

Developer's Report

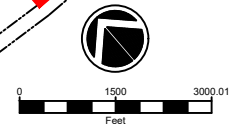
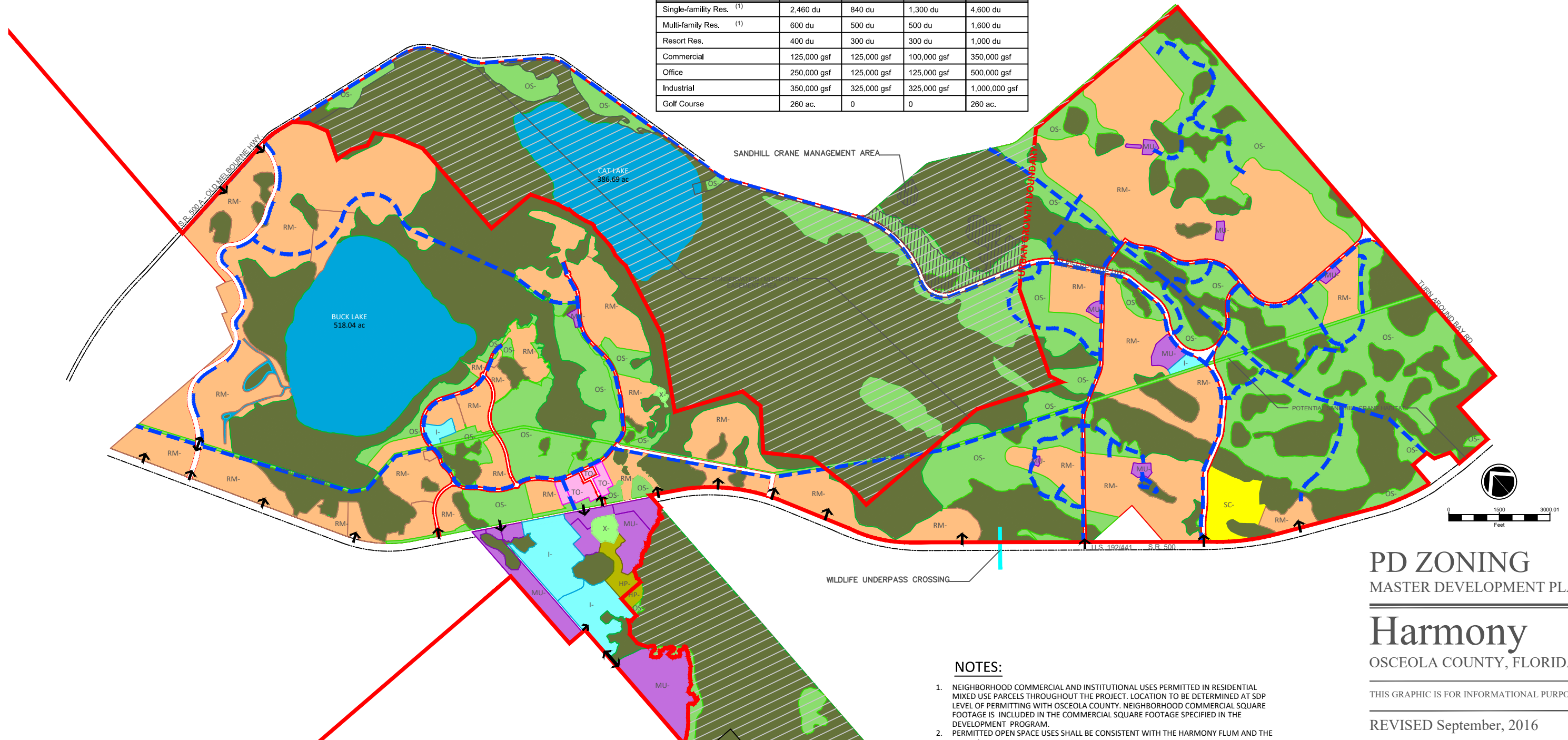
Update On Harmony Trails

- Attached is the final revised PD Zoning Master Plan.
- Please note the required trails; some paved and some unpaved.
- The one to the north and east of Buck Lake is the only one currently going through the wetland that is depicted on our Master Plan.
- The future trails in east Harmony are subject to future development (if ever) and permitting.
- The trail to the south of Buck Lake is within the gas line easement.
- I think there is a trail east of Harmony Main in the large wetland south of Cat Lake, but it is not on this plan.
- If there is one I would like to know about it.
- We have no maintenance requirements in our approvals with the County.

Signed: **Mr. Jerman**

DEVELOPMENT PROGRAM

LAND USE	Phase 1	Phase 2	Phase 3	TOTAL
Single-family Res. ⁽¹⁾	2,460 du	840 du	1,300 du	4,600 du
Multi-family Res. ⁽¹⁾	600 du	500 du	500 du	1,600 du
Resort Res.	400 du	300 du	300 du	1,000 du
Commercial	125,000 gsf	125,000 gsf	100,000 gsf	350,000 gsf
Office	250,000 gsf	125,000 gsf	125,000 gsf	500,000 gsf
Industrial	350,000 gsf	325,000 gsf	325,000 gsf	1,000,000 gsf
Golf Course	260 ac.	0	0	260 ac.



