Kaliga muck	A/D
22	Myakka fine sand	A/D
25	Nittaw muck	C/D
32	Placid fine sand	A/D
34	Pomello fine sand	C
36	Pompano fine sand	A/D
38	Riviera fine sand	B/D
40	Samsula muck	A/D
42	Smyrna fine sand	A/D
47	Winder loamy sand	B/D

The existing soils map can be found in Appendix A.

#### 2.3.7 Drainage

Drainage on the Tohoqua site is facilitated through a series of small, with a few larger, drainage ditches. The largest ditch within the site exists in the southern region of the property, extending from the southern central area of the property to the central portion of the western property boundary. Following large rain events, this ditch receives surface waters from low pasture areas via a series of feeder ditches. These flows enter the larger ditch and continue north-westward to the western boundary of the project site. The flows from the ditch then extend under Macy Island Road via culvert and onto the adjacent property. From here, the ditch flows west and southward until it reaches a sump area on the landward side of a berm that separates the ditch from West Lake Tohopekaliga. A pump-house is located



on the berm at this point. The pump-house is operated on a regular basis to control water levels within this property and several adjacent properties.

A second discharge point exists in the northwest boundary of the project. This consists of a smaller ditch system that provides drainage from two marsh systems that exist in this portion of the project. During high-water conditions, flows travel to the southwest and under Macy Island Road via culvert. This ditch then enters a larger ditch on the adjacent property that extends southward to a marsh system and ultimately reaches the sump area at the pump-house adjacent to Lake Tohopekaliga.

A third discharge point exists at the southeast corner of the property. This area consists of a freshwater marsh, which discharges to an off-site wetland that is connected to West Lake Tohopekaliga. This wetland receives surface waters from a series of smaller ditches that extend throughout the eastern portion of the project site; however, it appears that this area only receives flows from these ditches in extreme high-water conditions and this area is a secondary drainage facility to the drainage provided by the interconnected larger ditch that exists further to the west and north of this wetland.

Regional drainage projects, local ditching, pumping, and the control of Lake Tohopekaliga lake levels have had a significant impact on the Tohoqua property. It is probable that this site contains less wetland area than existed prior to statehood and homesteading as evidence of some of these historical conditions can still be observed within the project site. This includes the presence of certain land use signature and relic and remnant soil types within same areas. Although some of the soil types identified in the Soils Survey of Osceola County are hydric serried, field investigations in many areas fail to detect "hydric" soil characteristics in these areas.

#### 2.3.8 Floodplain

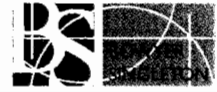
The Tohoqua DRI project site currently has isolated areas that are prone to flooding during extreme storm events. These flood-prone areas are limited to the wetland located in the northwest corner of the site, as well as the areas immediately adjacent to the main conveyance ditch and Canal C-31.

#### 2.3.9 Archeological and Historic Resources

A cultural resources survey of the property was conducted by SouthArc, Inc. during November 2004. The survey resulted in location of two isolated artifact occurrences, two small archeological sites, and one historic structure. The limited nature of the sites indicate that they do not have the potential to yield data which would address regional or local research questions on prehistoric or historic land use. The isolated artifact occurrences, which are probably related to the ongoing agricultural usage of the property, were not assigned site numbers. The structure was probably moved to the property in the 1950's from a nearby airbase, and has no distinctive architectural features or historic associations.



The cultural resource survey for the subject site was forwarded to The Department of State, Division of Historical Resources (DHR), with the opinion that development of the property will not impact significant archeological or historic resources which may be eligible for the National Register. The DHR concurred with this determination and found the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.



## 3 Proposed Development Narrative

### 3.1 Introduction

The purpose of this document is to describe the community vision, site plan, and planning principles that play a part in the Tohoqua DRI. The goals of the Tohoqua DRI are to integrate a large mixed use development into the fabric of the County by creating a traditional neighborhood community that protects and showcases the existing environment through the implementation of an Open Space Network that balances with a transportation system, and other uses, such as office, retail, and active recreation.

The basic principles Tohoqua will utilize in accomplishing this community vision include embracing the environmental attributes of the existing site, creating mixed use areas to house an array of uses complimentary to residential uses, designing a development pattern that preserves and enhances the existing environmental systems, providing housing that responds to the need for diverse products and a variety of price ranges, and the creation of a Master Plan that allows for flexibility while maintaining the goals and objectives of the project.

The following sections intend to illustrate the parts that comprise this community and its vision. A Place Types Plan will provide for a roadway network, location and mix of land uses, preservation of open space, wetlands, and trees. A Master Plan Principles exhibit will illustrate the concepts described in this document by focusing on the pedestrian structure, open space system, major roadways, and the neighborhoods. The road network is further described with the Roadway Network and Hierarchy exhibit, as well as a series of typical road sections.

### 3.2 The Vision

#### 3.2.1 Overall Concept

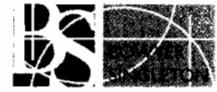
As a Planned Mixed Use Development (PMUD) in Osceola County, Tohoqua seeks to achieve a high quality of living for its residents through the integration of different land uses and the clustering of development, which will serve to maintain a walkable, environmentally sensitive community. The Osceola County Land Development Code for Planned Developments outlines specific objectives as part of achieving this high standard for development. The following highlights the manner in which Tohoqua has accomplished the goals of these objectives.

1. Clustering. Tohoqua provides approximately 414.64 acres of open space; 35% of the total project area and 20% more than required. This large amount of open space has been set aside to preserve the natural amenities currently existing on the site, such as wetland and conservation (217.27 acres), and to provide active and passive recreation (188.38 acres) for the residents. Clustering has enabled Tohoqua to achieve this amount of great open space.
2. Design Flexibility. The Tohoqua development was designed with the site in mind. Roadways and neighborhoods were designed following



the consideration of existing trees, vegetation and topography. This approach required flexibility in standard development practices to achieve environmental sensitivity while providing an increased level of amenities for residents.

3. Mix of Housing Types. The residential component of the Tohoqua PMUD is consistent with the East of Lake Toho Conceptual Master Plan in that it provides for a mix of housing types, including rental and condominium multi-family, single-family and multi-family attached, and single-family attached, within each of the Neighborhood types (N1 and N2).
4. Creativity. Tohoqua PMUD is a well thought-out development that includes a balanced mix of uses, including open space, residential, civic and institutional, as well as commercial and office, to create a one-of-a-kind community. Our creative approach to community design has resulted in efficient and functional use of land.
5. Internal Compatibility Between Uses. The Development Standards formulated for the Tohoqua PMUD are consistent with the Place Types described in the East of Lake Toho Conceptual Master Plan. Provisions allow for a variety of uses within each Place Type while remaining compatible with other uses in the development, as well as surrounding communities.
6. Simplification of Development Approval. By participating in the Application for Planned Mixed Use Development process, Tohoqua has opened itself to a streamlined review process that incorporates all sections of County Staff, as well as public input.
7. Clustering. As shown on the Place Types exhibit, the Tohoqua PMUD utilizes clustering to promote the economical and efficient use of land, utilities, and streets, resulting in lower infrastructure costs.
8. Development Phasing. The Tohoqua PMUD will be developed in accordance with the Conditions of Approval outlined in the Tohoqua DRI Development Order. These Conditions provide development standards for land use, design and improvements, as well as phasing requirements for construction of the development.
9. External Compatibility and Buffering Applications. Buffering is provided along the perimeter and internal to the development to protect environmental areas. The lakeshore features a 250-foot minimum, 500-foot average protection area. The eastern and western borders of the development use open space to buffer the C-31 Canal and neighboring developments. Simultaneous with our buffering efforts, Tohoqua also provides connections to surrounding areas through a network of pedestrian and bicycle trails, and a roadway network.
10. Alternative Modes of Transportation. A primary pedestrian trail system is provided throughout the Tohoqua site. This trail system includes walking and bicycling paths that connect to areas of open space, schools, civic spaces, and neighboring communities.
11. Integration of Schools and Ancillary Facilities. An elementary, middle, and high school, along with their associated ancillary uses, are all proposed within the Tohoqua development.



Providing numerous recreational opportunities, along with a diverse mix of housing, will lay the foundation for an enduring place that can change and redevelop, as necessary, over time. This community plan includes a green way and pedestrian system that will meander through the development, connecting neighborhoods with parks, recreation, schools, and employment areas. This large open space network will frame the community and become the backbone for achieving Tohoqua's vision.

Mixed use areas will provide shopping, employment, and civic opportunities. Thoughtful consideration has been given to design a community that will create pedestrian spaces, pedestrian activity, and a roadway network, all of which will work together to preserve and embrace the environment. The entire community will be connected through a network of streets that provide several routes for vehicular traffic, as well as pedestrian traffic, between the neighborhoods, parks, schools, and mixed use areas.

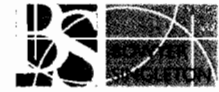
### 3.2.2 The Place Types Map

The Place Types Map, located in Appendix B, provides the visual reference for the guiding principles of the Tohoqua PMUD. This plan shows design intent that supports the key elements of the Community Plan, such as the roadway network, preservation of wetlands, habitat areas, and historic and specimen trees. The Product Types exhibit, located in Appendix B, brings all the elements of the Place Types Map together for an overall conceptual representation of the Tohoqua development. The different land uses of Tohoqua, including the mix of housing types, community and neighborhood centers, the open space network and parks, are described in general terms with the use of color coding. This plan is envisioned as a living document that allows for the flexibility to react to market conditions over time.

#### Master Plan Principles

Accompanying the Place Types Map is the Master Plan Principles exhibit, located in Appendix B. These principles include the following, which are represented on the following exhibit:

- Neighborhoods as the building block for the community;
- Clustering of development;
- Clustering of neighborhoods around a neighborhood amenity area and other complementing land uses;
- The preservation of open space and existing environment;
- The creation of a primary road network that will connect all parts of the community;
- The creation of an open space network that connects the entire community; and
- The creation of a park system that is interwoven throughout the community.



## Parks

Extraordinary efforts have been made to preserve and protect a large stock of mature historic oak trees, located within the site. The Place Types Map shows 2,079 trees as part of this preservation effort. These trees are spread over the site, but are generally located in proposed park areas. In addition to the preservation of trees, the community will integrate and enhance the natural system of wetlands. Although the quality of the trees has not been assessed, it is our intent to save as many healthy trees as possible in these locations.

The Place Types Plan provides for the preservation of isolated or fragmented areas and incorporating them into an improved master drainage system that will support and enhance the diverse ecosystem and wildlife community that can exist within the developed community.

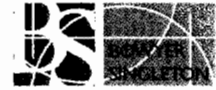
### Phase I Parks

**Homestead Park:** Homestead Park is proposed along the south side of Toho Parkway in the eastern portion of the community. This park will provide active and passive recreation for the residents of Tohoqua and include amenities such as pedestrian/bicycle trails, benches, playgrounds, sidewalks, fountains, picnic tables, etc. Active playfields may also be provided in this area.

**Eagle Island:** Across Toho Parkway from Homestead Park is the proposed Eagle Island. This area will serve to preserve and protect an existing eagle nest and habitat. Observation areas will be designated within the community. Observation areas will consist of walking terminus points with nature signage.

**Community Center Square:** Located on the southern end of the Community Center and centrally located for the first phase of development, the Community Center Square will provide a central gathering place for all residents of Tohoqua. The Community Center Square will preserve a number of mature live oak trees. Within this park, pedestrian walkways and seating areas will be provided for day-to-day gathering and community functions. Due to its central location and adjacency to the proposed Toho Parkway, the Square will serve as an important meeting place. Special attention will be placed on the surrounding architecture to create place-making and to provide pedestrian scale for the Square. The Square also serves as the northern terminus of the community's north-south open space network. Anticipated uses for the Square includes: Saturday farmers market, community art festival, founder's day celebration and other community activities. The gathering/meeting area will consist of pedestrian walkways and seating furniture situated around a central architectural/water feature (i.e. clock tower, art sculpture, or fountain). Special detail will be provided with brick pavers, planting areas, and decorative lighting.

**Great Oak Park:** The Great Oak Park, located in the northwest area of the site, will provide the residents of Tohoqua DRI a major open space. The



Great Oak Park consists of more than 45 acres, and the majority of the 1,700 existing trees within this area will be preserved. Within the park, large areas for active recreation may be cleared and graded to provide active playfields and group play areas, while preserving the mature vegetation along its perimeter. Public access will be provided along public road rights-of-way and more than 4,500 lineal feet of pedestrian hiking/bike trails are proposed to access the park.

Phase I parks will also contain the following (based on 1,150 dwelling units/3,197 residents):

- 2 tennis courts;
- 1 soccer fields with standard goal equipment and 1 baseball field with backstop fencing and clay infield; shared restroom facilities
- 1 softball field;
- 1 basketball court; and
- 2 tot lots.

#### Phase II

**Snail Kite Park:** Snail Kite Park is located in the southeast portion of the community, along the shoreline of Lake Tohopekaliga. This park will mainly serve to protect existing snail kite habitat located in the vicinity and will be preserved and enhanced to provide the residents a valuable natural resource. The park will provide passive recreation, with approximately 2,600 lineal feet of pedestrian/bike trails, educational signage and wildlife observation areas. Observation areas will consist of walking terminus points with nature signage.

**Lake Toho Park:** Lake Toho Park is situated along the shoreline of Lake Tohopekaliga. It is a passive linear park, which will link the residents of the Tohoqua community to a larger regional lakeside recreation system. Lake Toho Park will have approximately 3,200 lineal feet of pedestrian hiking/bike trails, an educational natural pavilion and wildlife observation areas. Observation areas will consist of walking terminus points with nature signage. Resident access and parking will be provided along public roads.

Phase II parks will also contain (based on 2,070 dwelling units/5,754 residents):

- 2 tennis courts;
- 1 soccer fields with standard goal equipment;
- 2 baseball field with backstop fencing and clay infield;
- 1 basketball court; and
- 3 tot lots.

Prior to the first Engineering Improvement Plan or Comprehensive Development Plan (whichever occurs first), an agreement between the developer and Osceola County will be reached to determine the amount of



park impact fee credits based on the amount of improvements. Some of these facilities may be located on school sites.

#### Mix of Land Uses

The Residential land use of Tohoqua is intended to reflect the character and quality of traditional neighborhoods and provide a mix housing types. Neighborhoods within Tohoqua shall form the basic building block of development; they are designed to provide a variety of architectural styles and to be within a reasonable walking distance of a neighborhood amenity area, encouraging pedestrian activity.

The Community Center of Tohoqua will be developed as a mixed use retail center and office area. Integrated with residential and civic and institutional uses, the Community Center will be a vibrant and active space, providing for pedestrian activity through shopping, employment and the arts.

The Neighborhood Center is an appropriately scaled pocket of retail, office and/or institutional uses that is co-mingled among the residential neighborhoods. Tohoqua currently only proposes one Neighborhood Center; however, Neighborhood Amenity Areas have also been identified on the Product Types Map and have been carefully located to compliment surrounding land uses and to enhance the pedestrian network and provide relief to the street network.

### **3.3 Design and Development Standards**

#### **3.3.1 Density and Land Allocation**

The Tohoqua DRI is a mixed use community that provides a wide range of housing options and recreation along side commercial, office, civic, and institutional facilities. The development plan is characterized by the clustering of development around neighborhood centers and a community center and the preservation of significant corridors of open space and native vegetation. The higher density and intensive uses are situated around these centers for optimum utilization of the street network and close proximity to the active parks. As you travel away from the neighborhood and community centers, there is a gradual transition towards less intense uses and lower density housing types. However, all areas are connected by a network of pedestrian friendly streets and a primary pedestrian trail.

The maximum number of dwelling units allowed in the Tohoqua DRI is 3,220, making for a gross density of 2.7 dwelling units per acre. Accompanying the dwelling units is 150,000 square feet of office/retail uses, 300 hospitality suites, and up to 30,000 square feet of institutional and civic uses. The following table summarizes these land uses and allocations:



Description	Units/Acres
Total Project Acreage	1,184.7 acres
Project Open Space (includes wetlands, ponds, buffers, parks; 35%)	414.65 acres
Total Developed Acreage (Total Project Acreage – Project Open Space)	770.06 acres
Retail/Office	20 acres
Toho Parkways North and South	36.11 acres
Other Rights of Way	137.52 acres
Residential	576.43 acres
Maximum Residential Units Allowed	3,220 du
Maximum Residential Density Allowed	25 du/ac
Minimum Residential Density Required	5 du/ac
Proposed Project Residential Net Density	5.5 du/ac

### 3.3.2 Proposed Development Program

- a. The approved Development Program for Tohoqua DRI is as follows:

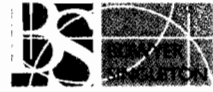
(This language can be found on Page 4 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

- a. *Project Description: A mixed-use development with 1,860 single-family detached units; 1,360 multi-family units; 150,000 square feet of retail and office; 30,000 square feet of institutional/civic uses; and, 300 hotel rooms together with the necessary amount of square feet of building area and site acreage necessary to accommodate public educational uses as required or requested by the School Board of Osceola County pursuant to a school siting plan described below. Institutional/civic uses include but are not limited to public libraries, police, fire, and similar uses. Accessory dwelling units are permitted as a part of the mix of housing choices within the Tohoqua development, but will not be counted as part of the density calculation.*

- b. Development Restrictions

Development within the Tohoqua DRI shall be performed in accordance with the requirements established within the Osceola County Land Development Code, unless otherwise noted in these Development Standards, and with any requirements established in the Tohoqua DRI Development Order.

Existing trees, including Specimen and Historic Trees, shall be preserved on site where practicable as shown on the Place Types Map. Final determination of trees to be preserved in these areas will be deferred to any Engineering Improvement Plans submitted for any



portion of the DRI being developed. Factors such as final grading, tree health, and canopy constraints shall be used during the removal assessment.

c. Phasing of Development

Phasing of development with the Tohoqua DRI will conform to the standards established in the Tohoqua Development of Regional Impact Development Order approved by the Board of County Commissioners on August 18, 2008, as well as the Tohoqua DRI Phasing Plan. Phasing shall occur within the timeframes established in the Development Order, as stated in Condition 22.

d. Land Use Compatibility Standards

Within the Tohoqua DRI, land uses are allowed to be mixed and blended together as necessary to create a vibrant, diverse, and walkable community that will also allow for flexibility and re-development over time.

