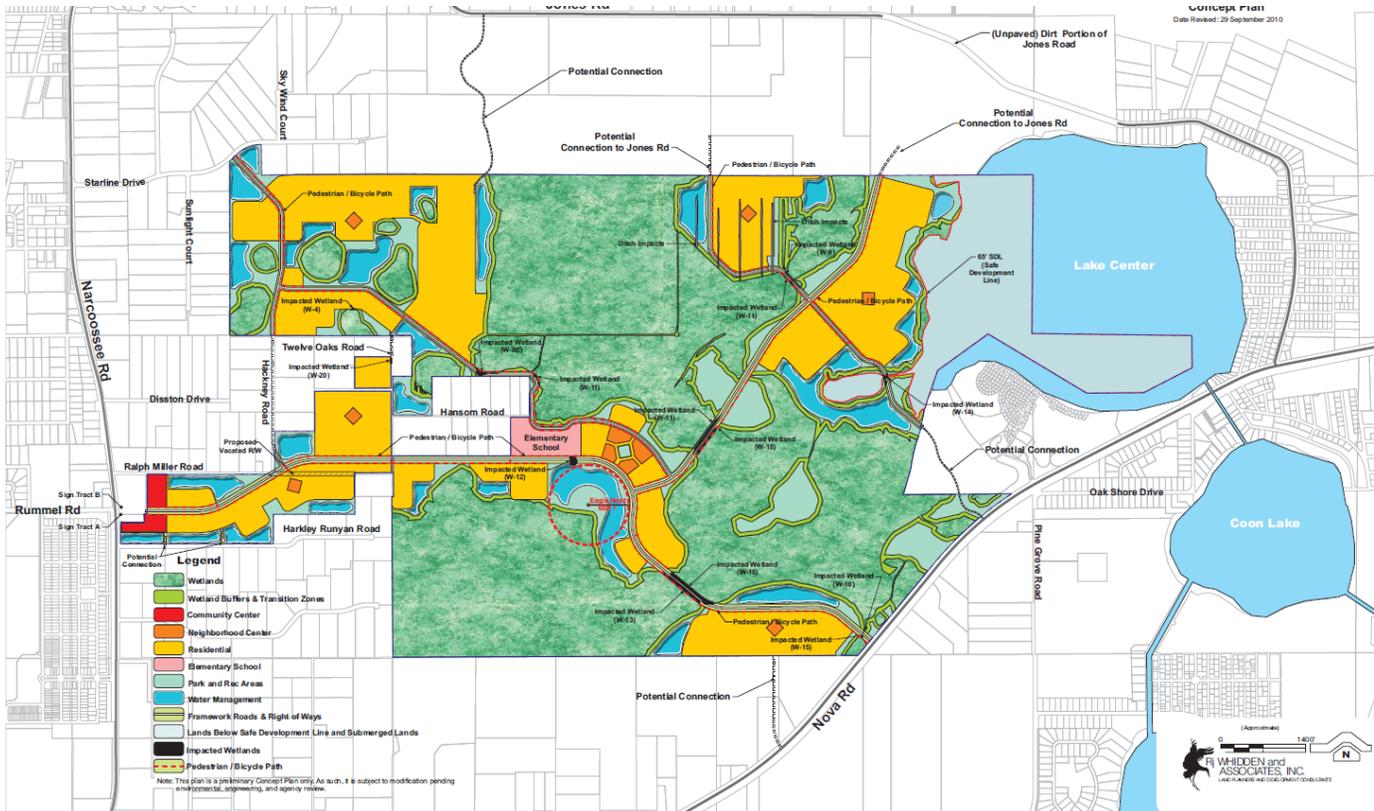


2000-acre mixed-use district planned between Narcoossee Road & Sunbridge



The Center Lake DRI was approved for more than 3,000 homes, with a main entrance on Narcoossee Road and stretching along Rummel Road. In this map, residential uses are shown in yellow, with neighborhood centers in orange. A future elementary school site is marked in pink. (Rj Whidden & Associates)



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Pineloch Management Corp. has applied to annex the 2,000-acre Center Lake Ranch into the City of St. Cloud, and is seeking mixed-use zoning for the community of more than 3,000 homes.

Pineloch Vice President Richard Gonzales told **GrowthSpotter** the development could still be years away, but the company's primary reason for the annexation at this time is to finalize the road and utility agreements with the city.

"We're not going to be master developer," he said Wednesday. "We're not homebuilders. This is about getting rights to roads and utilities."

The ranch stretches along the planned Rummel Road extension, one of the major east-west corridors in the Narcoossee area. Rummel is also a key multimodal corridor in **Sunbridge**, the massive planned community in Northeast Osceola now in permitting by **Tavistock Development Company**.

Center Lake was **approved by the county** as a Development of Regional Impact (DRI) in 2011. The initial plan called for 2,201 single family homes, 1,172 multifamily units, 170,000 square feet of retail use, 70,000 square feet of office space plus civic and community uses.

Even though Pineloch will be filing to rescind the DRI, the development program would remain largely intact.

The plan calls for a major community center at the intersection of Rummel and Narcoossee with a design that meets guidelines in the Narcoossee Community Plan. The city has annexed several tracts earlier this year at the same intersection, including a planned **64,500-square-foot commercial development**.

The previously approved development order for Center Lake set a benchmark requiring at least 60,000 square feet of non-residential uses by the completion of Phase 1, which has roughly 1,200 residential units.

The first phase would include 300 homes, 442 townhomes and 440 apartments or condos. An elementary school serving 970 students and 30,000 square feet of office space are also planned in Phase 1.

The plan also emphasized Green Building practices, requiring native plants and vegetation, water conservation and an effort to meet LEED standards in all clubhouses and community centers.

Pineloch has engaged **VHB**'s Orlando office to assist with transitioning the project from county to city jurisdiction.

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407)420-6261, or tweet me at [@LKinslerOGrowth](https://twitter.com/LKinslerOGrowth). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

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