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Exhibit A – Legal Description and Parcel Identification Numbers

Exhibit B - Site Aerial

Exhibit C - Site Location Map

Exhibit D –Master Development Plan

Exhibit E - Harmony PD Permitted Uses Table

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1.0 Intent and Objectives

The Town of Harmony is designed and planned to evoke a sense of community typically found in older neighborhoods by producing a pedestrian-friendly environment; a synergistic mix of residential, recreational, office, and commercial land uses; and a respect for the natural environment. The Town's success comes from the success of the individual neighborhoods. The community standards are intended to ensure the proper planning and design principals resulting in the construction of these neighborhoods. The goal of the Harmony Planned Development (PD) is to enhance the town's natural and recreational amenities while defining architecture that shapes a high quality streetscape and built environment. The specific development standards and specifications contained herein in Section 5.0 and Exhibit F shall implement the intent and objectives this PD.

The primary intent of the Harmony Planned Development (PD) is to establish permitted uses and development standards for the development of a mixed-use Community consisting of residential, recreational, commercial, village commercial, institutional, light industrial and office uses. The area which makes up the PD includes 11,030.9 acres. The Harmony PD is and shall remain consistent with the Osceola County Comprehensive Plan.

The Harmony PD has been designed to meet the intent and requirements defined by the Harmony Rural Community of the Comprehensive Plan and is consistent with the Harmony Master Development Plan.

Portions of the project will be developed as a fully integrated Traditional Neighborhood Development (TND). Specifically, the following objectives will be integrated into the project:

- All neighborhoods will have identifiable centers and edges.
- Pedestrian access will be easily accessible to retail and recreation areas.
- Uses and housing types will be mixed and in close proximity to one another.
- Street networks will be interconnected using relatively short blocks.
- Civic buildings will be given prominent sites throughout the community, where appropriate.
- Buildings will front on and align with streets in a disciplined manner.
- Building alignment generally will be unbroken by paved parking lots.
- Streets will be developed with controlled hierarchy with design parameters to meet high design speed needs as well as local residential/commercial traffic. On-street parking will be allowed where needed.

- Open space squares, greenbelts and parks will be developed to facilitate the need for community outdoor interaction. The total open space for the project will include a minimum of 50% of the gross project acreage in accordance with FLUE Policy 1.3.5.1.4 and Policy 1.3.5.1.8.
- A visually unified Town Center will be developed to promote community social and economic activity by providing retail, commercial, office, recreation and cultural activities as well as job opportunities for the community and surrounding region.
- Overall planning and design will facilitate access to all areas within the property to pedestrians and bicycle traffic.
- Pedestrian, bicycle and horse path connections to available project elements are a significant design element. Neighborhoods are to be designed to allow pedestrian movement from most housing to internal commercial centers. The Town Center will act as a major hub of activity for the community. Development within the Town Center will be comprised of commercial, retail, office, residential and institutional uses. These uses will share building space, with a majority of the residential units on the upper floors.
- Bicyclists will be able to travel to the Town Center via bikeways. Vehicular circulation into and through the property will provide efficient transportation connections through the development of multiple corridor/right-of-way classifications, some of which will utilize on-street parking. All right-of-way development will be designed to function with pedestrian and bicycle traffic as a primary concern.
- The importance of the existing natural landscape within the overall design is demonstrated by the extent of preservation. Florida friendly landscaping will be used as a significant portion of the overall landscape design throughout the project to minimize water consumption and promote a significant visual connection to the preserved natural environmental open space areas within the PD. Minimal impacts are proposed to the on-site wetlands, which will serve as major greenbelt and wildlife corridors throughout the site. Any wetland impacts will be mitigated on-site to the greatest extent possible. These will be tied together with proposed parks, squares and other recreational amenities which will provide places for social activities within the neighborhoods and proposed community plaza spaces.

Prior PD and CDP Approvals:

This Planned Development amendment will supersede PD18-00002.

2.0 General Description of the Harmony PD

2.1 Project Summary

The 11,030.9 acre site is located within the limits of Osceola County, approximately 4 miles southeast of St. Cloud. The property is bordered on the west by Old Melbourne Highway with frontage along US-192 extending over 9 miles east to the US-192 / US-441 Intersection. The following exhibits are included within this PD Narrative.