Neighborhoods within the Tohoqua DRI are comprised of a mix of land uses, including attached and detached single-family housing, rental and for-sale multi-family housing, commercial, civic, and office. Street and open space framework, along with building orientation and design characteristics, have been utilized to create these neighborhoods and to transition between them and neighborhood and community centers.

In addition, standard buffer requirements typically used to separate land uses have been waived. Under typical conditions, different land uses that are adjacent are buffered by way of rights-of-way. However, the Tohoqua DRI will not be required to provide any excessive screening or buffering, but will be designed to be visually and functionally compatible, where appropriate.

### 3.3.3 Open Space Requirements

The Tohoqua DRI provides for a wide array of open space uses. In addition to providing green space, the Open Space Network will provide focal points for civic and public purposes such as regional, community and neighborhood parks, natural resources, water bodies and stormwater facilities. In order to establish minimum open space standards for the Tohoqua DRI, the following open space calculations for the entire PMUD submittal are provided as part of the current requirements. Specific minimum open space requirements for each land use within the PMUD will be described within the standards for that land use.



<b>Open Space Calculations</b>	
<b>Required Open Space</b>	
15% of 1,184.7 Gross Acres	186.71 acres
<b>Provided Open Space</b>	
Wetlands and Stormwater Management Ponds – not to exceed 50% of Required Open Space (88.8 acres)	217.27 acres
Active and Passive Park Space, Miscellaneous Open Space (buffer, wildlife corridors, etc.)	197.38 acres
<b>Total Open Space Provided (35% of Gross Acres)</b>	
	<b>414.65 acres</b>

### 3.3.4 Recreation Area Requirements

Approximately 197.38 acres of active and passive park space is provided within the 414.65 acres of open space with the Tohoqua DRI. This acreage will include active outdoor recreation areas, public and private civic/institutional uses, passive open space, trails, and tree preservation. This acreage was calculated from the Place Types Map and may increase or decrease pending regulatory and engineering review of the plan. A minimum required open space shall apply across the entire project and will be tabulated and tracked continuously during the Engineering Improvement Plan process.

<b>Required Recreation</b>	
3,220 dwelling units x 2.78 persons per household	8,952 residents
8,952 residents x 5 acre/1000 residents	44.76 acres required
<b>Recreation Provided</b>	<b>188.38</b>

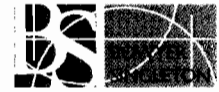
### 3.3.5 Transportation

#### a. Roadway Network and Hierarchy

As shown in the Roadway Network and Hierarchy exhibit located in Appendix C, the Tohoqua DRI will incorporate a network of streets, with an associated hierarchy of street types, to promote greater distribution of traffic loads and to ease the movement of pedestrians through the development and between different land uses. Sidewalks, street trees, on-street parking, and appropriate orientation of building fronts along the street, will serve to ensure a safe and attractive pedestrian environment throughout the development.

There are 8 basic internal roadway types in the Tohoqua DRI. These types are generally defined in section; however, a brief description is provided to establish their roles in the community in Section 3.3.5.b. These sections and their descriptions provide a visual reference for the design intent of the roadway types, and clearly define the vehicular zone, the landscape and parking zone, and the pedestrian zone.

These internal roadway types are conceptual and have been located as shown on the Tohoqua DRI Roadway Network and Hierarchy Diagram,



included in Appendix C. This exhibit is conceptual in nature and subject to change pending regulatory and engineering review; however, it is intended to provide an illustration of the roadway hierarchy and function.

As part of this PMUD, the roadway network has been given the flexibility to allow for variations in landscape area width, median width, sidewalk width, bike lanes, multi-use paths, etc. This flexibility is required in order to effectively allow adjacency of different land uses within the community. However, these variations will remain appropriate for the areas in which they are utilized (i.e. urban areas, residential areas, etc.). In order to preserve for future flexibility as well, specific dimensions and details for road sections will be provided along with any Engineering Improvement Plans and will meet the minimum requirements established at that time by the County. However, those plans will be guided by the design intent expressed in the sections included in this PMUD submittal.

b. Roadway Network Sections

Residential Street - Two-Way Along Open Space

This roadway type is a 45-foot right-of-way consisting of two (2) ten-foot drive lanes, and a seven-foot parallel parking lane. A five-foot sidewalk and six-foot landscaped area is provided along the side opposite the Open Space. A seven-foot landscaped area is provided adjacent the Open Space.

Residential Street

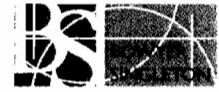
This roadway type is a fifty-foot right-of-way consisting of two (2) ten-foot drive lanes and a seven-foot parallel parking lane. A five-foot sidewalk and a six and one-half foot landscaped area are provided along each side of the roadway.

Residential Street - Yield Condition

This roadway type is a fifty-two-foot right-of-way consisting of two (2) ten-foot drive lanes and seven-foot parallel parking lanes on either side. A five-foot sidewalk and four-foot landscaped area are provided along each side of the roadway.

Avenue - Mixed-Use Two-Way Street

This roadway type is a sixty-four-foot right-of-way consisting of two (2) nine-foot drive lanes and seven-foot parallel parking lanes on both sides. A four-foot bicycle lane is also provided on each side of the roadway. A five-foot sidewalk and seven-foot landscaped area is provided on each side of the roadway. In front of residential, a four-foot sidewalk and an eight-foot landscaped area is provided on each side of the roadway.



Residential Street - One-Way Along Open Space

This roadway type is a forty-eight-foot right-of-way consisting of one (1) ten-foot drive lane with one (1) seven-foot parallel parking lane. A five-foot sidewalk and seven-foot landscaped area are provided along the side opposite the Open Space. A seven-foot landscaped area is provided adjacent the Open Space.

Alley – Shared Drive

This roadway type is a twenty-foot unobstructed right-of-way consisting of a ten-foot drive lane and four feet of pavement on either side of the drive lane. This roadway type is able to withstand 66,000 pounds.

Toho Parkway and Toho Parkway West

As shown on the Roadway Network and Hierarchy Exhibit (Appendix C), Toho Parkway and Toho Parkway West serve as primary vehicular corridors for the community. There is no section provided for the Toho Parkway and Toho Parkway West, though the right-of-ways are depicted on the maps. The design of these roadways will defer to Osceola County; however, Toho Parkway shall not exceed 130 feet in width, and Toho Parkway West shall be a minimum of 80 feet in width. The roadway typical sections for these roads shall be consistent with the East of Lake Toho Conceptual Master Plan.

All buildings along Toho Parkway and Toho Parkway West and Mixed-Use Two-Way Roadways will be encouraged to reinforce the street framework by locating the “main” building façade either parallel or perpendicular to the street. Similarly, multiple building complexes are encouraged to maintain a consistent street orientation.

Buildings located adjacent to primary pedestrian connections and adjacent to community open space will have their front building façade directed toward the pedestrian walkways/open space.

c. Phasing

The Phasing of Development and Phasing Plan for Tohoqua DRI shall conform to the following Vehicular Traffic Phasing Table (this table is located on Page 33 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008):

Phase (Year of Completion)	<u>Phase Year</u> <u>Original</u>	Daily Trips	Daily Trips Cumulative	External Daily Trips	External Daily Trips Cumulative	Peak Hour Trips	Peak Hour Trips Cumulative	External Peak Hour Trips	External Peak Hour Trips Cumulative
Phase 1 (2015)	<u>2011</u>	18,396	18,396	16,174	16,174	1,921	1,921	1,711	1,711
Phase 2 (2020)	<u>2016</u>	14,510	32,906	13,309	29,246	1,696	3,617	1,546	3,257

Toho Parkway and Toho Parkway West, within the Tohoqua DRI, shall be constructed and operational sufficient to support the traffic generated by the development prior to issuance of building permit for Phase 2 of the DRI, in compliance with Condition 26 of the Tohoqua DRI Development Order.

d. Land Use Conversions

Land use conversions are governed by vehicular trips, as outlined in Condition 4 and the Land Use Conversion Table, and can be converted as long as the total number of trips per phase is not exceeded (Condition 4 is located on Page 5 and the Land Use Conversion Table is located on Page 62 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008):

4) *Subsequent Changes in Land Use. The Master Developer may increase or decrease the amount of a particular land use within the approved development program by using a land use conversion table, which is based on equivalent peak hour directional trip ends, attached herto as Exhibit "C". An increase and corresponding decrease in the total amount of each land use category may be permitted without a requirement for a Notice of Proposed Change (NOPC) subject to the following: the amount of the proposed increase does not exceed on a cumulative basis any substantial deviation criteria identified in Chapter 380.(19)(b) 1-14, Florida Statutes; the proposed change does not require an amendment of the Development Order; the request for aland use conversion is included as part of a Planned Development (PD) or Planned Development Amendment (PDA) application submittal. The Florida Department of community Affairs (the "DCA"), the ECFRPC, and the South Florida Water Management District (the "SFWMD") shall be provided notice of the land use conversion proposal at least 30 days in advance of the submittal of the PD or PDA application that includes the proposed conversion. The notice to be provided shall include a copy of this Development order and shall state the land uses which will be increased or decreased and include an analysis by a certified engineer stating whether the contemplated changes in land use will increase the demand for potable water. If the demand for potable water will be increased, the Developer shall provide a capacity availability letter from its water provider stating there is potable water capacity and allocation available under the water providers Consumptive Use Permit. Approvals of land use*

*conversion, as well as amendments to the Development Order affecting the development program will be reported on an individual and cumulative basis as part of the Biennial Report. Any future NOPC shall incorporate all changes due to the use of the conversion table as well as approved amendments to the Development Order.*

*a. The Master Developer may not decrease the acreage or square footage of any type of non-residential development below the Comprehensive Plan criteria in effect at the time of the request to decrease acreage or square footage necessary to:*

*1. Sustain the number of Neighborhood and Community Centers identified on Map "H".*

*b. Use of the conversion matrix will be consistent with the provisions of the East of Lake Toho Conceptual Master Plan (Mixed Use District #1 and #2) that address minimum levels of development/employment to be completed within the development.*

*c. Upon its adoption by the Board of County Commissioners, it is contemplated that the East Lake Toho Conceptual Master Plan (ELTCMP) shall be substantially consistent with Map "H" attached to this the Development Order. It is anticipated that the ELTCMP may contain additional data that is beyond the level of detail provided through Map H, however nothing contained in the ELTCMP shall ameliorate or lessen the validity of any of the approvals or entitlements provided for herein.*

Land Uses (Converted From)	Land Uses (Convert To)							
	Single Family Detached (DU)	Multi-Family (DU)	Elementary School (Students)	Middle School (Students)	Institutional/ Civic (KSF)	Hotel (Rooms)	Office (KSF)	Retail (KSF)
Single Family Detached (DU)		2.1551	2.8123	5.2311	0.3102	1.3355	0.5288	0.1512
Multi-Family (DU)	0.4640		1.3050	2.4273	0.1439	0.6197	0.2454	0.0702
Elementary School (Students)	0.3556	0.7663		1.8601	0.1103	0.4749	0.1880	0.0538
Middle School (Students)	0.1912	0.4120	0.5376		0.0593	0.2553	0.1011	0.0289
Institutional/C ivic (KSF)	3.2235	6.9470	9.0656	16.8628		4.3051	1.7047	0.4875
Hotel (Rooms)	0.7488	1.6137	2.1058	3.9169	0.2323		0.3960	0.1132
Office (KSF)	1.8910	4.0752	5.3180	9.8919	0.5866	2.5254		0.2860
Retail (KSF)	6.6121	14.2496	18.5952	34.5886	2.0512	8.8305	3.4966	

*Sample Conversions:*

*1. If you wanted to convert 100 DU's of Single Family to Condominiums:*

$$100 \text{ DU Single Family} \times 2.1551 = 216 \text{ DU Condominiums}$$



2. If you wanted to convert 50 KSF of Retail to Single Family:

$$50 \text{ KSF Retail} \times 6.6121 = 331 \text{ DU Single Family}$$

Source: GMB Engineers & Planners, Inc.

Notes: The development will be limited to maximum and minimum changes consistent with F.S. 380.06 19(b)

The land use matrix was developed using the p.m. peak hour trips generated by the Tohoqua DRI - Phase 1 (1,711 peak hour trips)

The following summarizes the p.m. peak hour trip generation rates used in this analysis:

- Single Family - Detached: 0.79 trips per DU
- Multi-Family: 0.37 trips per DU\*\*
- Elementary School: 0.28 trips per student
- Middle School: 0.15 trips per student
- Institutional/Civic: 2.54 trips per KSF
- Hotel: 0.59 trips per room
- Office: 1.49 trips per KSF
- Retail: 5.21 trips per KSF

\*\*Multi-Family is any combination of condominiums, apartments, townhomes, etc.

e. Site Access

During early stages of development, Neptune Road will be the primary access point into the Tohoqua DRI. At build-out, Toho Parkway and Toho Parkway West will serve as the primary east-west access routes for the development, in addition to the north-south access roads proposed off of Neptune Road.

f. Sidewalks

Sidewalks shall be a minimum of five feet in width, and shall be provided within the rights-of-way on both sides of any street or boulevard, except for in certain instances where the rights-of-way abut a dedicated open space and there is a multi-use path easement provided adjacent to the rights-of-way. In these instances, a sidewalk shall be required on only the opposing side of the street and connections to the multi-use path shall be made at a minimum once every three hundred feet. Sidewalks may be four feet in width along Mixed-Use Streets which also have bike lanes, as depicted in the Roadway Network Sections exhibit. Sidewalks in commercial areas shall be a minimum of twelve feet in width, with allowance of landscaping breaks, and may widen to accommodate building frontage conditions. Handicap access shall be provided at all pedestrian crossing areas. Sidewalks to be installed adjacent to any residential, institutional/civic, office or commercial use shall be installed at the time of development of that use.



g. Primary Pedestrian Trail

The Primary Pedestrian Trail identified on the Master Plan Principles exhibit will be a paved pedestrian trail system that will allow for access to nearby parks and the open space system. This paved pedestrian trail may vary in width but shall maintain a minimum width of eight feet. This is constituted by a combination of a minimum four-foot sidewalk and four-foot bike lane within the right-of-way. Along Mixed-Use Two-Way Streets, the paved pedestrian trail will consist of a four-foot sidewalk and a four-foot bicycle lane. It shall traverse the development and meet with trails within adjacent properties on the southeastern property boundary and the northwest to enter into the Toho Preserve DRI. This pedestrian trail will run along the length of the lakeshore, to parks and to proposed public schools on and off site. Secondary trails will connect to this primary trail. Through some parks and along the lake shore, the Primary Pedestrian Trail may be mulched as an alternative to paving.

h. Traffic Calming

Traffic calming measures are an integral part of the road network within Tohoqua DRI. Traffic calming measures will be implemented throughout the development to slow vehicular speeds and to aid in the appropriate disbursement of traffic. These measures include, but are not limited to, the following:

- On-street parking;
- Street trees;
- Median plantings;
- Variations in pavement texture and color;
- Pedestrian operated signals at crossings; and
- A clear and simple signage component, including stop signs.

i. Street Lighting

Street lights shall be provided by the developer and are to be installed at the time of construction of any roadway within the development. "Dark Skies" measures to reduce light pollution shall be implemented as consistent with Osceola County Land Development Code.

j. Street Furnishings

All street furnishings (i.e. benches, trash receptacles, bike racks) will be provided by the developer within the Community Center, Neighborhood Center, and throughout the open space and pedestrian networks. The type and number of street furnishings shall be identified with Engineering Improvement Plans submitted to the County for review.

k. Pavement

Type of pavement for streets shall be in accordance with Osceola County Land Development Code and Specifications.

3.3.6 Neighborhoods

As the basic building block for development within Tohoqua, neighborhoods have been given great importance throughout the design planning process. The neighborhoods of Tohoqua will be characterized by a mix of architectural styles, each neighborhood distinguished with its own style and complimented by its associated neighborhood amenity area.

Neighborhood Amenity Areas, as identified on the Master Plan Principles exhibit, are provided such that the majority of residential dwellings are within a ¼ mile walk from one of these areas. A Neighborhood Amenity Area may include uses such as parks, open space, churches, recreation, and institutional, civic or commercial uses. The street and block pattern shall be designed to also allow for the development of neighborhood-scale commercial and office uses as appropriate over time.

3.3.7 Architectural Guidelines

It is the intent of these design guidelines to allow a variety of architectural styles and finishes for the overall community. While the public elements, such as street patterns, sidewalk, and street light fixtures, within each neighborhood serve as a consistent thread that ties the overall community together, each neighborhood shall have its own architectural character. Special neighborhood amenities will provide the theme for the individual neighborhood character. The neighborhood amenities include greens or "squares," civic buildings, the Neighborhood Center, and the park system. Higher density housing may cluster around neighborhood amenity areas in selected instances.

Within neighborhoods that contain detached single-family housing, the front building façade shall have a clear relationship to the street. The front door shall be the focal point from the street or sidewalk. Porches and/or stoops shall be encouraged to reinforce the importance of the front door.

Within neighborhoods containing front-loaded residential units, garage doors shall be set back a minimum of twenty feet from the front property line.

The architectural styles of the Residential Neighborhoods, the Neighborhood Center, and the Community Center shall be flexible and may be dictated by market demand at the time of development and shall be compatible with the intent of this PMUD. It is the intent of these guidelines to encourage the following architectural character for the PMUD:

- Buildings should orient towards the street with main entrances, "front doors," and/or windows to face the street.

