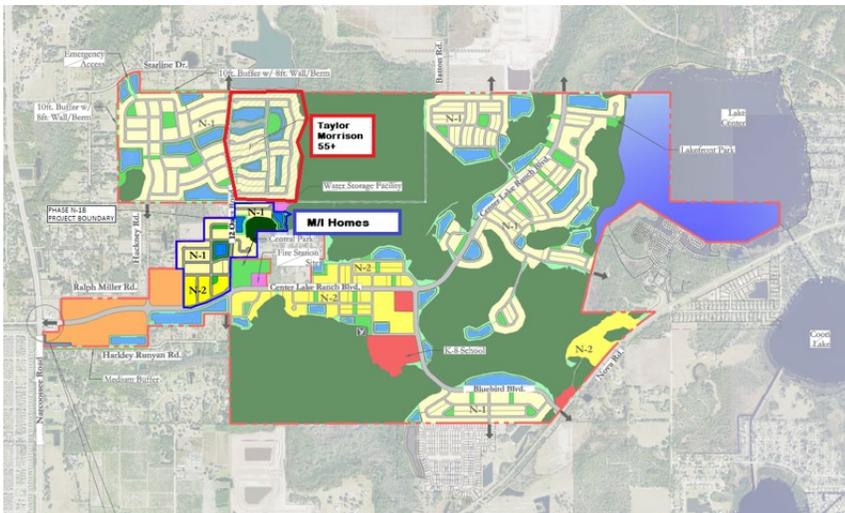


OSCEOLA COUNTY DEVELOPMENTS NEWS

First homebuilders revealed for Center Lake Ranch in St. Cloud

By LAURA KINSLER

GROWTHSPOTTER | NOV 11, 2021 AT 6:12 PM



The first homebuilders in Center Lake Ranch have filed plans for a combined 599 homes. M/I Homes is building the section marked in blue. Taylor Morrison's gated community is marked in red. (Poulos & Bennett)



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Two national homebuilders with a presence in the St. Cloud market are growing their East Narcoossee portfolios with the first two residential neighborhoods in the sprawling Center Lake Ranch community.

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M/I Homes has filed Preliminary Subdivisions Plans for 304 single-family homes and townhomes to be built in the first neighborhood off Center Lake Ranch Boulevard and closest to the entrance of the community. Meanwhile, **Taylor Morrison Homes** filed a PSP for the gated, age-restricted community on 12 Oaks Boulevard. Taylor Morrison will likely build one of its Esplanade branded active-adult communities with 295 homes.

Jared Wilken, director of land acquisitions for M/I Homes, told GrowthSpotter the timeline calls for construction start in mid-2022 with sales launching in late 2023. Master developer **Pineloch Management Corp.** will be responsible for building the spine roads and infrastructure for the 2,050-acre community. Pineloch also will **build a regional park** right across the street from the M/I Homes section.



M/I Homes will offer detached homes on three different lot sizes in Center Lake Ranch. (M/I Homes)

“We like the of it being in a big, master-planned community with sprawling amenities and a commercial center right at the doorstep,” Wilken said. “We feel like that’s missing in the market, especially along Narcoossee. It provides more opportunity for homebuyers to live, eat and play within walking distance of their neighborhood.”

Both sets of plans are headed to St. Cloud’s Development Review Committee next week. The M/I Homes PSP indicates their section would be developed over two phases with all of the townhomes — 95 alley-loaded units — in the first phase. Phase 1 also would have 140 detached homes, some on 34-foot bungalow lots and others on standard 50-foot and 60-foot lots. Phase 2 would consist of 69 detached homesites.

Wilken said the builder would be offering the same products it

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currently sells in Horizon West on the townhouse and bungalow lots. The townhouse product at Center Lake Ranch will be 22 feet wide, while the townhomes M/I is proposing **further south on Narcoossee Road** would be 20 feet wide. “We think they can be complementary to each other,” he said. “We like to have a broad reach so we can appeal to multiple buyer profiles.”



M/I Homes will offer the same alley-loaded townhomes they now sell in Horizon West. The units are larger than the builder's standard 20-foot townhomes. (M/I Homes)

The street-loaded lots will feature floorplans that were offered in other M/I Homes **communities in the Narcoossee** area.

“Each builder will be responsible for their own amenities,” Wilken added. “We’re proposing to do a pool and cabana. The CDD is

building a big park with a tot lot. It’s just across 12 Oaks Road from our phase.”

Poulos & Bennett is the civil engineer for the master developer and for both homebuilders.

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 in the community center, and those could include a mix of townhomes, apartments and live-work units.

Taylor Morrison declined to comment on its PSP, which is divided into three phases. The Arizona-based builder will offer detached homes on 50-foot and 60-foot lots and paired villas on 37.5-foot lots. Phase 1 would have 138 units, and Phase 2 would have 157 units. The amenity center would be constructed in the final phase.

This could be the builder’s third Esplanade-branded community in Central Florida after launching the product line at Highland Ranch in Clermont. TMH is also planning a 603-lot Esplanade community at Westview, near its Solivita retirement community.

Taylor Morrison also has multiple active projects in the St. Cloud market, including Southern Pines, Anthem Park. Earlier this week, the

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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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