- Exhibit A – Legal Description and Parcel Identification Numbers
- Exhibit B - Site Aerial
- Exhibit C - Site Location Map
- Exhibit D – PD Master Development Plan
- Exhibit E– Harmony PD Permitted Uses Table
- Exhibit F – Development Standards Table
- Exhibit G – Sandhill Crane Management Plan
- Exhibit H- Exhibit H-1 and H-2 – Regionally Significant Wetlands
- Exhibit I – Sign CDP09-0001
- Exhibit J – Water Quality Sampling

The project will serve the needs of a growing community and the surrounding area. Varied residential unit types are proposed to respond to a wide range of the residential marketplace. The project will offer a multitude of opportunities ranging from recreation to commercial, office, light industrial and institutional.

The uses identified on the PD Master Plan (Exhibit D) are summarized below. Refer to Exhibit E - Harmony PD Permitted Uses Table for a detailed list of permitted uses within each category.

2.2 General Description of Districts

2.2.1. Residential Mixed Use

The Residential Mixed Use Districts accommodates residential development that may be integrated with supporting commercial uses. The Residential Mixed Uses includes Single Family Detached, Single Family Attached, Multi-Family, Condominium, Apartments and Resort Residential Uses. Additional associated uses that are allowed as permitted uses include restaurants, lodges, clubhouses, conference center, banquet facilities, office and retail.

Office uses will be provided within the development to facilitate the needs of professional practices and service orientated businesses. This District allows for the creation of a Residential Business District where residential units incorporated attached office suites are allowed. Residential Business Districts shall be on a distinct tract or parcel identified by plat for that specific use.

Sporting fields including clustered fields with associated parking and facilities may be allowed in the Residential District, where adequate buffering is provided between residential parcels and the facilities.

Resort Residential uses are also allowed within the Residential Mixed Use Parcel provided that they are located on a separate and distinct parcel identified on the plat with adequate buffering provided between other residential parcels.

Residential Mixed Use District parcels allow for other non-residential uses including schools, neighborhood commercial, and recreation facilities as examples.

Platted residential lots may not use the provisions of this District to convert the use of individual lots to commercial, office or other uses that may be allowed within this District.

2.2.2. Town Center

The Town Center will offer a mix of uses including residential (Single Family, Multi-Family, Resort Residential and apartment rentals), commercial, hotel, office, recreational, institutional, civic (including a sheriff station when identified by the county), and public open spaces. The Town Center will be designed to allow for easy vehicular/bicycle/pedestrian access.

2.2.3 Standard Commercial

The Standard Commercial use designation is intended to encourage economic activity and local employment opportunities for both residents of the Harmony Rural Community and surrounding areas. For this reason, this district has been located at the intersection of the proposed extension of Old Melbourne Highway and the multi-modal corridor of US Highway 192 on the eastern portion of the PD. Types of uses found in this category include a variety of retail, office, convenience, entertainment, personal, business, professional services, and other similar consumer commercial uses. Institutional uses which are compatible with and beneficial to the surrounding land use shall also be permitted. Civic uses including a sheriff station when identified by the county shall also be permitted within this designation. Residential uses with a maximum density of 15 dwelling units per acre shall also be permitted within this designation.

2.2.4. Non-Residential Mixed Use

The Non-Residential Mixed Use category is reserved for areas south of US 192 and generally includes utilities, public schools, Harmony Institute facilities, office/warehouse uses, light industrial uses, storage facilities, and other compatible commercial or institutional uses. Civic uses including a sheriff station when identified by the county shall also be permitted within this designation.

2.2.5. Institutional

The Institutional District includes parcels specifically designated for school, government, worship and other related civic uses. While these uses are also allowed in other Districts, the Institutional District is established to allow only specific institutional related uses.

2.2.6. Recreation Open Space

The Harmony rural community must have at least 50% open space; the development activities must not encroach upon wetlands except for crossings; and measures must be taken to conserve environmentally sensitive lands. "Open Space" consists of wetlands, conserved environmentally sensitive lands, conservation, xeric uplands, habitat preserves, agricultural lands, golf course areas, active and passive outdoor recreation lands and facilities, and utility easements, when

determined by the County to meet open space needs. Open space may be used in conjunction with passive recreational activities with the underlying use of the land.

The Harmony rural community may not have a density greater than two dwelling units per gross acre if it has 50% to 70% open space, and a density greater than three dwelling units per gross acre if it has more than 70% open space.