- Parking may occur at the front of the building (on street), but a majority of parking is encouraged to be at the rear or side, to maintain pedestrian friendly street edges.
- Service areas should be placed away from the addressing street and screened from view.
- Building entrances should be visible from the street and placed in a "superior" position (either elevated by stoops or front porches at a minimum of 16" above adjacent sidewalk grade).
- Buildings are encouraged to have consistent windows along the front façade. Large expanses of glass curtain walls are discouraged.
- Buildings should express a clear base, middle, and top with sloping roofs or strong cornice lines. Sloping roofs are encouraged at strategic locations, such as corners and mid-block entries.
- Within the Neighborhood and Community Centers, parking should be from the addressing street with clear and convenient access for residents, visitors, and employees. Landscaping and/or low screening walls should be utilized adjacent to parking areas.
- Service areas should be clearly marked and have distinct access routes to allow clear circulation within the site.
- An identical house (excluding townhouses) with the front massing and matching key architectural elements may repeat once every three (3) lots or buildings per block face, but may not repeat on any adjacent lot or building site located directly or diagonally across the street. The following table illustrates this condition:

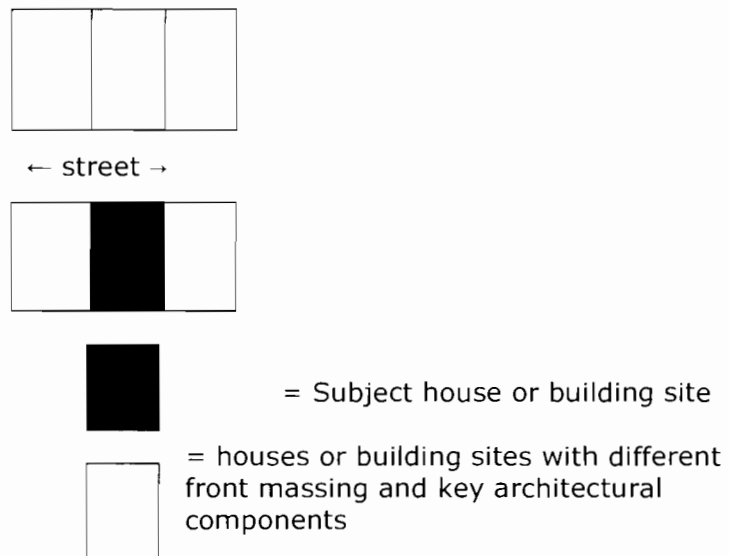


Figure 3.3.7 Architectural Variation Diagram

- Residential streets shall typically be developed in such a manner that either rear loaded dwellings immediately face one another on both sides of a street, or front loaded dwellings immediately face one another on both sides of a street. Along no residential street shall rear loaded dwellings directly face front loaded dwellings, except in conditions where rear loaded dwellings directly face front loaded

dwelling on the same street where the front loaded dwelling backs onto preservation, conservation, storm water pond features or other types of open space.

In all instances, front loaded and rear loaded dwellings may be located across from one another so long as they are oriented along different streets. An example of this would be a front loaded street intersecting to an alley loaded street at a perpendicular or another type of intersection where you would have the side of one housing type facing the front of the other type. This could be referenced as a "side to front relationship."

- While rear-loaded product types are not restricted from any section of the project, they are only shown on the framework streets highlighted on the Architectural Guidelines map included in Appendix D.
- Any porch provided along the front façade of the principal structure on a lot shall have a minimum depth of eight (8) feet.
- Building height shall be measured in number of stories, excluding attics and raised basements or foundations. Principal buildings shall have a maximum height of three (3) stories and accessory buildings shall have a maximum height of two (2) stories. Stories shall not exceed fourteen (14) feet in height from finished floor to finished ceiling.
- Air Conditioning Units shall not be restricted to the rear yard of any lot except in cases where drainage issues or lot configurations, such as with zero-lot line buildings require the placement of Air Conditioning Units in the rear of the principal structure.

### 3.3.8 Landscaping

#### a. Tree Preservation

A large number of trees, including specimen and historic trees, have been located and identified within the Tohoqua DRI. It is the intent of the Place Types Plan to preserve as many of these trees as is practicable. Protection and preservation of these specimen and historic trees will help ensure a continuation of the natural beauty of the site and enhance the open space and recreation provided in the Conceptual Plan.

Any specimen or historic trees to be removed as a result of this development shall be subject to the tree replacement and tree loss mitigation standards established in Chapter 10 of the current Osceola County Land Development Code.

#### b. Design, Installation, and Maintenance Standards

(This language is located on Page 30 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

- a. *Native, drought tolerant, low maintenance vegetation shall be utilized in site development to minimize dependence on grounds irrigation and to promote retention of wildlife habitat.*
- b. *The Master Developer and developers shall implement water conserving, green design principles for landscapes and buildings to include xeriscaping and water re-use; and consideration of rain gardens, green roofs, cisterns, pervious pavement, etc.*
- c. *In no case shall potable or individual private well be used to irrigate public or private turf or landscape areas.*
- d. *The Master Developer and developers must consider the use of "Conservation Subdivision" design, shrinking individual lot sizes and lawn areas and the use of smaller lots adjacent to common preserved open spaces unless Osceola County minimum density requirements render this impractical.*

As required by the approved Development Order, the following standards will be utilized to ensure compliance:

- i. In the more intense urban areas of the Tohoqua DRI development, landscape material will be selected and installed in a manner that is compatible with the architectural style of adjacent buildings and structures.
- ii. In more passive natural and recreational area, landscape material will be selected and installed in a manner that is compatible with the existing landscape character.
- iii. All trees, shrubs, groundcovers, and annual plants shall be properly spaced and installed according to their normal growth patterns such that natural growth is allowed and pruning is minimized.
- iv. No plants listed on the Florida Department of Agriculture or the Florida Department of Environmental Protection lists of prohibited plant species will be used on site.
- v. All plant materials shall be installed so as to present a mature appearance within 12 months of planting.
- vi. All installed plant material shall be Florida #1 per Grades and Standards for Nursery Stock, 2<sup>nd</sup> Edition or later, Florida Department of Agriculture and Consumer Services.
- vii. Upon completion of development, all areas will be paved, landscaped, or built on such that there is no bare soil visible.
- viii. All trees will be anchored after root systems are established.
- ix. Berms and other earth forms used as visual screens in buffer areas will be completely covered grass, shrubs, or other groundcovers.
- x. All installed vegetation shall be maintained as needed to maximize health. Trees, if necessary, will be pruned in order to maintain their natural form.
- xi. No severe pruning of landscape material will be encouraged or required.
- xii. The use of native and drought tolerant landscape plants will be utilized as much as possible.

(This language is located on Page 23 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

*xiii. Fertilizer*

*The Master Developer shall address the manner in which development of residential and commercial property within the Tohoqua DRI will be restricted relative to the use of fertilizer. The program developed by the Master Developer shall be consistent with the Florida Yards and Neighborhoods program as well as the Model Landscaping Ordinance developed by FDEP and will draw on the protocols of both in developing and administering the manner in which fertilizer is used in the Tohoqua development. The program shall be referenced as part of the first Planned Development application, and its provisions included, where appropriate, in the CDD, Homeowner's or Master Property Owner's Association Covenants, Conditions and Restrictions.*

As required in the approved Development Order, Best Management Practices will be utilized according to the attached fertilizing program included in Appendix G, Fertilize Appropriately, from The Florida Yards & Neighborhoods Handbook, 2009. The following measures shall be taken to ensure compliance with the Fertilizer Best Management Practices:

1. Fertilizer Best Management Practices will be referenced in the community's Covenants, Conditions and Restrictions;
2. Educational materials will be provided to purchasers of units;
3. Notification will be provided to purchasers in the sales disclosure statement; and
4. Tohoqua's green standards will be placed on a community website with the educational information and standards.

*c. Buffers*

Buffer zones will be utilized to protect environmental areas, as discussed in The Resource Management Plan for Tohoqua DRI. Vegetative buffers will be utilized to protect interior wetlands and shorelines of Lake Tohopekaliga and interior water bodies. All environmental buffers will be required to meet State and local regulatory agency requirements.

Buffering within the built environment will be accomplished through architectural solution, rather than landscape materials or spatial separation. It is the intent of this mixed use community to allow for a variety of compatible land uses adjacent to one another and to differentiate land use with architectural treatments and site placement.

d. Lake Toho Protection Area

(This language can be located on Page 26 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

*The Master Developer shall designate a Lake Toho Protection Area that includes a 250-foot minimum, 500-foot average buffer along the Lake Toho lakeshore, measured from the controlled high water line elevation of 55.0 feet, NGVD. Within the Lake Toho Protection Area, impervious surfaces shall not exceed 5% of the total surface area and no structures shall be allowed except the following:*

- a. Public open spaces, passive recreation facilities, such as but not limited to, paved or unpaved bicycle/pedestrian trails, boardwalks, and shelter houses provided these facilities do not jeopardize or impair essential behavior such as breeding, feeding or sheltering of listed species addressed in the HCMP.*
- b. Waterside fueling or fuel storage tanks shall be not allowed within the Lake Toho Protection Area.*
- c. Within the Lake Toho Protection Area, the Master Developer shall provide non-vehicular public access for fishing, and passive use of public area around Lake Toho.*
- d. No water fences will be allowed within the Lake Toho Protection Area and any existing water fences shall be removed.*
- e. To reduce the potential for impact to offsite snail kite nesting areas, boat ramps, lifts or other forms of connection that would provide for boat access directly to Lake Toho or through the C-31 canal shall be prohibited within the property.*

A minimum 250 foot, 500 foot average, buffer has been provided along Lake Tohopekaliga, in accordance with the requirements of the approved Development Order as stated above. Within the 250-foot minimum buffer separating lots from the lake, there will be a public walking trail/path. Lots with backyards adjacent to the lakeshore protection area will be deed restricted and owners will be required to sign a letter of understanding concerning the development restriction adjacent to the lake.

3.3.9 Green Design

The practice of Green Building will be adopted into community elements of Tohoqua DRI in adherence to the following directive established in the Development Order:

(This language is located on Page 32 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

21) Conservation Design. *The Master Developer will incorporate the following conservation design elements in the design and development of Tohoqua, to-wit:*

- a. All clubhouses and community centers built by the Master Developer or any other Developer building within Tohoqua shall be built to USGBC LEED NC or Florida Green Building Coalition standards and certified, or certified through another acceptable conservation design program approved by the County.*
- b. Construction standards for residential homes should meet the USGBC's Leadership in Energy and Environmental Design LEED program, the Florida Green Building Coalition, the Green Building Initiative's Green Globes program, or any other nationally recognized, green building system that is approved by the Florida Department of Management Services and Osceola County.*
- c. "Dark Skies" measures to reduce light pollution shall be implemented to the extent that such measures are not inconsistent with the Osceola County Land Development Code.*
- d. Elements of Low Impact Development (LID) appropriate to the development of Tohoqua will be reviewed and considered by the Master Developer and where appropriate taking into account costs, existing technology and suitability for Tohoqua such protocols will be utilized. For this purpose, LID standards are those found in publications of the United States Environmental Protection Agency and include, but are not limited to, the use of green roofs in commercial construction, the use of cisterns, the use of "rain gardens", pervious pavement and the like.*

(This language is located on Page 51 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008.)

42) Energy Efficiency. *In order to augment the Green Building practices set forth in Conditions 20 and 21 above, the Master Developer will undertake the following additional green building techniques in the development of Tohoqua, to-wit:*

- a. Residential construction shall utilize the Energy Star standard in the design and construction of new homes.*
- b. The applicant shall provide educational and promotional programs to encourage sustainable development and green building practices to the home builders and homes owners. This program will not mandate or enforce specific sustainable development and green building practices except to the extent otherwise provided for herein, but rather encourage these practices through communication and education. A primary focus for developer education shall be the importance of planning for green development at the initial stages of development to minimize costs.*
- c. The Master Developer shall include in the Biennial Reports the actions being taken to promote sustainable practices, including submission of current materials being provided and an accounting of development meeting green building standards. The educational promotional program will include:*
  - i Green building handbook,*

- ii Sales center display,*
- iii Web based content,*
- iv Costs benefit analysis information and education for both builders and potential homeowners.*

As required in the approved Development Order, the following measures shall be taken to ensure compliance with the Energy Efficiency Standards:

1. Energy Efficiency programs will be referenced in the community's Covenants, Conditions and Restrictions;
2. Educational materials will be provided to purchasers of units;
3. Notification will be provided to purchasers in the sales disclosure statement; and
4. Tohoqua's green standards will be placed on a community website with the educational information and standards.

### 3.4 Tohoqua's Land Uses

The community form of the Tohoqua DRI is defined and regulated through several documents. Among them are the Development Order issued by Osceola County, elements of the Osceola County Land Development Code, and the Design and Development standards described in this document. As part of an effort to define Tohoqua in enough detail to ensure the creation of a bold and enduring community while maintaining design flexibility that allows for modifications to the Place Types Plan as the Community moves from concept into built form, the Community is comprised of four (4) types of land uses: Residential, Neighborhood Center, Community Center, and Open Space. These four land uses are distinct from one another, as they represent the community's gradient of development intensity and mix of land uses.

These four land uses are designed to blend together seamlessly within the community while each land use on its own provides different uses for the residents of Tohoqua. In order to accomplish this, each land use has its own set of Development Standards that aid in regulating the character of the area and the community as a whole. These standards include building and lot standards, development block, open space and landscaping, permitted and prohibited uses, and parking standards, specific to each land use.

While these Development Standards have been thoughtfully and carefully designed to guide the vision and goals of the Tohoqua DRI, it is understandable that portions of the community plan may change as a result of the dynamic nature of real estate markets and the evolving consumer preferences in community design and housing.

#### 3.4.1 Residential Neighborhoods

Residential Neighborhoods within the Tohoqua DRI consist of Neighborhood Type 1 and Neighborhood Type 2, as shown on the Place Types Map and described in the East of Lake Toho Conceptual Master Plan. Residential neighborhoods should reflect the character and quality of traditional neighborhoods and provide a mix of architectural styles on a well-connected

street system. All neighborhoods should allow for residential mixed-use, permitting both single-family and multi-family housing types. Each neighborhood will provide a variety of lot sizes and architectural styles to allow for a range of ages and incomes in an effort to ensure a well-integrated and diverse community.

The Residential land use is intended to allow a mix of building types, including but not requiring the following: attached and detached housing, civic uses and recreational facilities, as well as some office and retail. Buildings within the Residential land use will primarily orient towards the street and, when practicable, will face onto park space.

a. Development Standards

i. Building and Lot Standards

Please see the Building and Lot Matrix table in Section 3.4.4 for Building and Lot Standards.

ii. Open Space

The minimum open space for the Residential Neighborhoods will be 15% of the gross acreage of the Residential Neighborhoods, including all stormwater management areas, buffers, tree preservation areas, and other uses within this land use. A minimum of 5% of the total developed area will be dedicated to civic uses such as passive and active parks, trails, and playgrounds.

iii. Landscaping

Individual Residential Neighborhoods will blend seamlessly into one another, with no walls to differentiate their boundaries. Streets, roads, and boulevards, as well as parks and open space will provide subtle separation between neighborhoods while maintaining a cohesive community atmosphere. As a result, the landscaping utilized along streets, roads, and boulevards and open space throughout the Residential land use becomes an important focal point in the community.

All streets within Residential Neighborhoods shall have canopy trees every 60 feet on center, alternating from each side of the street, unless site conditions require further variation in placement.

Individual lots within Residential Neighborhoods shall have setbacks from the rights-of-way line allowing private lot owners to supplement the streetscape with canopy trees, shrubs, groundcovers, or turf areas. The side setbacks between lots and units shall allow for the planting of understory trees, shrubs, groundcovers, and turf.

Within Neighborhood Amenity Areas, parking areas for civic and other uses will be screened from the street or from single family detached lots by a landscape strip at least five feet in width. A minimum three foot hedge, wall, or other screening device will be required.

Landscaping within park and recreation areas is intended to lend a natural environmental form and utilize native plant material wherever possible.

iv. Permitted Uses

Commercial – Limited retail uses shall be allowed within Residential Neighborhoods as part of neighborhood support retail, and may include the following:

- Barbers/Hair Salons
- Restaurants
- Convenience Stores
- Gift Shop/Florist
- Bank and Savings Institution
- Drugstore
- Live/Work Units
- Bakery

Civic/Institutional

- Church
- Clubhouse
- Private School
- Studio (art, music, dance, photography)
- Public School
- Public Library
- Post Office
- Libraries
- Emergency Services
- Police and Fire Stations
- Child Care Facility

Parks, Recreation and Open Space

- Passive Parks
- Active Parks
- Athletic Fields
- Buffers
- Playgrounds
- Stormwater Management Areas
- Tree and Habitat Preservation Areas
- Trails

Office – Limited office uses shall be allowed within Residential Neighborhoods as part of neighborhood support retail and may include the following:

- Accounting/Tax/Bookkeeping
- Architectural/Planning/Engineering/Surveying
- Business Consulting
- Counselors and Family Service
- Dental/Medical
- Estate/Trusts/Planning Management
- Insurance
- Travel Agency
- Governmental
- Legal Services
- Real Estate and Rental Services

Residential

- Attached Housing
- Detached Housing
- Garage Apartments
- Accessory Apartments
- Adult Congregate Living Facilities
- Family Day Care Facilities
- Model Homes

The above permitted uses are intended to provide a general list of the uses permitted within Residential Neighborhoods and is not inclusive of all uses that may be permitted.

v. Prohibited Uses

Commercial

- Adult Entertainment
- Auto Service Center
- Blood Facility
- Drive-in Facility
- Entertainment Services
- Escort Services
- Liquor Sales Establishment
- Hospitals/Clinics
- Hotel/Motel
- Outdoor Commercial Recreational Facility
- Parking Garages and Free Standing Lots
- Pawn Shop
- Recreation Vehicle Park
- Tattoo Parlor

Civic

- Convention/Conference Center
- Stadium

Office

- Business or Professional office of an intense nature

Residential

- None

3.4.2 Community Center

The Community Center of Tohoqua DRI will serve a vital role. Intended to serve retail/service, office, institutional, and mixed residential uses, the Community Center will be a vibrant hub of pedestrian activity. Parks and recreation areas within and surrounding the Community Center will play a critical role in connecting residents from the neighborhoods of the Residential areas to shopping, employment, school, and recreation via the pedestrian and Open Space network.