PD ZONING
MASTER DEVELOPMENT PLAN
Harmony
OSCEOLA COUNTY, FLORIDA

THIS GRAPHIC IS FOR INFORMATIONAL PURPOSES ONLY
REVISED September, 2016

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LAND PLANNERS AND DEVELOPMENT CONS
316 Church St. Kissimmee, FL 34741 - 407 846 1880

LANDUSE LEGEND		
OS-	RECREATION / OPEN SPACE CONSERVATION	2137.4
	WETLAND CONSERVATION	1993.7
	LAKES (EXCLUSIVE OF CAT LAKE)	518.0
X-	XERIC PRESERVE	14.6
HP-	HABITAT PRESERVE	26.2
	CONSERVATION / MITIGATION EASEMENT (INCLUSIVE OF CAT LAKE)	3284.7
	RIGHT OF WAY / FRAMEWORK STREET	196.1
TO-	TOWN CENTER	25.5
RM-	MIXED USE RESIDENTIAL	2394.3
MU-	MIXED USE NON-RESIDENTIAL	235.0
I-	INSTITUTIONAL	145.6
SC-	STANDARD COMMERCIAL	59.7
	TOTAL ACREAGE	11030.9

GRAPHIC LEGEND:

- ↔ INTERIOR CORRIDOR ROAD CROSSINGS
 - POTENTIAL ACCESS POINTS ALONG SR 500. THE EXACT NUMBER AND LOCATIONS WILL BE AS DETERMINED BY OSCEOLA COUNTY & FDOT ACCESS MANAGEMENT CRITERIA.
 - DESIGNATES PAVED AND UNPAVED PEDESTRIAN, BICYCLE AND/OR EQUESTRIAN TRAILS. ADDITIONAL TRAILS MAY BE ADDED THROUGH THE S.D.P. PROCESS SUBJECT TO AGENCY REVIEW AND APPROVAL
 - DESIGNATES OSCEOLA COUNTY URBAN GROWTH BOUNDARY
 - DESIGNATES WILD LIFE CROSSING BOX CULVERT
 - SANDHILL CRANE MANAGEMENT AREA
1. COMMERCIAL, OFFICE, RESIDENTIAL, RESORT RESIDENTIAL AND INSTITUTIONAL USES ARE ALL PERMITTED USES WITHIN THE TOWN CENTER AND RESORT RESIDENTIAL AREAS.

NOTES:

1. NEIGHBORHOOD COMMERCIAL AND INSTITUTIONAL USES PERMITTED IN RESIDENTIAL MIXED USE PARCELS THROUGHOUT THE PROJECT. LOCATION TO BE DETERMINED AT SDP LEVEL OF PERMITTING WITH OSCEOLA COUNTY. NEIGHBORHOOD COMMERCIAL SQUARE FOOTAGE IS INCLUDED IN THE COMMERCIAL SQUARE FOOTAGE SPECIFIED IN THE DEVELOPMENT PROGRAM.
2. PERMITTED OPEN SPACE USES SHALL BE CONSISTENT WITH THE HARMONY FLUM AND THE RURAL/AG FLUM CATEGORY AS DESCRIBED HEREIN.
3. NEIGHBORHOOD PARKS TO BE LOCATED THROUGHOUT THE RESIDENTIAL PARCELS CONSISTENT WITH T.N.D. CRITERIA.
4. TOWN CENTER PERMITTED USES TO INCLUDE COMMERCIAL, RESIDENTIAL, RESORT RESIDENTIAL, OFFICE AND INSTITUTIONAL. RESIDENTIAL UNITS AND/OR SQUARE FOOTAGE FOR THESE USES ARE INCLUDED WITHIN THE UNITS AND/OR SQUARE FOOTAGE SPECIFIED IN THE DEVELOPMENT PROGRAM CHART.
5. EQUESTRIAN TRAILS/FACILITIES PERMITTED THROUGHOUT PROJECT SITE LOCATION TO BE DETERMINED AT SDP LEVEL OF PERMITTING WITH OSCEOLA COUNTY.
6. WETLANDS DIGITIZED FROM AERIAL PHOTOGRAPHS. WETLANDS THAT ARE LESS THAN 5 AC. IN SIZE ARE NOT SHOWN AND WILL BE ADDRESSED AT THE SDP LEVEL OF PERMITTING. WETLAND IMPACTS FOR ACCESS EQUALS APPROXIMATELY 7.52 AC. LOCATION IS APPROXIMATE AND MAY CHANGE WHEN SURVEYED. THIS SHALL BE PERMITTED THROUGH LOCAL JURISDICTIONS AND WILL NOT REQUIRE AN ADDITIONAL REVIEW.
7. HARMONY INSTITUTE IS A PERMITTED USE WITHIN ALL LAND USE CLASSIFICATIONS. FINAL LOCATIONS & FACILITIES TO BE IDENTIFIED AT COUNTY SDP LEVEL OF PERMITTING CONSISTENT WITH THE SCHOOL SITING STANDARDS OF THE LDC.
8. MANAGEMENT OF THE GOLF COURSE SHALL INCLUDE STANDARD GOLF COURSE MANAGEMENT TECHNIQUES. A TOTAL OF FIVE ACRES OF GOLF COURSE LAND LITTORAL ZONES SHALL BE MANAGED IN PERPETUITY TO PROVIDE A SHALLOW EMERGENT WETLAND HABITAT. SUCH EMERGENT WETLAND HABITAT SHALL PROVIDE BOTH NESTING AND FORAGING HABITAT FOR FLORIDA SANDHILL CRANES. LITTORAL ZONES SHALL BE PROVIDED WITHIN PONDS ADJACENT TO WETLANDS IN GOLF COURSE.