Recreational opportunities will abound within the project, including a sports complex aimed at providing multiuse sports with associated ancillary structures, administration buildings, and concessions. The two natural lakes will be available to the residents of Harmony. A minimum of one 18 hole golf course is completed and open for play to the community residents and guests. Extensive natural wetlands are being preserved. Multiple active and passive parks are included in the project for regional, neighborhood, and community uses. The Town Center will be developed to facilitate multiple recreational and civic opportunities. The project's overall design will facilitate pedestrian / bicycle movement throughout the property.

2.2.7 Rural

The Rural parcels consist of the areas outside of the Urban Growth Boundary. Residential development is limited to a density of 1 dwelling unit per gross area. Specific development standards for the Rural parcels are defined in Section 4.1.8 herein. Rural areas subject to the Harmony PD may also include other agricultural, institutional, or utility related uses consistent with the Rural Policies of the Comprehensive Plan.

2.3 Development Program

The Harmony PD will be developed on a phased basis as described by the Harmony DRI. See Exhibit D – PD Master Plan. The Phase Matrix provided below specifies the distribution of residential and non-residential units for each phase of development.

ZONING	PHASE 1 UNITS OR SQ. FT.	PHASE 2 UNITS OR SQ. FT.	PHASE 3 UNITS OR SQ. FT.	TOTAL UNITS OR SQ. FT.
SINGLE FAMILY RESIDENTIAL	2,460*	840*	1,300*	4,600*
MULTI-FAMILY RESIDENTIAL	600*	500*	500*	1,600*
RESORT RESIDENTIAL	400*	300*	300*	1,000*
RURAL RESIDENTIAL	21*	0	0	21*
COMMERCIAL	125,000**	125,000**	100,000**	350,000**
OFFICE	250,000**	125,000**	125,000**	500,000**
LIGHT INDUSTRIAL	350,000**	325,000**	325,000**	1,000,000**
HIGH SCHOOL (STUDENTS)	1,500	1,000	0	2,500

*Units **Square Feet

3.0 Agricultural, Temporary Uses and Special Events

3.1 Agricultural Uses and Temporary Uses

The rich agricultural heritage of Harmony remains an important element of the Harmony Community. In order to preserve these roots and enhance the overall community as it grows, it is important that the general agricultural use of parcels be encouraged to continue as long as practical on any given parcel.

Agricultural uses, including the construction and maintenance of associated barns, fences, pens, or storage buildings are permitted uses on all unplatted land. One residential single family detached structure shall be permitted in the open space area outside of the UGB to be used as a manager's residence for the existing Fish Camp. These uses may continue following final subdivision approval if the use is a permitted use within the district as allowed through this PD.

3.2 Special Events

Special Events may be conducted on any property within the PD where Special Events are identified as a permitted use in Exhibit E. Anticipated special events include, but are not limited to festivals, fairs, art shows, concerts, plays, community celebrations, holiday celebrations, fireworks, classic car shows, consumer exhibitions, athletic competitions, and parades. Special events held in the Town Center, or on undeveloped parcels outside the Town Center shall not require a Special Event Permit so long as the event complies with the Osceola Code of Ordinances pertaining to noise, fireworks, sanitary facilities, solid waste removal, or other public safety requirements. Events not in compliance with the above listed code requirements shall obtain a permit(s) to meet the pertinent regulations.

4.0 Districts

4.1 Residential Mixed Use District

4.1.1 Residential Uses (Detached and Attached)

The Residential Mixed Use District is similar to a traditional mixed use district in that any of the permitted uses listed in this section are allowed. The primary function of the category remains residential with other uses being complementary to the primary residential uses.

The Residential neighborhoods in Harmony will include a mix of single family detached homes over varying sizes, town homes, condominiums, duplex and triplex units, and apartments. Individual neighborhoods may also include other complimentary uses including schools, parks, clubhouses and similar elements found in a mature pedestrian friendly neighborhood. Parks, squares and greens designed for active use shall be included in each neighborhood. Neighborhood planning shall be done with consideration given to preserving and linking existing natural areas. Architectural styles will be varied but will be generally traditional in nature.

Platted residential lots may not use the provisions of this District to convert the use of individual lots to commercial, office or other uses that may be allowed within this District.

Refer to Section 5.0 for applicable development standards for this District.

4.1.2 Non-Residential Uses

General Office

General offices uses include free standing office buildings with associated parking and site amenities may be permitted.

Neighborhood Commercial

The commercial uses to be located in these areas shall be compatible with and consistent with the surrounding uses. Commercial uses north of US 192 shall be conveniently accessible by pedestrian walkway from adjacent non-commercial districts.