The Community Center is located between Neptune Road and the proposed Toho Parkway, in the northeast area of the Tohoqua DRI and is linked to the Neighborhood Center via several streets and boulevards of the roadway network, as well as through the pedestrian and open space network.

a. Development Standards

i. Building and Lot Standards

The Community Center building and lot standards will adhere to the applicable section of the Lake Development Code.

ii. Open Space

The minimum required open space for the Community Center is 5% of the gross acreage of the Community Center. This percentage may be reached through any combination of passive open space, buffers, parking lot landscaping, landscaped areas adjacent to buildings, park, plaza, or any other outdoor civic use.

iii. Landscaping

The Community Center is intended to provide for a more urban atmosphere within the Tohoqua DRI. As such, wider sidewalks and decreased setbacks will minimize the area available for landscape.

All streets within the Community Center shall have street trees provided every 60 feet on center, alternating from each side of the street, unless site conditions require further variation in placement. One understory, canopy, or palm tree will be required within each bulb-out.

Individual lots within the Tohoqua DRI will be encouraged to utilize pedestrian friendly landscaping solutions such as moveable pots, trellises, planters, topiaries, window boxes, etc.

All service areas for buildings shall be properly screened from the street and primary pedestrian corridors through the use of landscaping, fence, or masonry walls.

Parking lots located within the Community Center shall conform to the applicable section of the Osceola County Land Development Code.

iv. Permitted Uses

Commercial – Retail uses shall be allowed within the Community Center and may include the following:

- Restaurants
- Gas Stations
- Convenience Stores
- Gift Shop/Florist
- Bank and Savings Institution
- Drugstore
- Live/Work Units
- Bakery
- Bed and Breakfast Lodging
- Department Store
- Entertainment
- General Retail Uses (bike shop, pet store, clothing, etc.)
- General Service Uses (barber shops/salons, laundry, etc.)
- Hardware and Home Improvement Stores
- Lodging
- Veterinarian Hospitals
- Workplace Uses

Civic/Institutional

- Church
- Clubhouse
- Private School
- Studio (art, music, dance, photography)
- Public School
- Public Library
- Post Office
- Museum
- Private Memberships and Fraternal Organizations
- Law Enforcement Facility
- Libraries
- Emergency Services
- Police and Fire Stations
- Child Care Facility

Parks, Recreation and Open Space

- Passive Parks
- Active Parks
- Athletic Fields

- Buffers
- Playgrounds
- Stormwater Management Areas
- Tree and Habitat Preservation Areas
- Trails

Office – Office uses shall be allowed within the Community Center, and may include the following:

- Accounting/Tax/Bookkeeping
- Architectural/Planning/Engineering/Surveying
- Business Consulting
- Counselors and Family Service
- Dental/Medical
- Estate/Trusts/Planning Management
- Insurance
- Travel Agency
- Governmental
- Legal Services
- Real Estate and Rental Services
- General Office

Residential

- Attached Housing
- Accessory Apartments
- Apartments and Condominiums
- Live-Work Dwellings
- Detached Housing – One Family
- Garage Apartments

The above permitted uses are intended to provide a general list of the uses permitted within the Community Center and is not inclusive of all uses that may be permitted.

v. Prohibited Uses

Commercial

- Adult Entertainment
- Escort Services
- Pawn Shop
- Tattoo Parlor
- Veterinary services for livestock

Civic

- Convention Center
- Stadium

Office

- None

### 3.4.3 Neighborhood Center

The Neighborhood Center of Tohoqua DRI intended to provide limited retail/service, office, institutional, and mixed residential uses. The Neighborhood Center will be pedestrian-scaled and serve the needs of the surrounding neighborhoods on a smaller scale than the Community Center. Parks and recreation areas within and surrounding the Neighborhood Center will play a critical role in connecting residents from the surrounding neighborhoods small-scale retail/dining services via the pedestrian and Open Space network.

The Neighborhood Center is centrally located within Tohoqua DRI along Toho Parkway West and is linked to the Community Center via several streets and boulevards of the roadway network, as well as through the pedestrian and open space network.

#### a. Development Standards

##### i. Building and Lot Standards

Please see the Building and Lot Matrix table in Section 3.4.4 for Building and Lot Standards.

Residential buildings (attached and detached) are permitted in the Neighborhood Center of the Tohoqua DRI. These permitted uses shall be planned and developed according to the Residential Neighborhood development standards as stated in this document.

##### ii. Open Space

The minimum required open space for the Neighborhood Center is 5% of the gross acreage of the Neighborhood Center. This percentage may be reached through any combination of passive open space, buffers, parking lot landscaping, landscaped areas adjacent to buildings, park, plaza, or any other outdoor civic use.

##### iii. Landscaping

The Neighborhood Center is intended to provide for a more urban atmosphere within the Tohoqua DRI. As such, wider sidewalks and decreased setbacks will minimize the area available for landscape.

All streets within the Neighborhood Center shall have street trees provided every 60 feet on center, alternating from each side of the street, unless site conditions require further variation in placement. One understory, canopy, or palm tree will be required within each bulb-out.

Individual lots within the Tohoqua DRI will be encourage to utilize pedestrian friendly landscaping solutions such as moveable pots, trellises, planters, topiaries, window boxes, etc. All service areas for buildings shall be properly screened from the street and primary pedestrian corridors through the use of landscaping, fence, or masonry walls.

Parking lots located within the Neighborhood Center shall conform to the provisions set forth in Chapter 10 of the Osceola County Land Development Code.

iv. Permitted Uses

Commercial – Limited retail uses shall be allowed within the Neighborhood Center, including:

- Restaurants
- Gas Stations
- Convenience Stores
- Gift Shop/Florist
- Bank and Savings Institution
- Drugstore
- Live/Work Units
- Bakery
- Bed and Breakfast Lodging
- Entertainment
- General Retail Uses (bike shop, pet store, clothing, etc.)
- General Service Uses (barber shops/salons, laundry, etc.)
- Hardware and Home Improvement Stores
- Lodging
- Veterinarian Hospitals
- Workplace Uses

Civic/Institutional

- Church
- Clubhouse
- Private School
- Studio (art, music, dance, photography)
- Public School
- Public Library
- Post Office
- Museum
- Private Memberships and Fraternal Organizations
- Law Enforcement Facility
- Libraries
- Emergency Services
- Police and Fire Stations
- Child Care Facility

Parks, Recreation and Open Space

- Passive Parks
- Active Parks
- Athletic Fields
- Buffers
- Playgrounds
- Stormwater Management Areas
- Tree and Habitat Preservation Areas
- Trails

Office – Limited office uses shall be allowed within the Neighborhood Center, including:

- Accounting/Tax/Bookkeeping
- Architectural/Planning/Engineering/Surveying
- Business Consulting
- Counselors and Family Service
- Dental/Medical
- Estate/Trusts/Planning Management
- Insurance
- Travel Agency
- Governmental
- Legal Services
- Real Estate and Rental Services
- General Office

Residential

- Attached Housing
- Accessory Apartments
- Apartments and Condominiums
- Live-Work Dwellings
- Detached Housing – One Family
- Garage Apartments

The above permitted uses are intended to provide a general list of the uses permitted within the Neighborhood Center and is not inclusive of all uses that may be permitted.

v. Prohibited Uses

Commercial

- Adult Entertainment
- Escort Services
- Pawn Shop
- Tattoo Parlor
- Veterinary services for livestock

Civic

- Convention Center
- Stadium

Office

- None

3.4.4 Building and Lot Standards

**Building and Lot Standards Matrix**

	Multi-Family and Single-Family Attached Housing	Single-Family Detached Housing - Front and Rear Loaded	Civic and Public Buildings	Retail, Office, and Mixed Use Buildings
Max Lot Width	250	120	x	250
Min Lot Width	16	20	x	16
Max Impervious Surface Ratio	90%	90%	90%	90%
Min Front Yard (Principal)	5	5	5	5
Min Front Yard (Accessory)	5	5	5	5
Min Fron/Side Yard (Parking)	5	5	5	5
Min Rear Yard	0	0	0	0
Min Side Yard	0	0	0	0
Min Corner-Lot Side Yard	0	0	0	0
Max Front Yard (Principal)	25	25	x	25
Max Rear Yard (for rear-loaded garages)	5	5	x	5
Max Corner-Lot Side Yard	25	25	x	25
Min Building Separation	10	10	10	10
Max Height (Principal)	3	3	3	3
Max Height (Accessory)	2	2	2	2

**General Notes:**

Where the lot/building fronts onto a green court, a mew, or a park, all Front Yard setbacks shall be zero (0) feet.

Where lots are adjacent to a passageway, regular Side Yard setbacks shall apply.

Where surface parking lots are located adjacent to a Right-of-Way, a minimum setback of five (5) feet and a minimum three (3) foot hedge is required to screen the parking area.

Where service/loading areas are located adjacent to a Right-of-Way, a six (6) foot masonry wall or fence and a minimum three (3) foot hedge is required.

Any Retail, Office, or Mixed Use building, if located within the same block and adjacent to Single-Family Detached housing, must be screened from those uses with a combination of a six (6) foot masonry wall or fence, and a minimum three (3) foot hedge.

Building height shall be measured in number of stories, excluding attics and raised basements or foundations.

Principal buildings shall have a maximum height of three (3) stories and accessory buildings shall have a maximum height of two (2) stories. Stories shall not exceed fourteen (14) feet in height from finished floor to finished ceiling.

### 3.4.5 Additional Development Standards

#### a. Development Block

The preferred target block is envisioned to allow for streets and blocks to respond to site conditions and provide for an efficient development pattern. The preferred target block size is 330 feet by 600 feet (of which 30 feet along each side is right-of-way for adjoining streets), making for a total block perimeter of 2,100 feet. Ideally, no block shall exceed 2,400 feet in total block perimeter. The average perimeter of all blocks shall be within five (5) percent of the preferred block size, which equates to 2205 feet. When the average perimeter of all blocks exceeds the 5% of the preferred block perimeter (2,100 feet) there shall be a mid-block throughway.

The mid-block pedestrian throughway described above may manifest itself in a variety of forms: the passageway, the mew, the green court, and the park. Pursuant to the request of the county, a brief description of each is provided as follows:

- i. A passageway is a minimum 15 foot wide easement or tract that runs perpendicular to the long face of the block and provides a minimum five (5) foot wide sidewalk, lighting, and landscaping. Ideally, a passageway is located at the terminus of perpendicular streets, or is placed opposite some public use, such as a park, in order to provide exposure and maximize opportunities for surveillance and security.
- ii. A mew is a minimum 25 foot easement or tract that is treated like a public right-of-way in that adjacent residential uses front the easement or tract. The mew may consist, at minimum, of an open lawn panel with sidewalk access provided to the fronts of adjacent residential units, lighting, and landscaping.
- iii. A green court is small public green spaces of no minimum size located along the face or at the end of a block and fronted by lots on at least one (1) side. The green court may consist, at minimum, of an open lawn panel with sidewalk access provided to the fronts of adjacent residential units, lighting, and landscaping.
- iv. A park is a minimum ½ acre open space. Parks may consist, at a minimum, of an open lawn panel with sidewalk access. In certain conditions parks would also include playground or tot-lot facilities, a swimming pool, natatorium, or community recreation center, lighting, and landscaping.

#### b. Parking

Sufficient parking for uses within Residential Neighborhoods shall be provided consistent with the following:

Single Family Detached

Parking shall be provided at a minimum of 3 spaces per dwelling unit. This parking may be provided through some combination of garage/driveway parking and on-street parking.

Single Family and Multi-Family Attached

Parking shall be provided in accordance with the following table:

Unit	Spaces
1 Bed / 1 Bath	1.5
2 Bed / 2 Bath or More	2

Uses that provide garage or carport parking, may count the parking area contained within the garage or carport as part of the required parking area.

Non-Residential Uses

Parking shall be provided in compliance with the Osceola County Land Development Code. A reduction of parking may be allowed based on mixes of uses and proximity of served population. A reduction in parking requirements may also be allowed based on case-specific traffic studies.

Shared parking lots and tandem parking will be utilized to satisfy the overall parking requirements for the Neighborhood Center. The details of this shared parking strategy will be developed at a later date and submitted along with any Engineering Improvement Plans.

c. Accessory Dwelling Units

- i. Accessory dwelling units such as garage apartments, accessory apartments and/or guest suites, if constructed, shall be a minimum of 400 sq. ft. to a maximum of 1000 sq. ft.
- ii. Accessory dwelling units will not be included in the density calculation.
- iii. Accessory dwelling units, parking shall be provided at a ratio of one parking space per 250 sq. ft.

d. Community Center Design Charette

In addition to the Development Standards established for the Community Center, the following language shall apply (this language is located on Pages 10-12 of the Tohoqua Development of Regional Impact Development Order, approved by the BCC on August 18, 2008):

- i. *The Master Developer or a Developer if applicable shall organize, support and complete a collaborative site planning*

- and design workshop (also know as a design charette) that includes Osceola County staff. The purpose of the workshop is to develop a conceptual framework for each center that allows all uses permitted by the applicable zoning category, inclusive of Planned Developments, to be considered in the planning and design of the center.*
- ii. A Master Plan shall be prepared that identifies the relationship between streets, blocks, lots, buildings, civic spaces, off-street parking and uses, to form a pedestrian oriented center. As part of the plan's background information, a market analysis shall be performed demonstrating the economic viability of the proposed uses.*
  - iii. The center Master Plan shall be approved by the County pursuant to the requirements of the Land Development Code in effect at the time of submittal of the PD or PD amendment that includes the Master Plan.*
  - iv. To assure that a sufficient amount of non-residential land use providing neighborhood services, convenience shopping, employment and personal services, is in place concurrent with the needs generated by residential development, two actions will be required to be completed. The first action for the Master Developer to plan, permit and construct a portion of infrastructure within the primary center that is necessary to support the development of a total of 60,000 square feet of floor area of non-residential (excluding institutional) uses. This action shall be initiated with the approval of the final development order that results in a cumulative total of 1,000 dwelling units within the Property, and shall be complete before the issuance of a certificate of occupancy for the 1,700<sup>th</sup> dwelling unit. The second action will be to construct and obtain a certificate of occupancy for either a minimum of 25,000 square feet of retail and/or other non-residential uses (excluding institutional uses), or to construct and obtain a certificate of occupancy for a portion of the center as determined or required by the Mixed Use Code or the Center master Plan that results from the required charette, prior to the issuance of the first building permit for development within Phase 2. The construction of retail or other non-residential uses may be completed by the Master Developer, any other Developer and/or third party end uses of the structure or structures that are constructed.*

In compliance with the above conditions, a design charette meeting was held with Osceola County Staff on March 2, 2010 regarding Tohoqua DRI's Community Center.

#### 3.4.6 Open Space Network

The Open Space Network is comprised of preserved wetlands and their respective buffer areas, wildlife corridors, habitat management areas, the Lake Toho Protection Area, and all other buffer areas described in the

Tohoqua DRI Development Order. These areas are an important component of the Tohoqua DRI community, which is designed to cluster development away from these areas. Careful and thoughtful consideration was given in the designing of the development areas and is intended to allow for the greatest use of natural topography, native vegetation, preservation of existing trees, and other natural features on the site. This design flexibility allows the Open Space Network to be a great benefit to the residents of the community.

a. Development Standards

i. Building and Lot Standards

There are no specific building and lot standards that apply to the Open Space Network.

ii. Development Block

There are no specific development block standards that apply to the Open Space Network.

iii. Open Space

The minimum required open space for the Open Space Network is 80%.

iv. Landscaping

All landscape enhancements proposed in the Open Space Network are subject to the overall landscape standards in this document and any elements of the Tohoqua DRI Development Order or the Osceola County Land Development Code regarding landscaping within preservation and buffer areas.

v. Permitted Uses

- a. Habitat Protection and Preservation
- b. Wildlife Corridors
- c. Passive Open Space
- d. Passive Recreation, including parks, trails, and boardwalks
- e. Bathrooms
- f. Limited Convenience
- g. Learning Facilities, Nature Centers, Classrooms
- h. Pools and Hardscape
- i. Active Recreation
- j. Tennis Courts, ball fields, etc.
- k. Public Gathering Areas, Amphitheaters, etc.

The above permitted uses are intended to provide a general list of the uses permitted within the Open Space Network and is not inclusive of all uses that may be permitted.

vi. Prohibited Uses

- All other uses not listed

vii. Parking

There are not parking standards that apply to the Open Space Network.

3.5 Amendments

The determination of a major (substantial) or minor (non-substantial) alteration shall be made jointly by the planning and zoning managers. Either or both managers may opt to direct that determination be made instead by the Technical Review Staff (TRS).

3.5.1 Major Amendments

Major Amendments of the Planned Mixed Use Development shall be processed in the same manner as the original application (thus requiring public hearing). Major amendments include the following types of applicant request:

- A change which would include a land use not previously permitted under the approved PD zoning;
- A change which would require an amendment to the Board of County Commissioners' special conditions of approval;
- An amendment to the phasing which would propose a land use in advance of the development it was designed to support;
- A modification/deletion of an approved special condition;
- Increases/decreases of over 10% in the proposed number of dwelling units or amount of non-residential floor area, and/or design elements for the development, mobility system, and/or conceptual landscape;
- Reductions to the Open Space District area by 20% or greater;
- The elimination of regional transportation facilities; and/or revisions to the scheduling, funding, or scope of capital improvements included with the CIE.

3.5.2 Minor Amendments

Minor Amendments may be reviewed and approved by the Planning Official. Minor Amendments include the following types of applicant request:

- Changes in block orientation or size; changes to approved placemaking standards such as the location of sites that terminate vista's;
- Change in the types of trees proposed for a specific type of street or segment of street; and/or
- Changes to utility system or habitat management plans brought about by requirements of a state or federal agency;
- A modification and/or waiver of a standard;
- Relocation by one-half mile or less of regional transportation facilities;

- Reductions to the Open Space District area by more than 5% but less than 20%;
- Revisions in the scheduling of privately-provided capital improvements;
- Removal of up to 5% of trees deemed health on-site as specified on the Place Types Map (removal of unhealthy trees shall not constitute an amendment);
- Modification of Product Types within a given Place Type, as described in the East of Lake Toho Conceptual Master Plan;
- The proposed Legacy Park sale to the County.

Minor amendments shall be reviewed and the applicant notified of the staff determination within ten (10) working days of receipt of the request on a form supplied by the Growth Management Division.

