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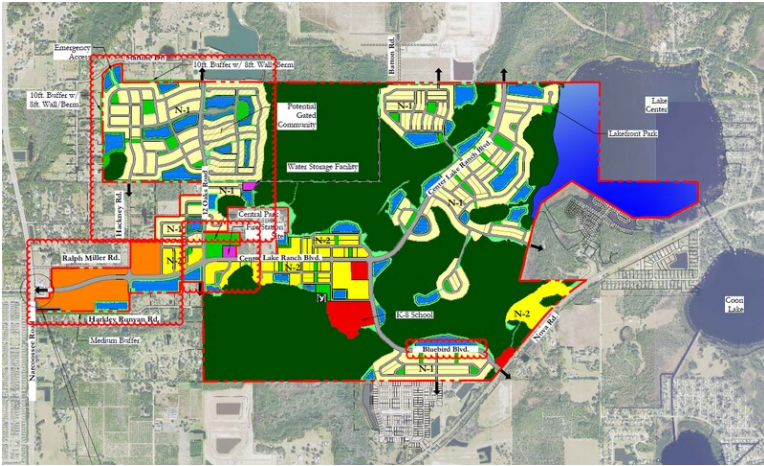
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OSCEOLA COUNTY DEVELOPMENTS NEWS

Center Lake Ranch owners shooting for early 2022 construction start

By **LAURA KINSLER**
GROWTHSPOTTER | MAR 17, 2021 AT 5:10 PM



This revised conceptual master plan shows the community park and fire station site have been moved to the north side of Center Lake Ranch Boulevard. The potential gated community in the northwest quadrant is outlined and marked in a hatched pattern. (Poulos & Bennett)

Pineloch Management Corp. has filed construction plans for the first two roadways in the Center Lake Ranch that will clear the way for development of a new community center and over

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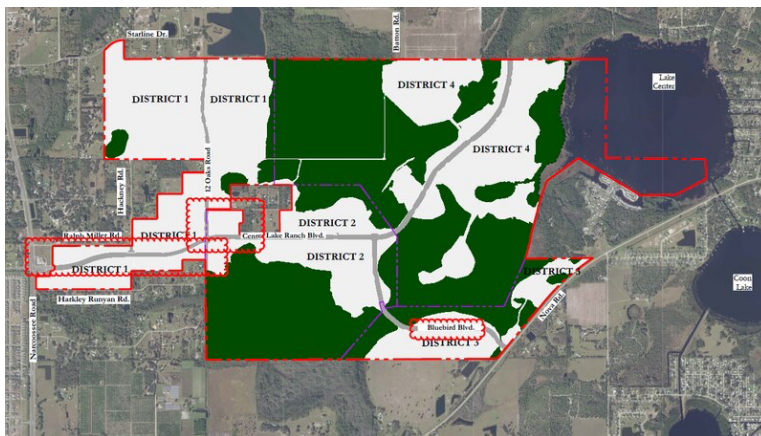
development of a new community center and over 1,500 new homes in the master-planned community early next year.



The owner/developer is also making some revisions to the conceptual plan for **the 2038-acre mixed-use community**. Pineloch Vice President Jimmy Caruso told **GrowthSpotter** the company was able to acquire a 13.6-acre parcel just off the main entrance at the future Center Lake Ranch Boulevard, which allowed them to relocate the future fire station and community park.

“It allows the park to be in the first phase of development,” Caruso said. “**Dix-Hite** is working on the design now.”

That’s important because half the project’s nearly 4,000 residential entitlements are located in Phase 1, which includes the commercial center and northwest quadrant of the ranch. The rest are spread over three future phases.



The mixed-use community is designed to be developed over four phases, or districts. The relocated central park and fire station are now in District 1, and the future K-8 school site is in District 2. (Poulos & Bennett)

Pineloch will be the lead developer of the 60-acre

community center just off Narcoossee Road. It's entitled for about 170,000 square feet of commercial and office space, and it's one of only two areas in the mixed-use district approved for multifamily housing. The Narcoossee Overlay prohibits apartments on most of Narcoossee Road outside of the city limits. The Center Lake Ranch entitlements allow for up to 500 residential units, and those could include a mix of townhomes, apartments and live-work units.

"We really haven't started marketing the commercial yet," Caruso said. "We will once we get the road through. A lot of infrastructure will go in simultaneous with the road."

The Phase 1 residential section is approved for 1,527 homes, and Caruso said Pineloch intends to work with multiple homebuilders. Site development on the first neighborhoods should also be underway in early 2022 with the first lots delivered before the end of the year. The revised conceptual master plan will allow for one gated community on the future 12 Oaks Road.

"We are in the middle of design the first phases of residential parcels and are considering an age-restricted product that we believe to be in strong demand," Caruso said.

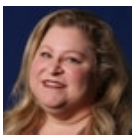
Pineloch also added a section to the conceptual master plan that permits the construction of multigenerational homes. National builders Lennar and D.R. Horton currently offer multigenerational homes throughout the market area, including in nearby communities such as Lancaster Park and Summerly.

The 13-acre addition to the Center Lake Ranch Mixed-Use PUD necessitated a comprehensive plan amendment, in addition to the master plan revisions. They will all go to the St. Cloud Planning Commission April 21 and to City Council May 13 for first reading and June 24 for the final public hearing.

Poulos & Bennett is the planner and civil engineer for Center Lake Ranch. St. Cloud developer Reed Berlinsky is also consulting for Pineloch.

A future K-8 school and regional park on Center Lake are also included in the master plan. The school site is shown in Phase 2, and the lakefront park is planned for Phase 4.

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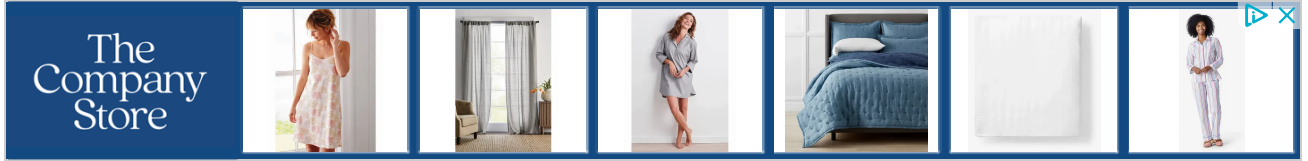
Laura Kinsler

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Laura Kinsler is the editor of GrowthSpotter. She joined the company in 2015 as Osceola County reporter after a 15-year career at the Tampa Tribune. A proud graduate of the University of Georgia's Grady College of Journalism & Mass Communication, Laura follows the Georgia Bulldogs religiously.

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