4.1.3 Residential Business Uses

Office Parcels may be developed as Residential Business parcels combining business use with residential units.

In addition to uses similar to and including the permitted uses listed for residential, residential units within the residential business parcels are allowed to include a separate detached or integrated office. Flexible first floor formats may be used to enable near-term first floor residential, with the long term ability to convert to office or business uses, and back to residential again, if the market warrants.

4.1.4 Resort Residential

The Resort Residential Neighborhoods share the same permitted uses as the Residential neighborhoods. Unlike the traditional residential neighborhoods, the Resort Residential Neighborhoods allow for resort development including condominium, hotel development and other similar types of development providing for overnight lodging. Additional associated uses that are allowed as permitted uses include restaurants, lodges, clubhouses, conference center, banquet facilities, office and retail.

4.1.5 Sports Facilities

Sporting fields including clustered fields with associated parking and facilities may be allowed in the Residential Mixed Use District, where adequate buffering is provided between residential parcels and the facilities.

4.1.6 Residential (R2) land use designation

The following standards are established for the Residential (R2) Residential designation:

- 4.1.6.1. Maximum density of 15 units per 1 acre and a minimum density of 2 units per acre. As a goal, minimum density shall strive to achieve 5 units per acre.
- 4.1.6.2. This land use category is generally located in urbanized areas.
- 4.1.6.3. Dwelling unit types permitted within this category include single family detached housing, duplexes, triplexes, townhouses, garden apartments, and similar residential product types.
- 4.1.6.4. To encourage community schools, public educational facilities are permitted.
- 4.1.6.5. Community support uses, such as utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
- 4.1.6.6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping and service needs of residents living within the immediate surrounding area.
- 4.1.6.7. Neighborhood support commercial sites will not exceed 5 acres.
- 4.1.6.8. New development inconsistent with the Master Development Plan shall require an amendment to the Planned Development and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.
 - b. New residential development shall be permitted only when there is

an existing or planned Community Park within one mile of the proposed site.

- c. New residential development shall be located within a Town Center Commercial area or within a 3/4 mile of a Standard Commercial area.

- 4.1.6.9. Development standards for Residential (R2) development shall be consistent with Exhibit G Sections 5.1.1.2 and 5.1.1.3.

4.1.7 Residential (R3) land use designation

The following standards are established for the Residential (R3) designation:

- 4.1.7.1. Maximum density of 25 dwelling units per 1 acre and a minimum density of 8 units per acre. As a goal, minimum density shall strive to achieve 15 units per acre.
- 4.1.7.2. This designation shall encourage a variety of residential design types.
- 4.1.7.3. Dwelling unit types permitted within this category include: townhouses, garden apartments, low-rise apartments, high-rise apartments, and other similar residential product types.
- 4.1.7.4. To encourage community schools, public educational facilities are permitted.
- 4.1.7.5. Community support uses, such as utility substations, fire and police stations, parks and community open spaces, and other similar community facilities may be permitted.
- 4.1.7.6. Neighborhood support commercial and institutional uses which are compatible with and generally intended to accommodate the convenience, shopping, and service needs of residents living within the immediate surrounding area.
- 4.1.7.7. Neighborhood support commercial sites will not exceed 5 acres.
- 4.1.7.8. New development inconsistent with the Master Development Plan shall require an amendment to the Planned Development and shall meet the following criteria:
 - a. New residential development shall be permitted only when there is an existing or planned elementary school within a one mile radius of the proposed site.
 - b. New residential development shall be permitted only when there is an existing or planned Community Park within one mile of the proposed site.

- c. New residential development shall be located within a Town Center Commercial area or within a 3/4 mile of a Standard Commercial area.

- 4.1.7.9. Development standards for Residential (R3) development shall be consistent with Exhibit G Sections 5.1.1.2 and 5.1.1.3.