### 3.6 Community Services

#### 3.6.1 Utilities

In compliance with Condition 20e of the Development Order, a Master Utility Plan will be submitted to the City of St. Cloud prior to, or simultaneously with, the first Engineering Improvement Plan submittal to the County. The Developer will conform with the requirements of the potable water provider related to water conservation measures. All utility infrastructure shall be provided underground with the exception of primary facilities which can be located above ground. The underground utilities shall include, but are not limited to, telephone, electric, cable, fiber optic, potable water, reclaimed water, irrigation and sewer lines. All above ground utility infrastructure shall be screened with landscaping.

#### 3.6.2 Water

The City of St. Cloud Utilities will be the potable water and reclaimed water provider for the Tohoqua DRI. Water mains will be extended from the existing lines along Neptune Road to the site. The project shall utilize low water use plumbing fixtures in conformance with the Florida Water Star program. Reclaimed water or surface water will be used for irrigation for the site.

#### 3.6.3 Sanitary Sewer

The City of St. Cloud Utilities will be the wastewater service provider for the Tohoqua DRI. Wastewater mains will be provided throughout the site and the use of septic tanks will not be allowed. All lift stations and sanitary sewer mains shall be designed per FDEP, Osceola County, and St. Cloud design requirements. A forcemain connection to the existing system will be made adjacent to Anthem Park.

#### 3.6.4 Solid Waste

Solid waste disposal shall be provided by a private solid waste contractor with the Osceola County Solid Waste Department. There shall not be any medical or other providentially hazardous waste generated by the development.

#### 3.6.5 Police, Fire, and Hospital Protection

The Osceola County Sheriff's Office shall provide law enforcement services for Tohoqua DRI. The Osceola Fire Department shall provide fire protection services for Tohoqua DRI. The primary response will be from Station 63 located at 1097 Shady Lane, Kissimmee, Florida. The secondary response will be from Fire Station 32 located at 2600 Kissimmee Park Road, St. Cloud, Florida.

Orlando Regional Medical Center – Saint Cloud and Osceola Regional Medical Center will both provide emergency medical services for residents of Tohoqua DRI.

#### 3.6.6 Easements

Utility and drainage easements will be provided, where necessary, during the Engineering Improvement Plan permitting process and will be provided on the plats for each phase.

#### 3.6.7 Schools

In compliance with Conditions 41 and 43 of the Development Order, prior to Comprehensive Development Plan or Engineering Improvement Plan, whichever comes first, a Concurrency Mitigation Plan and Funding Agreement for the Tohoqua DRI will be reviewed and approved by the Osceola County School Board and the Osceola County Board of County Commissioners. Currently this process is on going and the proposed Preliminary School Siting Plan map has been included with this application. This Preliminary School Siting Plan map indicates locations of the proposed institutional uses associated with the Tohoqua DRI.

The school sizes are as follows:

Elementary School = 15 acres

Middle School = 25 acres

High School = 50 acres

These school sizes are contingent on off-site stormwater and include a minimum five acre park.

#### 3.6.8 Stormwater Management/Environmental

In compliance with Condition 12.b.ii.5 of the Development Order, a Master Stormwater Design will be submitted with the first Engineering Improvement Plan submittal to the County. Condition 11 of the Development Order requires that the Habitat Conservation Management Plans compliance review

be addressed at the Planned Development submittal; however, we propose to address this as an independent submittal during the Mass Grading/Environmental Permit process, simultaneous with the first Engineering Improvement Plan submittal.

#### Overview

The proposed development will require a series of interconnected stormwater management ponds to attenuate peak runoff and provide pollutant reduction. Due to the close proximity to Lake Tohopekaliga and on-site wetlands, the proposed wet detention ponds will be controlled and located to minimize impacts to existing wetland and lake hydroperiods. The stormwater treatment ponds shall conform to dimensional and technical design criteria set forth by SFWMD and Osceola County and shall utilize Best Management Practices. The proposed wet detention ponds will be operated and maintained by a master Home Owners Association (HOA) or Community Development District (CDD).

#### Water Quantity

The proposed stormwater management system will attenuate the post development peak design storm discharge to less than or equal to the pre development discharge rates. The proposed wet detention ponds are designed to control the discharge of the collected runoff to the onsite wetlands and Lake Tohopekaliga. The ponds are designed with bleed down devices that allow for the detention and recovery of smaller, more frequent storm events and maintain the control elevation within the pond. The ponds will utilize control structures or discharge spreader swales.

#### Water Quality

SFWMD and FDEP are developing new rules for the Okeechobee basin and TMDL standards for the Lake Tohopekaliga Basin. Until the new stormwater regulations are implemented, existing stormwater management requirements for treatment and attenuation will be exceeded by 30%. The existing stormwater management requirements for wet detention ponds is to provide treatment for the first inch of runoff or 2.5 inches times the impervious area, whichever is greater.

#### Floodplain

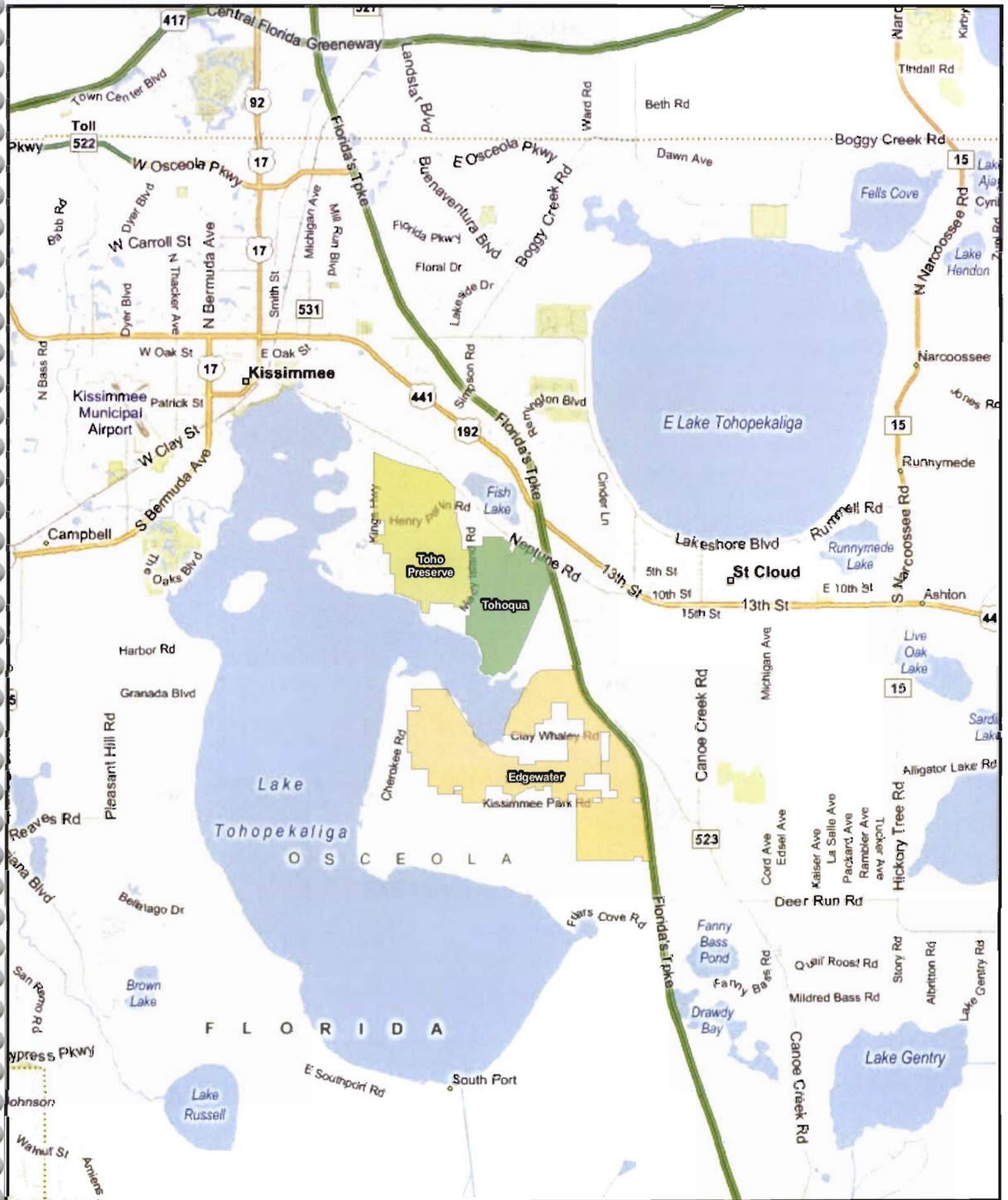
Approximately 50% of Tohoqua lies within the floodplain of Lake Tohopekaliga as depicted by FEMA; however the project site is isolated by elevation from the Lake. The only source of floodwaters is from the ditch which discharges across the adjoining DRI know as Toho Preserve and pumped into Lake Tohopekaliga. Compensating storage will be provided by the detention of the pre development verse post development runoff difference in stormwater ponds and on-site wetland systems. Proposed structures will be constructed at least one foot above the base flood elevation.

## 4 Development Process

### 4.1 Following PMUD Approval

Upon approval of the Planned Mixed Use Development for Tohoqua DRI, the next step in the development process will include submittal of the Master Drainage and Utilities Plans. These plans may be submitted simultaneously with the first Engineering Improvement Plan submittal for the initial phase of development, to the County. The Master Drainage and Utilities Plans will be a staff level approval.

Upon approval of the Master Drainage and Utilities Plans, the Engineering Improvement Plan process will ensue for the Community Center, Residential Neighborhoods, Neighborhood Center, and Open Space. This would include review of the Preliminary Plat layout and Engineering Documents. The EIP approval will be a staff level approval. Final Plat submittal and recordation will complete the subdivision process.



