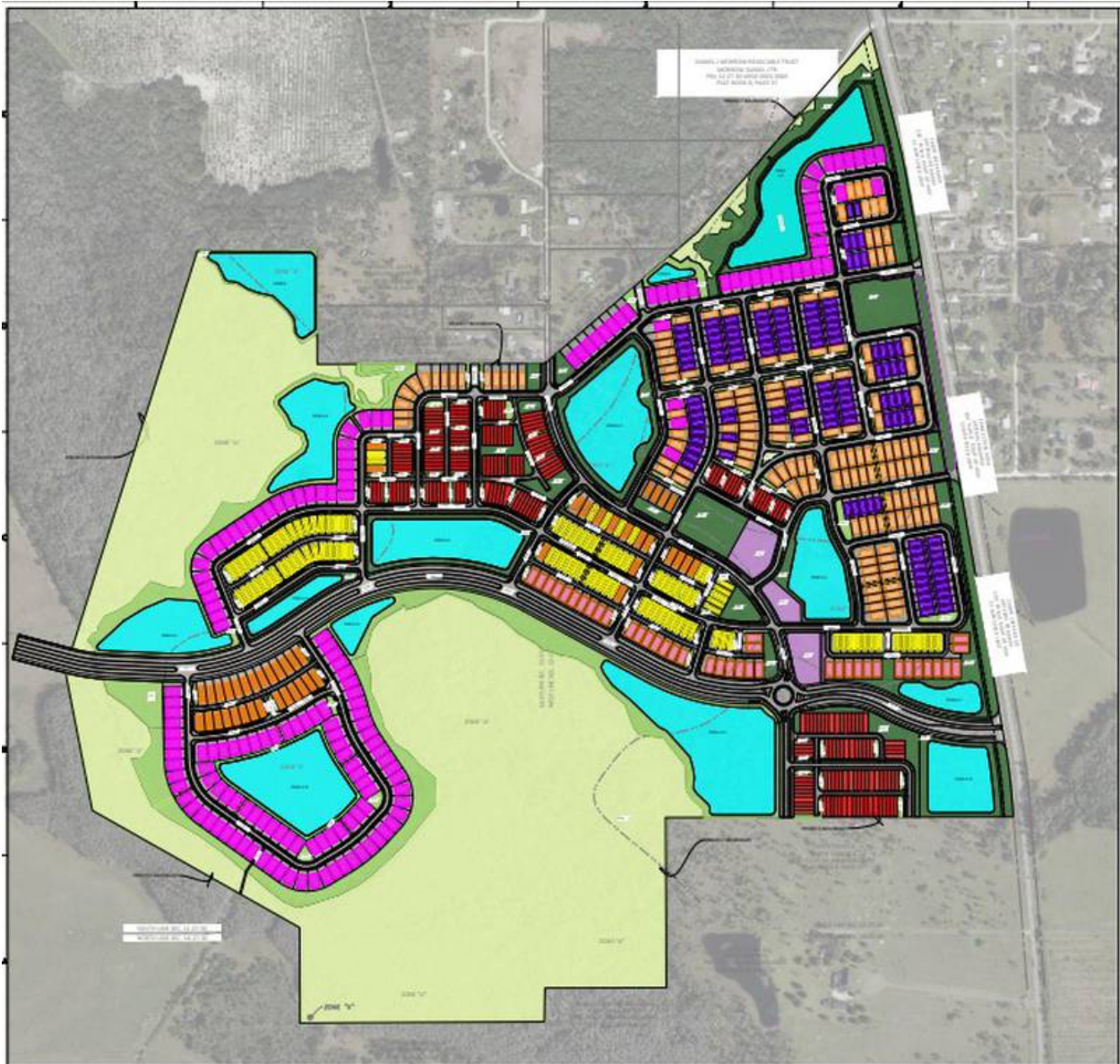


Developer moves closer to construction start for Green Island Ranch

By [Laura Kinsler](#)

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The first phase will have 847 units with a mix of lot sizes, each one a different color. (Heidt Design)

Developers are moving closer to a start date for construction on Osceola County's Green Island Ranch in early 2023 as the plans for the first 847 homes are refined.

The county's Development Review Committee and Planning Commission approved the Preliminary Subdivision Plan (PS) for Phase 1 this week, and the case heads to the Board of County Commissioners on Oct. 17.

St. Cloud's [Gentry Land Company](#) and [Wheelock Street Capital](#) bought the 6,000-acre ranch last December for \$150 million and later [filed a Concept Plan](#) for the area east of Florida's Turnpike. Those four sections, known as Canoe Creek Neighborhoods 1-4 would include 2,321 single-family homes, 622 multifamily homes, a K-8 school and 106,000 square feet of commercial space.

The approved Concept Plan for Canoe Creek N3 called for 770 detached single-family homes and 106 townhomes, along with a Neighborhood Center with up to 21,000 square feet of non-residential uses.

The more detailed PS tweaks the design by slightly decreasing the total unit count from the original 872 but doubling the number of townhomes from 106 to 213. All of the townhomes will be 22 feet wide and rear alley-loaded, in compliance with the county's pending architectural standards.



40' REAR LOADED CONVENTIONAL SINGLE FAMILY



50' & 55' REAR LOADED CONVENTIONAL SINGLE FAMILY



45' FRONT LOADED CONVENTIONAL SINGLE FAMILY



50' FRONT LOADED CONVENTIONAL SINGLE FAMILY



60' FRONT LOADED CONVENTIONAL SINGLE FAMILY



22' REAR LOADED TOWN HOMES

The developers introduce six housing products, including townhomes and detached homes, front and rear-loaded, on multiple lot sizes. (Heidt Design)

The plan shows six housing product types that will be constructed in the neighborhood. In addition to the townhomes, the PS includes rear-loaded detached homes on three lot sizes. It shows 106 40-foot lots, 47 50-foot lots and 40 55-foot lots. Conventional front-loaded homes will be available in three lot sizes ranging from 45 feet (123 lots), 50 feet (150 lots) and 60 feet (168 lots.)

Matt Call, project director for Wheelock Communities, said the team is well into its engineering for Phase 1 and will submit Site Development Plans soon after the approval of the PS with an eye toward starting construction in April or May of 2023. The project will be divided into five or

six subphases at the SDP stage. Later this year the development team will unveil a new name for the community east of Florida's Turnpike.

One of the conditions for approval of the PS on Oct. 17 will be the developer's willingness to sign an agreement to participate in a county-initiated transportation study for the East Lake Toho and South Lake Toho mixed-use districts and abide by its recommendations. The county engaged HNTB to collaborate with developers and help craft a regional approach to managing transportation improvements in the fast-growing area.

An ordinance establishing the Green Island Ranch East Community Development District will also be on the Oct. 17 agenda. The developers are projecting it will take \$253 million to install infrastructure the four Canoe Creek neighborhoods. That includes \$48.3 million for roads and \$54.5 million for stormwater. The estimated cost for installing water and sewer service is over \$42 million. Reclaimed water service would add another \$16 million.

Call said it's too early to announce homebuilders for the community. "We don't make those announcements until they close," he said.

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