BSA-CIVIL.COM 407.843.5120

## Tohoqua PMUD Osceola County, Florida Regional Location Map

- Tohoqua
- Edgewater
- Toho Preserve

0 5,000 10,000 20,000 Feet



File: G:\MXD\County\Osceola\Tohoqua\Location\_8.5x11\_portrait.mxd

8th Source: Bing/Google County GIS



BSA-CIVIL.COM 407.843.5120

# **Tohoqua PMUD Osceola County, Florida Aerial Location Map**

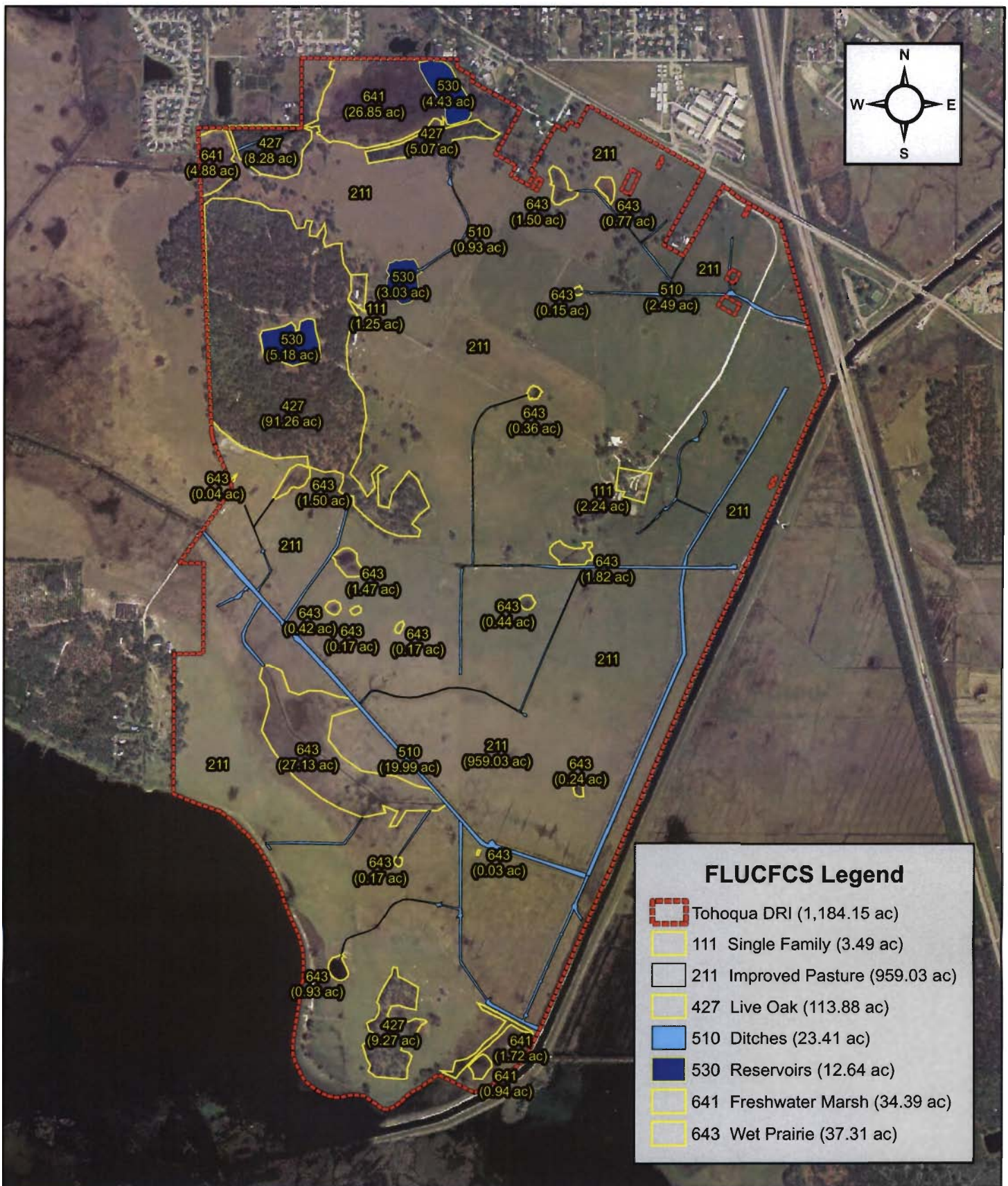
 Tohoqua PMUD

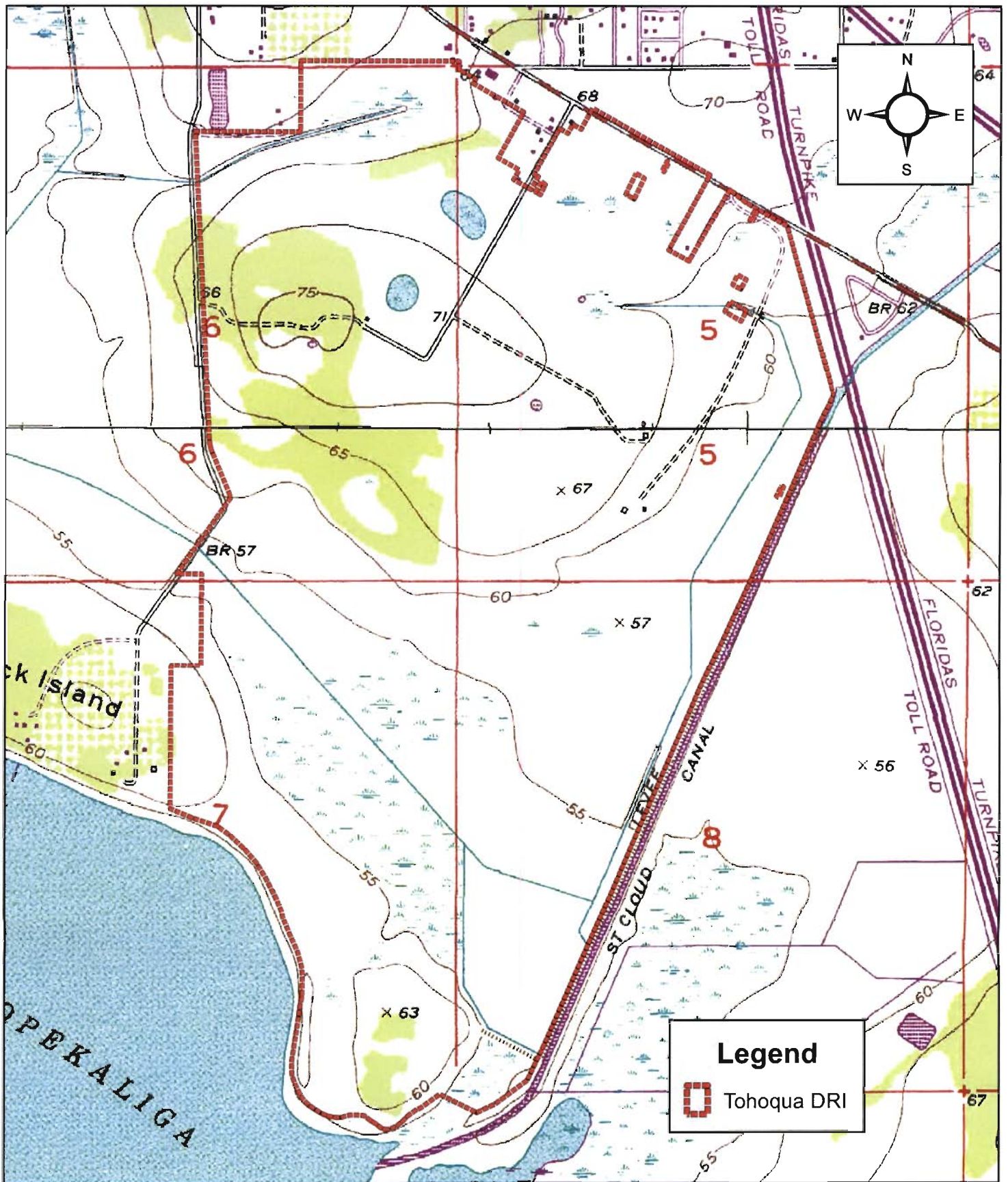
0 750 1,500 3,000 Feet



Data Source:  
Aerials Express - April 2008  
Osceola County GIS

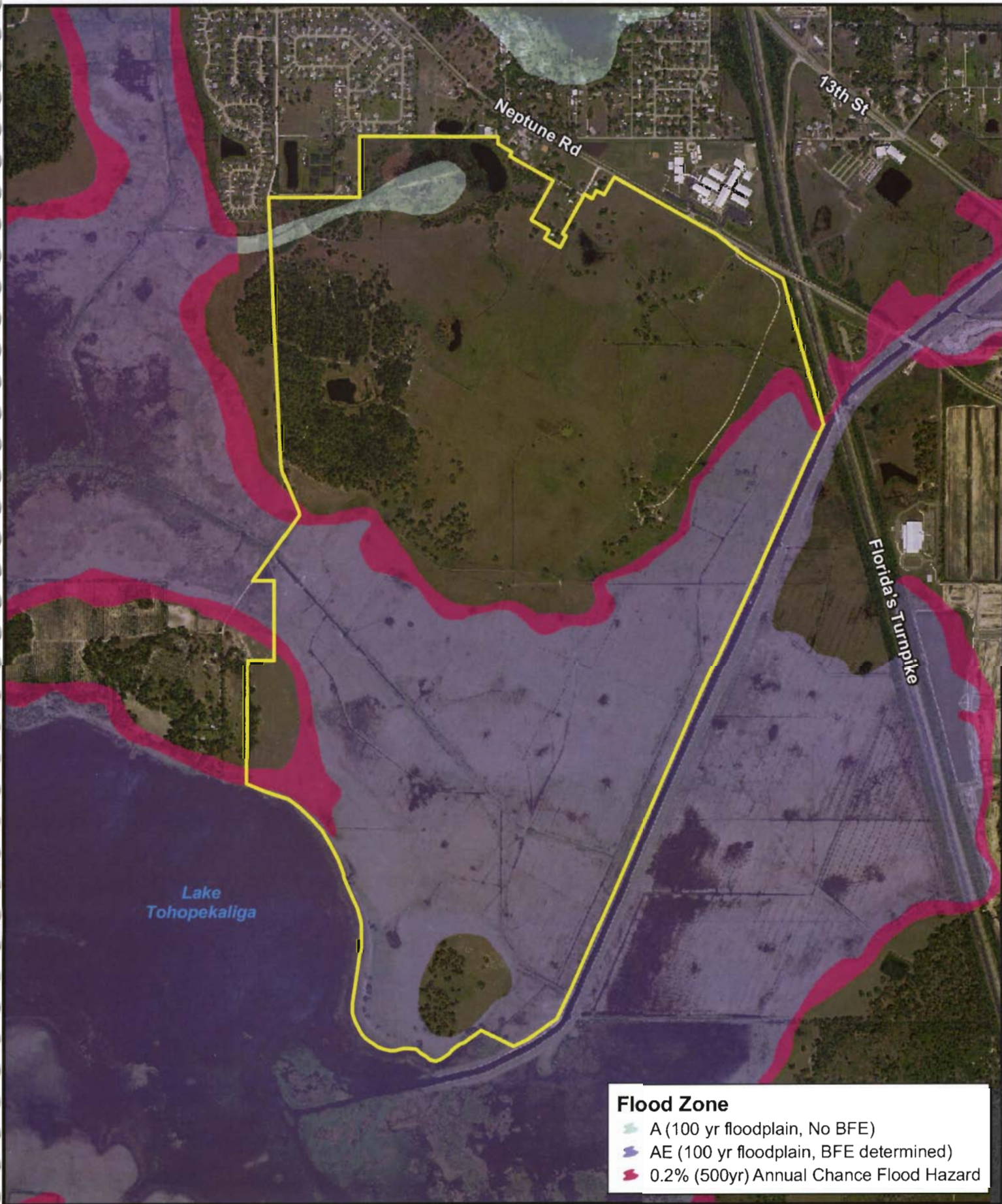
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Tohoqua DRI  
Osceola County, Florida  
Figure 3  
USGS Topography Map





**Flood Zone**

- A (100 yr floodplain, No BFE)
- AE (100 yr floodplain, BFE determined)
- 0.2% (500yr) Annual Chance Flood Hazard



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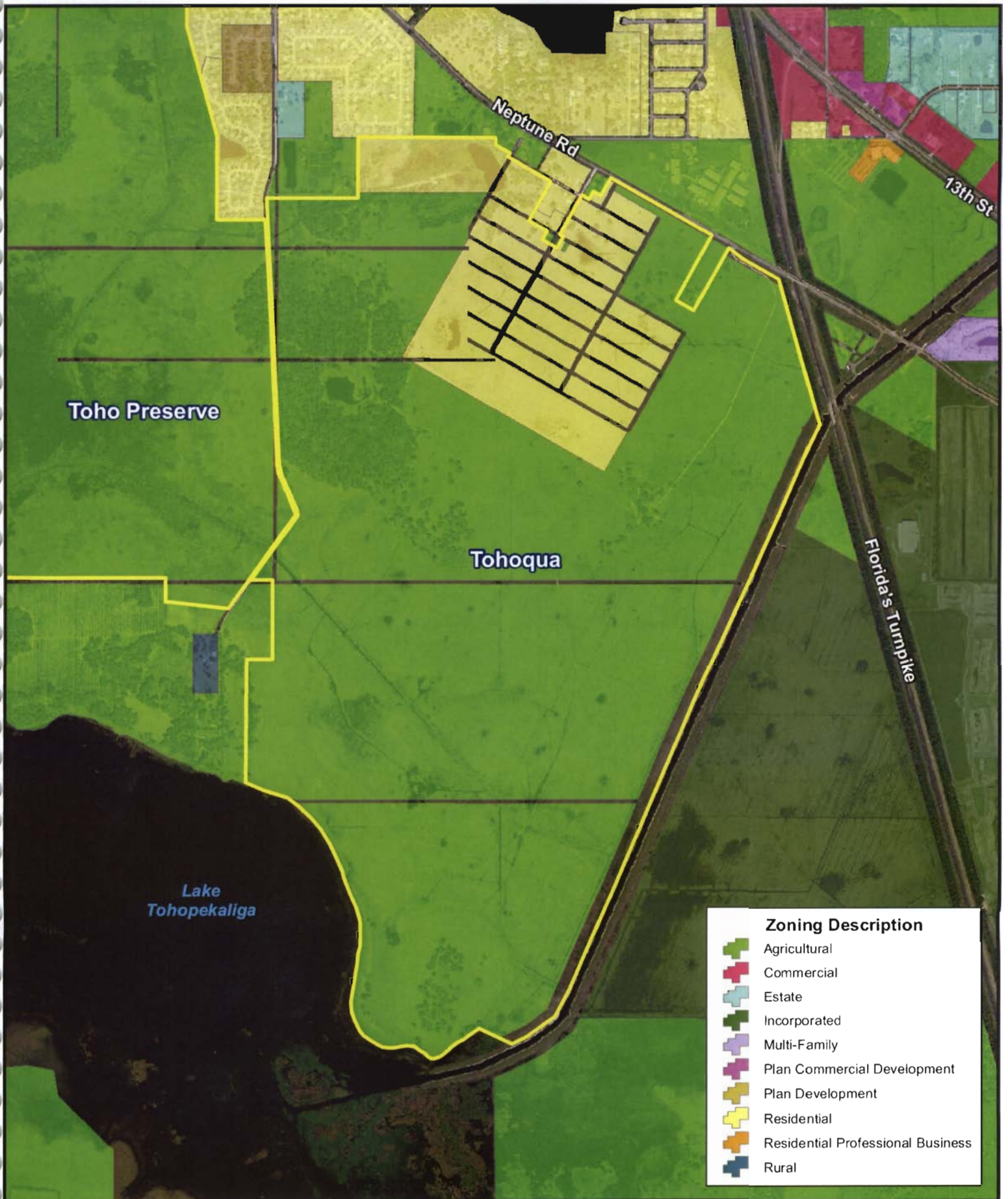
**Tohoqua PMUD  
Osceola County, Florida  
FEMA Flood Zones**



 Tohoqua PMUD

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Data Source:  
Aerials Express April 2008  
Osceola County GIS / FEMA



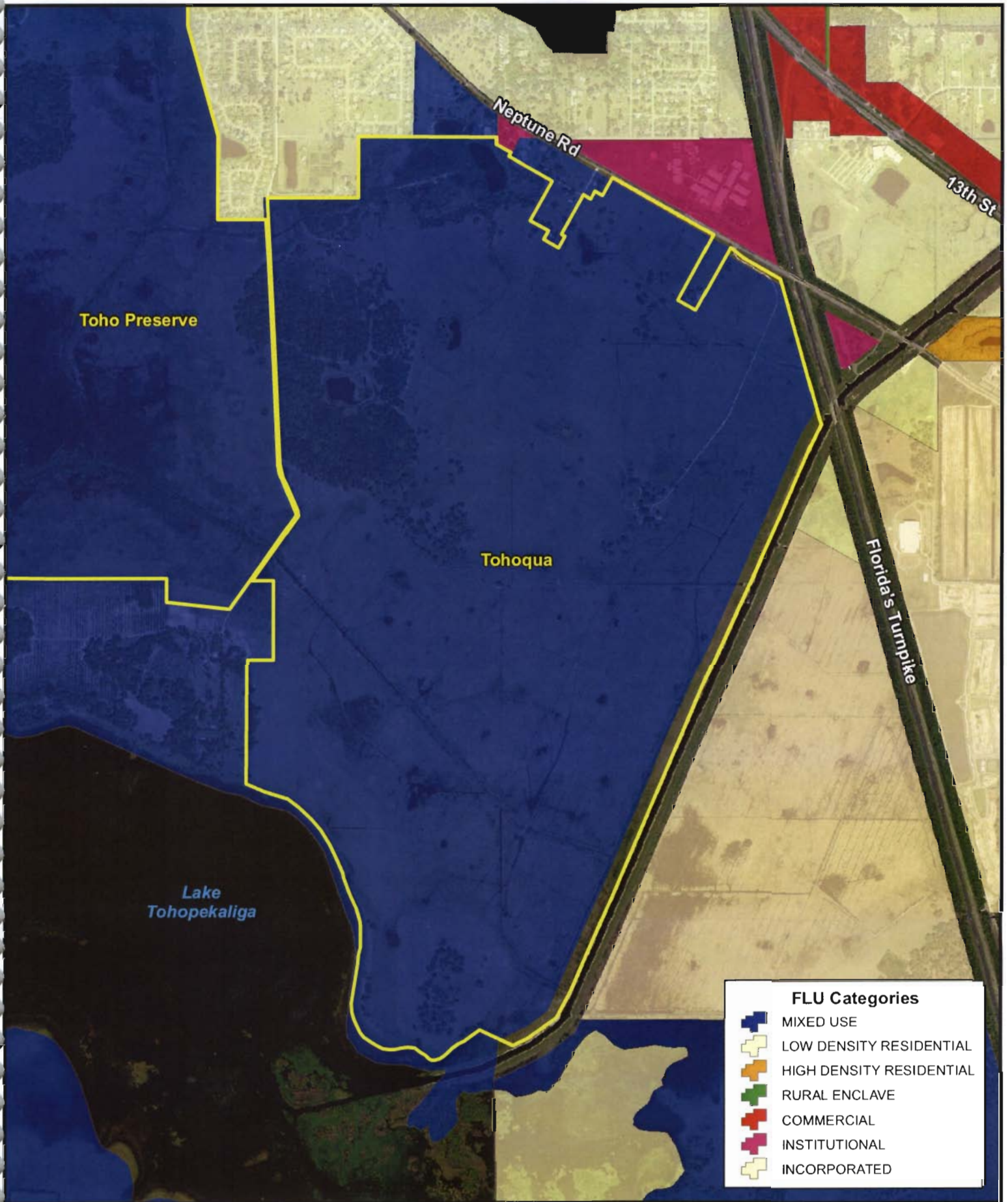
BSA-CIVIL.COM 407.843.5120

# **Tohoqua PMUD Osceola County, Florida Existing Zoning Map**



File: G:\MXD\County\Osceola\Tohoqua\zoning\_existing\_8.5x11\_portrait.mxd

Date Source:  
Aerials Express - April 2008  
Osceola County GIS



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# **Tohoqua PMUD** **Osceola County, Florida** **Future Land Use Map**

0 750 1,500 3,000 Feet



3rd Source  
 Service Expires - April 2008  
 Osceola County GIS

File: G:\MXD\County\Osceola\Tohoqua\flu\_8.5x11\_portrait.mxd



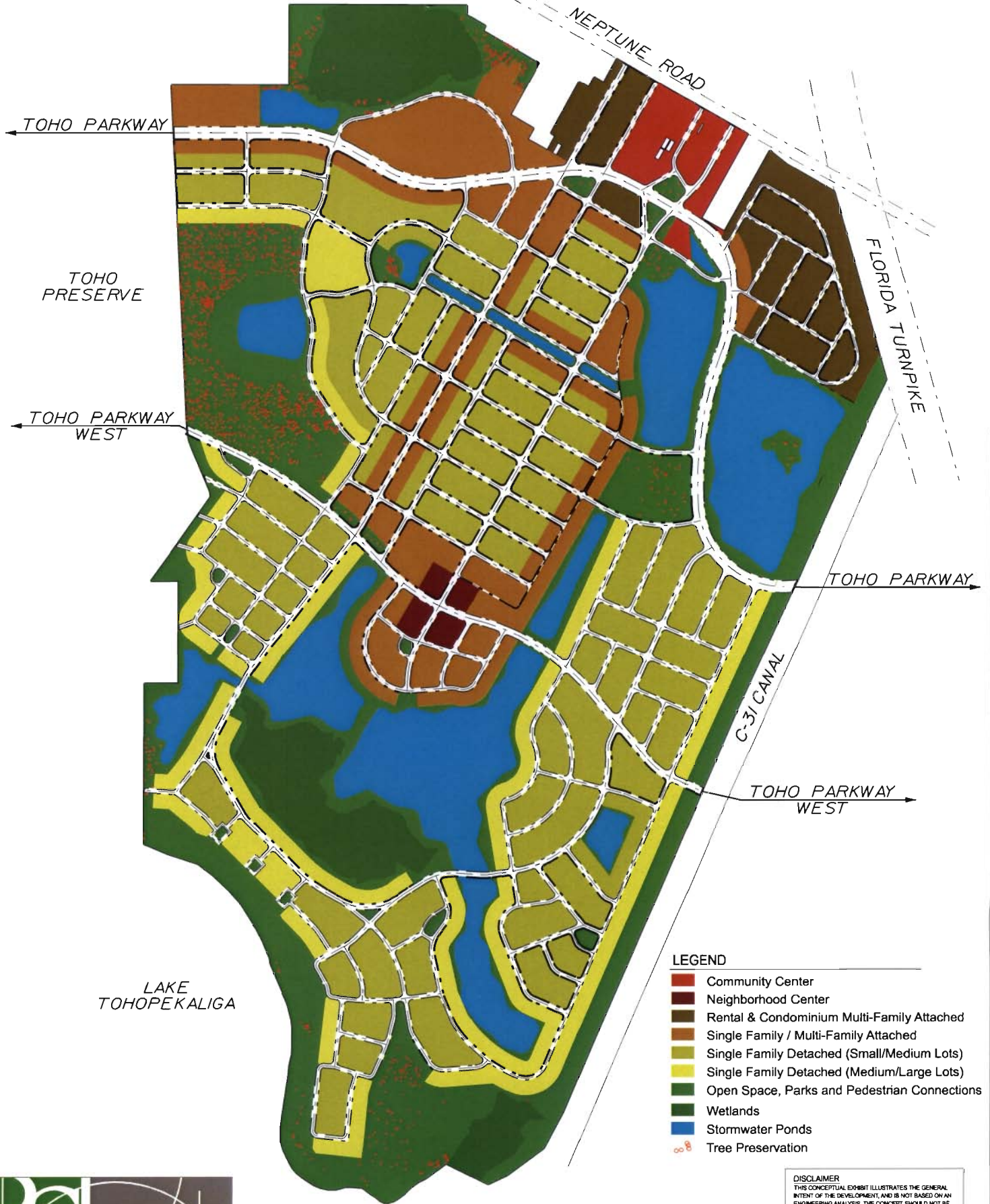
820 SOUTH WINDYLA AVENUE - ORLANDO, FLORIDA 32801  
PHONE: (407) 848-8100 FAX: (407) 848-8884  
ENGINEERING BUSINESS #1221

# TOHOQUUA

OSCEOLA COUNTY, FLORIDA  
PLACE TYPES

MARCH 2010  
PROJECT NO. TOHO-1



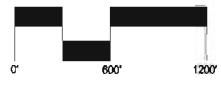


**LEGEND**

- Community Center
- Neighborhood Center
- Rental & Condominium Multi-Family Attached
- Single Family / Multi-Family Attached
- Single Family Detached (Small/Medium Lots)
- Single Family Detached (Medium/Large Lots)
- Open Space, Parks and Pedestrian Connections
- Wetlands
- Stormwater Ponds
- Tree Preservation

**DISCLAIMER**  
 THIS CONCEPTUAL EXHIBIT ILLUSTRATES THE GENERAL INTENT OF THE DEVELOPMENT, AND IS NOT BASED ON AN ENGINEERING ANALYSIS. THE CONCEPT SHOULD NOT BE USED FOR COST PURPOSES AS IT IS SUBJECT TO CHANGE.

MARCH 2010  
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520 SOUTH WASHOLLA AVENUE, ORLANDO, FLORIDA 32801  
 PHONE: (407) 843-9100 FAX: (407) 843-9884  
 ENGINEERING BUSINESS #1221

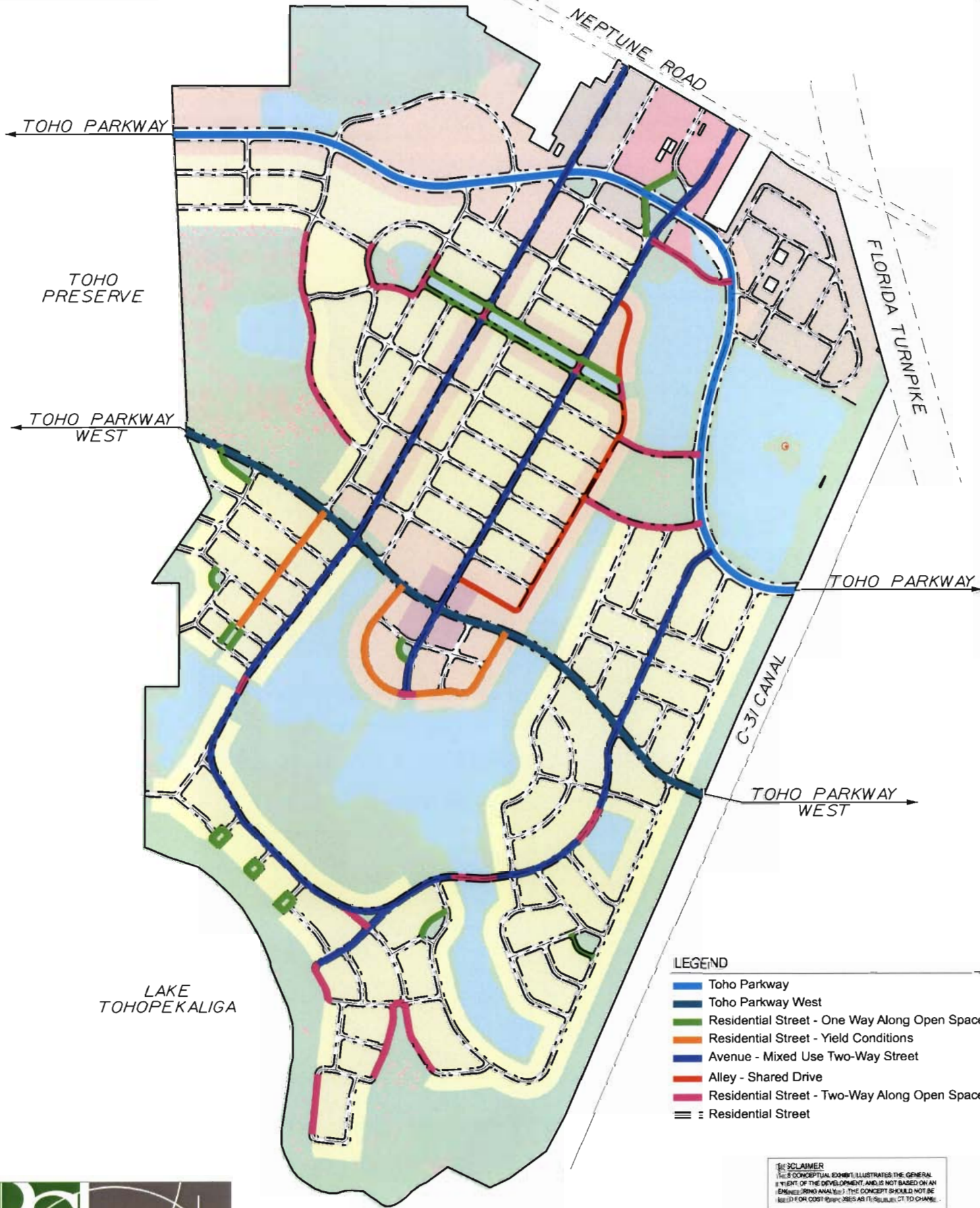
# TOHOQUA

OSCEOLA COUNTY, FLORIDA

## PRODUCT TYPES



5020 SOUTH WINGHOLA AVENUE, ORLANDO, FLORIDA 32839  
PHONE: (407) 843-5120 FAX: (407) 848-9856  
ENGINEERING BUSINESS #1427



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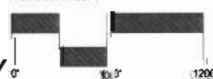
280 SOUTH WINDYLA AVENUE, ORLANDO, FLORIDA 32801  
PHONE: (407) 244-8100 FAX: (407) 244-8884  
ENGINEERING DIVISION #1227

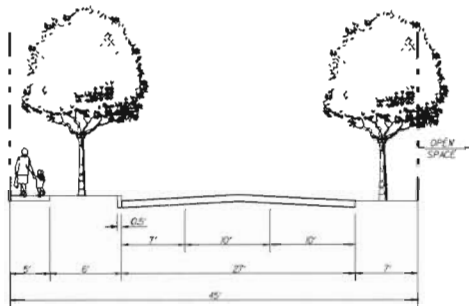
# TOHOQUA

OSCEOLA COUNTY, FLORIDA

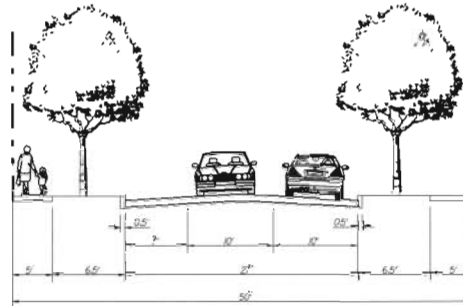
## ROADWAY NETWORK AND HIERARCHY

MARCH 2010  
PROJECT NO. TOHO-1

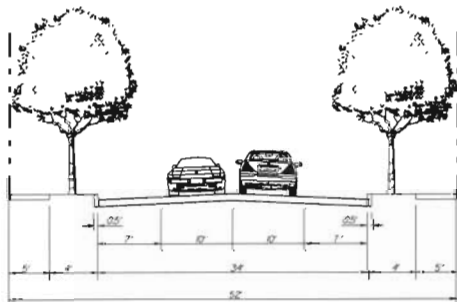




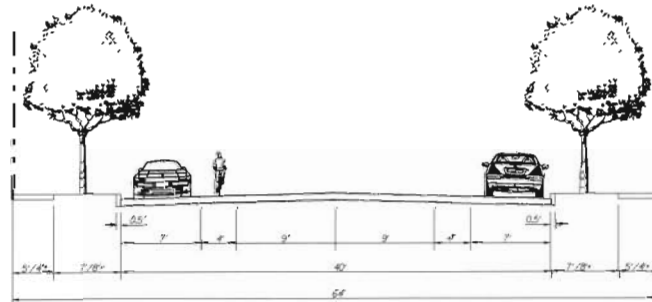
**RESIDENTIAL STREET - TWO-WAY ALONG OPEN SPACE**  
PARKING ONE SIDE



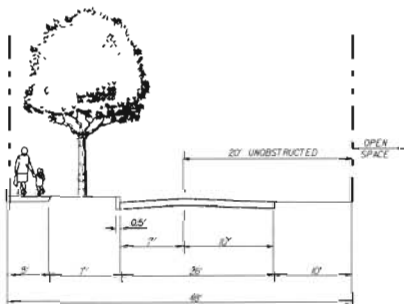
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PARKING ONE SIDE



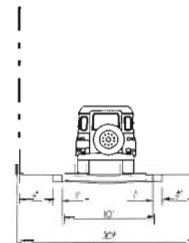
**RESIDENTIAL STREET - YIELD CONDITIONS**  
PARKING EITHER SIDE



**AVENUE - MIXED-USE TWO-WAY STREET**  
PARKING BOTH SIDES  
\* IN FRONT OF RESIDENTIAL ONLY



**RESIDENTIAL STREET - ONE-WAY ALONG OPEN SPACE**  
PARKING ONE SIDE



**ALLEY - SHARED DRIVE**  
NO PARKING



100 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801  
PHONE: (407) 841-8100 FAX: (407) 841-8884  
ENGINEERING, BUSINESS & DESIGN

# TOHOQUA

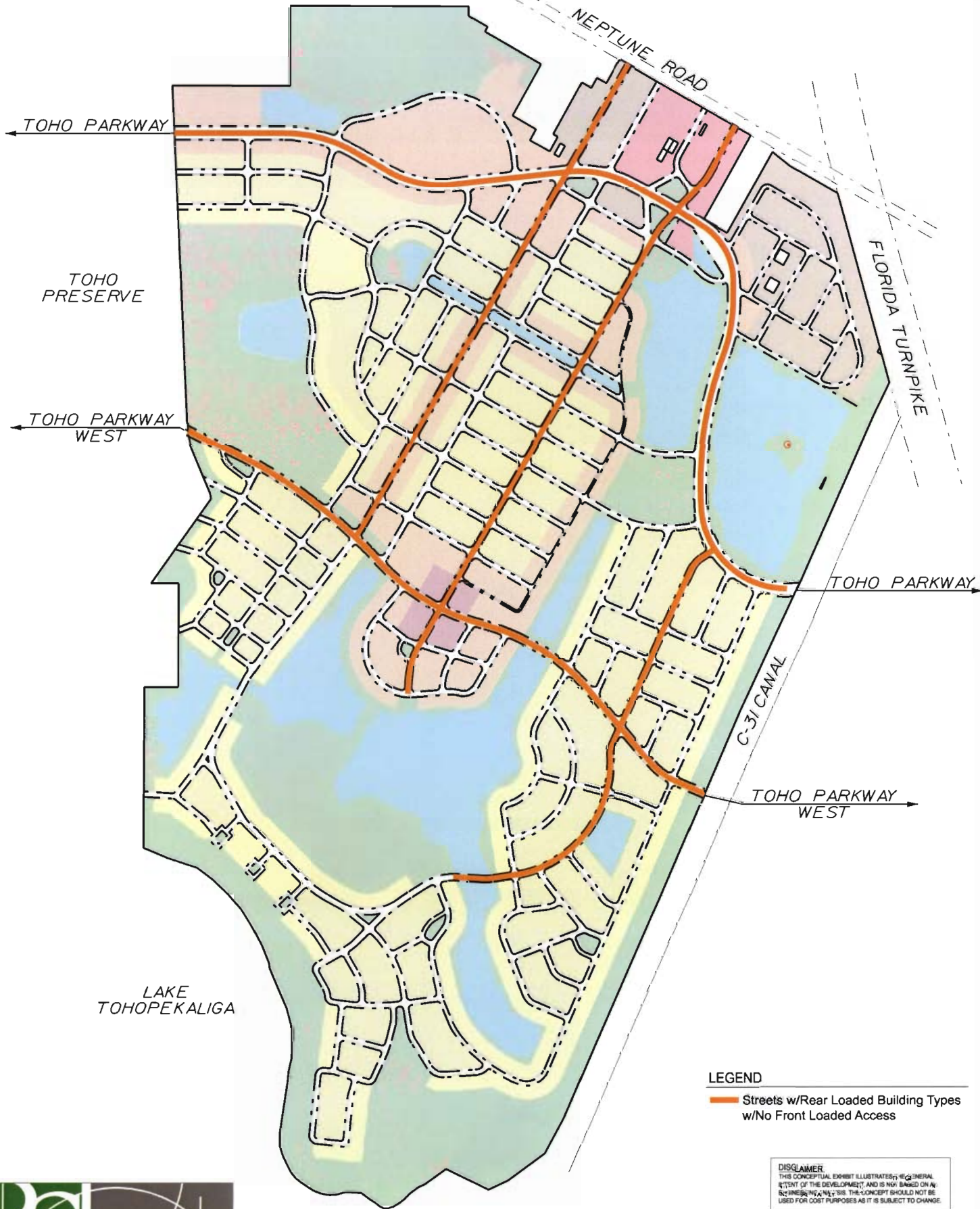
## OSCEOLA COUNTY, FLORIDA

### ROADWAY NETWORK SECTIONS

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MARCH 2010  
PROJECT NO. TOHO-1





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[E] bowyer@bs.com [F] bs.com

# TOHOQUA

OSCEOLA COUNTY, FLORIDA

## ARCHITECTURAL GUIDELINES

MARCH 2010  
PROJECT NO. TOHO-1



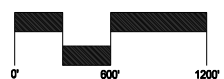


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520 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801  
PHONE: (407) 843-5120 FAX: (407) 849-8664  
ENGINEERING BUSINESS #1321

MARCH 2010  
PROJECT NO. TOHO-1



## LEGAL DESCRIPTION (CORRECTED DESCRIPTION):

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND THE WESTERLY TOP OF BANK OF CANAL C-31 (ST. CLOUD CANAL), SAID POINT BEING NORTH 89°42'12" WEST A DISTANCE OF 4522.17 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE RUNNING ALONG SAID CANAL THE FOLLOWING COURSES: THENCE SOUTH 53°52'34" WEST A DISTANCE OF 422.69 FEET; THENCE SOUTH 64°45'34" WEST A DISTANCE OF 199.82 FEET TO A POINT ON THE APPROXIMATE HIGH WATER LINE OF LAKE TOHOPEKLIGA; THENCE ALONG SAID HIGH WATER LINE THE FOLLOWING COURSES; THENCE NORTH 63°53'58" WEST A DISTANCE OF 433.15 FEET; THENCE SOUTH 54°26'24" WEST A DISTANCE OF 238.21 FEET; THENCE SOUTH 64°44'40" WEST A DISTANCE OF 69.18 FEET; THENCE SOUTH 54°26'48" WEST A DISTANCE OF 98.95 FEET; THENCE SOUTH 44°44'22" WEST A DISTANCE OF 75.48 FEET; THENCE SOUTH 52°04'26" WEST A DISTANCE OF 62.60 FEET; THENCE SOUTH 60°34'34" WEST A DISTANCE OF 55.65 FEET; THENCE SOUTH 73°17'53" WEST A DISTANCE OF 55.70 FEET; THENCE NORTH 85°52'23" WEST A DISTANCE OF 36.05 FEET; THENCE NORTH 66°14'49" WEST TO A DISTANCE OF 40.16 FEET; THENCE NORTH 51°13'56" WEST A DISTANCE OF 57.61 FEET; THENCE NORTH 58°04'36" WEST A DISTANCE OF 67.74 FEET; THENCE NORTH 52°51'37" WEST A DISTANCE OF 84.66 FEET; THENCE NORTH 84°49'29" WEST A DISTANCE OF 83.30 FEET; THENCE SOUTH 89°45'14" WEST A DISTANCE OF 69.95 FEET; THENCE SOUTH 75°06'02" WEST A DISTANCE OF 94.21 FEET; THENCE NORTH 89°14'38" WEST A DISTANCE OF 64.95 FEET; THENCE NORTH 78°48'18" WEST A DISTANCE OF 73.24 FEET; THENCE NORTH 68°00'24" WEST A DISTANCE OF 72.53 FEET; THENCE NORTH 57°50'35" WEST A DISTANCE OF 73.42 FEET; THENCE NORTH 55°31'41" WEST A DISTANCE OF 61.07 FEET; THENCE NORTH 51°16'48" WEST A DISTANCE OF 59.37 FEET; THENCE NORTH 42°33'53" WEST A DISTANCE OF 63.66 FEET; THENCE NORTH 28°15'36" WEST A DISTANCE OF 56.56 FEET; THENCE NORTH 26°25'04" WEST A DISTANCE OF 123.54 FEET; THENCE NORTH 17°02'39" WEST A DISTANCE OF 92.86 FEET; THENCE NORTH 01°25'02" WEST A DISTANCE OF 115.18 FEET; THENCE NORTH 08°44'32" EAST A DISTANCE OF 483.97 FEET; THENCE NORTH 06°22'22" EAST A DISTANCE OF 99.12 FEET; THENCE NORTH 11°55'33" EAST A DISTANCE OF 108.48 FEET; THENCE NORTH 03°23'12" EAST A DISTANCE 83.49 FEET; THENCE NORTH 00°41'35" WEST A DISTANCE OF 178.85 FEET; THENCE NORTH 06°10'32" WEST A DISTANCE OF 61.43 FEET; THENCE NORTH 15°01'31" WEST A DISTANCE OF 156.53 FEET; THENCE NORTH 23°34'12" WEST A DISTANCE OF 211.68 FEET; THENCE NORTH 22°23'26" WEST A DISTANCE OF 196.40 FEET; THENCE NORTH 08°26'49" WEST A DISTANCE OF 47.93 FEET; THENCE NORTH 21°39'44" WEST A DISTANCE OF 171.97 FEET; THENCE NORTH 26°26'32" WEST A DISTANCE OF 202.70 FEET; THENCE NORTH 31°33'27" WEST A DISTANCE OF 202.80 FEET; THENCE NORTH 40°53'33" WEST A DISTANCE OF 177.86 FEET; THENCE NORTH 46°47'50" WEST A DISTANCE OF 208.67 FEET; THENCE NORTH 53°15'46" WEST A DISTANCE OF 170.23 FEET; THENCE NORTH 71°29'16" WEST A DISTANCE OF 287.18 FEET; THENCE NORTH 67°24'32" WEST A DISTANCE OF 246.16 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 20, LOT 3 OF FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK "B", PAGES 65-66 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00°05'10" EAST ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF BLOCK 20, LOT 3 A DISTANCE OF 1474.43 FEET; THENCE SOUTH 89°46'33" EAST A DISTANCE OF 310.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 40 FOOT PLATTED RIGHT-OF-WAY AS SHOWN ON THE SAID FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1 THENCE NORTH 00°11'55" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 953.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 40 FOOT PLATTED RIGHT-OF-WAY; THENCE NORTH 89°47'59" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 258.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MACY ISLAND ROAD AS SHOWN IN THE COUNTY ROAD MAP BOOK 1, PAGES 82-89 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES; THENCE NORTH 35°30'02" EAST A DISTANCE OF 952.17 FEET; THENCE NORTH 06°05'59" WEST A DISTANCE OF 34.53 FEET; THENCE NORTH 15°47'13" WEST A DISTANCE OF 23.72 FEET; THENCE NORTH 22°51'03" WEST A DISTANCE OF 445.10 FEET TO A POINT OF CURVATURE SAID CURVE CURVES TO THE RIGHT, HAS A RADIUS OF 465.00 FEET, AND AN INCLUDED ANGLE OF 20°08'01" (CHORD BEARING: NORTH 12°47'02" WEST, CHORD DISTANCE OF 162.56 FEET) RUN ALONG SAID CURVE A DISTANCE OF 163.40 FEET TO A POINT OF TANGENCY, THENCE NORTH 02°43'01" WEST A DISTANCE OF 1491.03 FEET; THENCE

NORTH 02°50'29" WEST A DISTANCE OF 1684.09 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°44'47" EAST A DISTANCE OF 1096.23 FEET TO A POINT ON THE WEST LINE OF BLOCK 25, LOT 5 OF SAID FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1; THENCE NORTH 00°04'41" EAST ALONG SAID WEST LINE OF LOT 5 A DISTANCE OF 730.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 30 EAST; THENCE SOUTH 89°45'47" EAST A DISTANCE OF 1650.92 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00°08'09" WEST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 86.64 FEET; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 197.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COOLIDGE STREET AS SHOWN ON THE PLAT OF TOLIGA MANOR, UNIT C AS RECORDED IN PLAT BOOK 1, PAGE 193; THENCE SOUTH 29°17'53" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE 50.00 FEET; THENCE SOUTH 60°37'11" EAST ALONG THE NORTH LINE OF BLOCK 17 OF SAID TOLIGA MANOR, UNIT C A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF BLOCK 17, LOT 12; THENCE SOUTH 29°17'53" WEST A DISTANCE OF 540.00 FEET TO THE NORTHWEST CORNER OF BLOCK 32, LOT 12 OF SAID TOLIGA MANOR, UNIT C; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF BLOCK 32, LOT 17; THENCE SOUTH 29°17'53" WEST A DISTANCE OF 115.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 31, LOT 1; THENCE NORTH 29°17'53" EAST A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 22, LOT 36; THENCE NORTH 60°37'11" WEST A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY STREET; THENCE NORTH 29°17'53" EAST A DISTANCE OF 540.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, LOT 15; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, LOT 14; THENCE NORTH 29°17'53" EAST A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF BLOCK 4, LOT 11; THENCE NORTH 29°17'53" EAST A DISTANCE OF 245.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED RAILROAD RIGHT-OF-WAY, SAID POINT IS ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEPTUNE ROAD; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 1400.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 29°17'53" WEST A DISTANCE OF 890.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 23, LOT 23 OF TOLIGA MANOR, UNIT B AS RECORDED IN PLAT BOOK 1, PAGE 139; THENCE SOUTH 60°37'11" EAST A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 23, LOT 13 OF TOLIGA MANOR, UNIT B, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHERIDAN ROAD; THENCE NORTH 29°17'53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 863.19 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE PER FLORIDA TURNPIKE AUTHORITY RIGHT-OF-WAY MAP STATION 4443+03.50 TO 4565+45.63; THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 52°05'25" EAST A DISTANCE 211.30 FEET; THENCE SOUTH 60°38'46" EAST A DISTANCE OF 495.98 FEET; THENCE SOUTH 15°33'39" EAST A DISTANCE OF 1812.91 FEET TO A POINT ON THE TOP OF BANK OF CANAL C-31 (ST. CLOUD CANAL); THENCE RUN ALONG SAID CANAL THE FOLLOWING COURSES; THENCE SOUTH 25°31'13" WEST A DISTANCE OF 334.68 FEET THENCE SOUTH 23°33'24" WEST A DISTANCE OF 865.57 FEET; THENCE SOUTH 23°49'58" WEST A DISTANCE OF 794.97 FEET; THENCE SOUTH 24°51'36" WEST A DISTANCE OF 1331.39 FEET; THENCE SOUTH 23°12'07" WEST A DISTANCE OF 4100.95 FEET; THENCE SOUTH 28°16'20" WEST A DISTANCE OF 374.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 1186.774 ACRES, MORE OR LESS.

**LESS AND EXCEPT:**

BLOCK 25, LOT 6 AND 35; BLOCK 28, LOTS 22 AND 23; BLOCK 57, LOT 4; BLOCK 73, LOT 25, TOLIGA MANOR UNIT A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 129, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.  
CONTAINING 0.453 ACRES, MORE OR LESS.

**ALSO, LESS AND EXCEPT:**

BLOCK 6, LOTS 9 AND 10; BLOCK 15, LOTS 1, 2, AND 36; BLOCK 24, LOTS 26 AND 27; BLOCK 29, LOTS 23, 24, 25, AND 26, TOLIGA MANOR, UNIT B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 139, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.  
CONTAINING 1.314 ACRES, MORE OR LESS.

**ALSO, LESS AND EXCEPT:**

BLOCK 31, LOT 3; TOLIGA MANOR, UNIT C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 193, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.  
CONTAINING 0.132 ACRES, MORE OR LESS.

**ALSO, LESS AND EXCEPT:**

THE SOUTH 60 FEET OF THE NORTH 710 FEET OF LOTS 6, 7, 8, BLOCK 25, AND THAT PORTION OF THE NORTH 60 FEET OF LOT 7, BLOCK 23, LYING EAST OF MACY ISLAND ROAD, SECTION 6, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT OFF FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK B, PAGES 65 AND 66, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.  
CONTAINING 1.445 ACRES, MORE OR LESS.

TOTAL PROPERTY OF EXHIBIT "A" NOT INCLUDING THE LESS AND EXCEPT PARCELS = 1183.430 ACRES, MORE OR LESS.

## #3: Fertilize Appropriately

### PREVENT POLLUTION AND MAXIMIZE PLANT HEALTH

All plants need nutrients for growth. They must obtain these nutrients from the soil or other medium in which they're growing. Gardeners can also provide supplemental nutrients to plants by applying fertilizers in the form of composted organic material, packaged fertilizer, or a specific mineral such as iron.

Plants have varying nutrient needs, depending on the species, the age of the plant, and its location. It's not always necessary to fertilize your plants or lawn, but if you choose to fertilize, it's important that you do so properly. This section will help you correctly choose and apply the right type of fertilizer.

Too much fertilizer can weaken a plant, promote disease, and invite pests, in addition to wasting money and harming the environment. It also means more pruning and mowing. So consider your plants' needs carefully before applying any fertilizer, and always follow label directions when using fertilizer.

#### FERTILIZER COMPONENTS

Most fertilizers available for use in the home landscape or garden are blends of several elements mixed together to achieve a specific formulation of plant nutrients.

#### MACRONUTRIENTS

Macronutrients are nutrients required by plants in relatively large amounts for optimum plant growth. The three main nutrients contained in fertilizers are nitrogen (N), phosphorus (P), and potassium (K), represented by three numbers that appear on the bag. A complete fertilizer will contain all three of the major plant nutrients. Other macronutrients include calcium (Ca), magnesium (Mg), and sulfur (S).

#### MICRONUTRIENTS

Micronutrients are nutrients most plants need in small quantities and are sometimes referred to as trace elements or minor elements. These nutrients—which include boron (B), chlorine (Cl), copper (Cu), iron (Fe), manganese (Mn), molybdenum (Mo), and zinc (Zn)—are often available in sufficient quantities in the soil, but are also present in many fertilizers. Micronutrients are also sold as individual nutrients.

#### ARE FERTILIZERS NEEDED?

Before you use fertilizer, you should always determine if it's really needed. Keep in mind that certain plants are more prone to specific kinds of nutrient deficiencies (for example, ixora and palms tend to run low on manganese).

#### VISUAL SIGNS

Your plants will indicate when they lack certain nutrients—you just have to know what to look for. Plant nutrient deficiency symptoms are often symmetrical (for

example, yellowing areas that appear to be mirror images on a plant leaf), whereas pathogenic (e.g., fungal or bacterial) problems tend to appear more randomly on the plant. Remember that many nutrient deficiencies look similar. Any time you're not certain of what ails a plant, take a sample into your county Extension office for help.

#### SOIL TESTING

A soil test can help you understand what nutrients are present in your soil. This is important for deciding what nutrients, if any, you should add. Your county Extension office can help you with this. For more information about testing your soil, see page 7.

#### PREVENTING POLLUTION

Fertilizer is a powerful tool that can help plants thrive—if used appropriately. If applied incorrectly, it can not only harm plants, but also the environment. To prevent water pollution from nutrient leaching and runoff, always follow these steps when fertilizing your lawn or landscape.

##### IN GENERAL

- **Follow UF/IFAS recommendations.** Ideal rates, application timings, and formulas are different for different plants.
- **Choose slow-release products.** Look for fertilizers with slow-release nutrients. They should include potassium and little or no phosphorus.
- **Keep fertilizer off hard surfaces.** If fertilizer gets spilled on a hard surface (like a driveway), sweep it up and dispose of it. Fertilizers can wash into storm drains and from there into a nearby water body.



Do not rinse fertilizer into storm drains.

- **If you spill fertilizer on the lawn, collect whatever you can.** It might be tempting to just water extra fertilizer into the lawn, but the excess nutrients will leach (seep downwards) through the soil and into the groundwater.



Sweep up fertilizer spills on the lawn.

- **Never fertilize within 10 feet of any water body.** Designate a 10-foot maintenance-free zone between your landscape and the riparian zone.



Never apply fertilizer within 10 feet of any water body.

- **Don't fertilize before a heavy rain.** If rain is forecast in the next twenty-four hours, hold off on applying fertilizer. Rain can wash fertilizer off lawns or cause it to leach into groundwater, contributing to pollution.
- **Know your water source.** If you use reclaimed/recycled water for irrigation, keep in mind that it can contain

nutrients, including nitrogen, and adjust the amount you fertilize accordingly.

#### FOR LAWNS

- **Apply fertilizer only when grass is actively growing.** Many Florida turfgrasses go dormant or slow their growth in cooler seasons. Water it in with  $\frac{1}{4}$  inch of water or less.
- **Use a broadcast spreader with a deflector shield.** Don't use a drop spreader, which can damage the coatings on slow-release fertilizers, rendering them quick-release.



A deflector shield directs fertilizer away from your maintenance-free zone.

- **Avoid using "weed and feed" products.** These contain herbicides and fertilizer together.
  - These products can injure some trees and shrubs. Tree and shrub root systems can extend far beyond the canopy drip line, intermingling with turf.
  - Pesticides should be applied only to affected areas, rather than broadcast over the entire yard as occurs with a weed and feed product.
  - The appropriate timing is often different, with pre-emergent herbicides applied far earlier than fertilizer. This almost ensures that one or the other is ineffective, if not harmful.
- **Apply an iron source instead of a nitrogen fertilizer.** To green the lawn without increasing growth in the summer, use chelated iron or iron sulfate.

#### SELECTING A FERTILIZER

A wide range of fertilizers is available for gardeners. You can select from different combinations of nutrients that come in a variety of forms. The key to selecting a fertilizer is understanding what nutrients your plants need.

#### INORGANIC FERTILIZERS

Inorganic fertilizers are materials that are mined or synthesized from non-living materials. Many inorganic fertilizers contain nutrients that are immediately available to plants. Others are formulated to allow nutrients to be released

over a period of time. If you use an inorganic fertilizer in your landscape, choose one with some or all of the nutrients in slow- or controlled-release form, so that the plants will be able to take up the fertilizer as it is gradually released.

### ORGANIC FERTILIZERS

Organic fertilizers are materials that are derived from plants and animals; one of the most common forms is manure. Animal manure can come from chickens, cows, pigs, sheep, horses, or rabbits and should always be composted before use in vegetable gardens to reduce risk to food safety. (Keep in mind that these products often contain high levels of phosphorus, which has been shown to cause water pollution, and should be applied carefully.) Never use cat or dog manure or human waste—there is a greater risk of these sources transmitting disease. Homemade compost (typically made of kitchen scraps and/or yard waste) is another excellent source of organic matter for garden soils. It usually contains small amounts of nitrogen and potassium, but very little phosphorus. Both composted manure and compost also contain micronutrients.

Most of the nutrients in composted manure and compost are available more slowly than those in most inorganic fertilizers. The quick availability of nutrients, especially nitrogen, in inorganic fertilizers is very important in vegetable growing. If you're growing vegetables, you may want to supplement any organic fertilizer you apply with some inorganic fertilizer for quick feeding.

### READING THE LABEL

When selecting a fertilizer, look at the three numbers on the bag. They will read something like 15-0-15 or

GUARANTEED ANALYSIS	
Total Nitrogen (N)	35.0%
35% Urea Nitrogen*	
Soluble Potash (K <sub>2</sub> O)	5.00%
Boron (B)	0.03%
Copper (Cu)	0.05%
Iron (Fe)	5.00%
0.10% Water Soluble Iron (Fe)	
Manganese (Mn)	0.05%
Molybdenum (Mo)	0.0006%
Zinc (Zn)	0.05%
<b>Derived from:</b> Polymer-coated Urea, Urea, Muriate of Potash, Sodium Borate, Copper Oxide, Ferric Oxide, Ferrous Sulfate, Manganese Oxide, Molybdic Oxide and Zinc Oxide.	
* Contains 15% slowly available Nitrogen from coated Urea.	
F1074	

Always check the N-P-K ratio and quantity of slow-release nitrogen.

16-2-8. The first number represents the percentage of nitrogen in the bag, the second refers to phosphorus, and the third number is the amount of potassium. For example, a 50-pound bag of 16-2-8 is 16 percent nitrogen (8 pounds total); 2 percent phosphorus (1 pound total); and 8 percent potassium (4 pounds total). The remaining weight is usually comprised of inert ingredients. Nitrogen and phosphorus cause the most problems with regard to water pollution.

## SLOW- & CONTROLLED-RELEASE FERTILIZERS

Slow- and controlled-release fertilizers provide nutrients to plant roots over an extended period of time. This allows you to fertilize less frequently—and to prevent nutrients from leaving your landscape and entering waterways, contributing to harmful algal blooms and other water quality problems.

In Florida, any fertilizer that is labeled “slow-release” or “controlled-release” must contain 15 percent or more slow- or controlled-release nitrogen. The label will indicate the percentage of slow- or controlled-release nutrients in the fertilizer, and it's a good idea to look for a fertilizer with higher amounts of slow-release nitrogen.

Slow- or controlled-release fertilizers can be applied to your lawn, bedding plants, trees, and any other plants that need nutrients.

### FERTILIZING LANDSCAPE PLANTS

If you're happy with the color and appearance of your landscape plants (shrubs, flowers, trees, etc.), you don't need to fertilize them. Many established plants don't need fertilizer, and many trees will thrive without it. Remember that fertilizer applied to turf will reach the roots of plants nearby, so if you fertilize your lawn, your plants may already be getting all the nutrients they need.

Even when plants show signs of nutrient deficiencies, keep in mind that fertilizer might not help—these plants may not be suited for their location or their roots may be damaged in some way. Consider removing high-maintenance plants from your landscape and substituting lower-maintenance choices.

### PALMS & CYCADS

Palms and cycads have more complex nutritional requirements than other landscape plants. The ideal fertilizer for palms and cycads has an analysis of 8-2-12-4 Mg; all of its



Palms have special nutritional needs.

N, K, and Mg should be in slow- or controlled-release form. Since palms are prone to several potentially fatal micronutrient deficiencies, this fertilizer should also contain 1–2 percent iron (Fe) and manganese (Mn), plus trace amounts of zinc (Zn), copper (Cu), and boron (B). Using fertilizers with ratios other than the one given may cause or intensify nutrient deficiencies.

### FERTILIZING THE LAWN

A properly maintained lawn filters stormwater runoff, reduces air temperatures, and helps prevent pollution and stabilize soil. Grass that receives appropriate levels of fertilizer—not too little and not too much—might also require fewer cultural or chemical controls for weeds, insects, and diseases, since it grows more vigorously and is strong and healthy.

On the other hand, fertilizing incorrectly can aggravate pest problems, stimulate excessive growth, and require

frequent watering. In addition, when too much nitrogen fertilizer is used on lawns, it can leach through the ground, past the root zones of grass, plants, and trees, and into the aquifer, where almost all of the freshwater used in Florida comes from. It can also be washed off by rainfall directly into surface water or stormwater systems.

### How much fertilizer should I apply to a lawn?

No matter what kind of grass you have or where in the state you live, you should not apply more fertilizer than the rate listed on the label. If using a quick release product, apply only up to 0.5 pound of nitrogen per 1,000 square feet.

How much fertilizer that translates to depends on the percentage of nitrogen in your fertilizer and the size of your landscape. To calculate how much fertilizer to apply to your lawn, use the following table.

**TABLE 1A.**  
Recommended application rates for turfgrass fertilizers to Florida lawns: 30% or more slow-release nitrogen.

In the table below, match the size of your lawn to the percentage of nitrogen (N) in your fertilizer to find the amount of fertilizer you need to apply. If you have a bahiagrass lawn, apply this amount of fertilizer about twice a year no matter where you live in the state. For centipedegrass, apply about once a year in North Florida and once or twice a year in Central and South Florida. For St. Augustinegrass or zoysiagrass, apply about two or three times a year in North and Central Florida and three or four times a year in South Florida. UF/IFAS recommends soil testing for phosphorus content before any P fertilizer is applied.

	6% N	10% N	12% N	15% N	16% N	23% N	27% N
1,000 ft <sup>2</sup>	16.5 lbs	10 lbs	8.5 lbs	6.5 lbs	6 lbs	4.5 lbs	4 lbs
1,100 ft <sup>2</sup>	18.5 lbs	11 lbs	9.5 lbs	7 lbs	7 lbs	5 lbs	4 lbs
1,200 ft <sup>2</sup>	20 lbs	12 lbs	10.5 lbs	8 lbs	7.5 lbs	5 lbs	4.5 lbs
1,300 ft <sup>2</sup>	22 lbs	13 lbs	11.5 lbs	8.5 lbs	8 lbs	5.5 lbs	5 lbs
1,400 ft <sup>2</sup>	23.5 lbs	14 lbs	12.5 lbs	9 lbs	9 lbs	6 lbs	5 lbs
1,500 ft <sup>2</sup>	25 lbs	15 lbs	13.5 lbs	10 lbs	9.5 lbs	6.5 lbs	5.5 lbs
2,000 ft <sup>2</sup>	33.5 lbs	20 lbs	17 lbs	13 lbs	12 lbs	9 lbs	8 lbs
2,500 ft <sup>2</sup>	41.5 lbs	25 lbs	21 lbs	16.5 lbs	15.5 lbs	11 lbs	9.5 lbs
3,000 ft <sup>2</sup>	50 lbs	30 lbs	25.5 lbs	19.5 lbs	18 lbs	13 lbs	12 lbs
3,500 ft <sup>2</sup>	58 lbs	35 lbs	30 lbs	23 lbs	21.5 lbs	15.5 lbs	13.5 lbs
4,000 ft <sup>2</sup>	66 lbs	40 lbs	34 lbs	26 lbs	24 lbs	18 lbs	16 lbs
4,500 ft <sup>2</sup>	74 lbs	45 lbs	38 lbs	29.5 lbs	27.5 lbs	20 lbs	17.5 lbs
5,000 ft <sup>2</sup>	82 lbs	50 lbs	42.5 lbs	33 lbs	31 lbs	22 lbs	19 lbs

\*These recommendations assume use of a properly calibrated spreader. See [www.yourfloridalawn.ifas.ufl.edu](http://www.yourfloridalawn.ifas.ufl.edu) for instructions on calibrating your spreader.