4.1.8 Rural land use designation

The following standards are established for the Rural Residential designation:

- 4.1.8.1. Maximum density of 1 unit per 5 gross acres.
- 4.1.8.2. This land use category is located outside of the Urban Growth Boundary.
- 4.1.8.3. Dwelling unit types permitted within this category include single family detached housing.
- 4.1.8.4. Residential Tracts: Residential density shall be one (1) dwelling unit per five (5) acres, based on total acreage. Building height shall follow the standards for LDR contained in the LDC. Minimum lot size shall be ½ acre. Development standards for ancillary structures shall be as follows:
 - a. Accessory uses listed as ancillary in the residential siting standards of the LDC shall be placed a minimum of five feet (5') behind the front entry of the principal structure and a minimum of five feet (5') from rear and side property lines. Accessory structures such as garages, garage apartments, carports, pole barns, stables, or like uses are exempt from this requirement, however, such uses shall not be located within any easement that prohibits obstructions.
 - b. Accessory taxi ways and drive ways large enough to accommodate the travel way and storage of personal aircraft.
- 4.1.8.5. Agritourism or Eco-Tourism activities and their associated structures shall be permitted subject to the following:
 - a. Any agritourism development that is intended to be used for overnight lodging shall not be occupied for a period of more than ninety consecutive days, excluding on-site management or staff housing.
 - b. Property used for agritourism development shall be located with access to a paved road. The development's interior roads do not need to be paved but should be similar in nature to any existing roads on the property or to a typical Florida ranch road so as to minimize the impact on the character of the area.
 - c. All principal structures, accessory structures, temporary structures and tent spaces shall be set back a minimum of fifty (50) feet from any perimeter property boundary line.

- d. Guest and employee parking area(s) shall be located and designed consistent with the environment in which they are located so as not to detract from the setting in which they are placed.
- e. Within the agritourism development, ancillary uses are permitted as follows:
 - Recreation amenities restricted to use by guests, including recreation rooms, equestrian facilities, nature and walking trails, playgrounds, docks or similar facilities
 - Entrance welcome center or gate houses or similar facilities designed to provide information, check in and/or security to the development
 - Maintenance facilities and housing for the management and staff
 - Administrative office space necessary for operation of the agritourism development; and small conference/educational meeting areas
 - Commercial or retail use located and accessed internal to the development and restricted to use by guests, including central lodge, restaurants, convenience food and beverage items or other retail usage, and other ancillary support facilities.
 - Manager's residences

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of the neighborhood, the location of the site and its compatibility with adjacent parcels will also be permitted subject to the approval of the County Manager.

4.2 Town Center District

The Town Center will be the primary mixed use hub for the community. It will accommodate a variety of commercial activities in conjunction with civic open spaces and buildings. The Town Center may include residential and workplace uses in deference to the purpose and character of local commercial activities. A visually unified Town Center will be developed to promote community, social and economic activity. The predominant land and building use will be commercial, but will also include supportive office, residential, recreation, civic and cultural activities as well as job opportunities for the community and surrounding region. The Town Center will be developed in the manner of a TND (Traditional Neighborhood Design) with an orientation toward a central park, pedestrian accessibility, street front architecture and a disciplined roadway hierarchy.

The Town Center may include multistory buildings that provide space for businesses on the first floor (primarily retail and service), and for residences or offices on the upper floors. Flexible first floor formats may be used to enable near-term first floor residential, with the long term ability to convert to commercial uses if the market warrants. In live-work buildings, business owners can live above their place of business. Apartment buildings and parking structures are also allowed.

It is desirable, though not required, that government offices and meeting rooms, libraries, community centers, post offices, performing arts centers and other civic buildings that are in complementary scale be located within or adjacent to the Town Center.

The Town Center shall be integrally connected by streets and walkways to abutting residential and other TND parcels.

Resort and Residential Units are an allowed use within the Town Center where adequate buffering is between any traditional residential parcels or tracts.

Permitted uses within the Town Center District are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD.

When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses not specifically listed in Exhibit E which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.3 Non-Residential Mixed Use District

The Non-Residential Mixed Use category is reserved for areas south of US 192 and the eastern area of the project that generally includes water and wastewater utilities, public schools, Harmony Institute facilities, office/warehouse uses, light industrial uses, outdoor RV and Boat storage, storage facilities, and other compatible commercial or institutional uses. Buildings in this district should be architecturally attractive and surrounded by landscaped yards. Manufacturing, assembly utility and warehousing activities will be designed and conducted so that any noise, odor, dust and glare from each operation is completely confined within an enclosed building.

Uses may be dependent on highway connections and result in excessive, but brief, demands on the district street system.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.4 Standard Commercial District

The commercial uses to be located in this area shall be compatible and consistent with the surrounding uses. Commercial uses within this area shall be served by a multi-modal corridor on the eastern portion of the Harmony Community. This PD proposes to extend Old Melbourne Highway from the north property line through development areas in the eastern neighborhoods and terminate the roadway at its intersection with US Highway 192. US Highway 192 will provide for multi-modal access opportunities for vehicular, pedestrian and bicycle opportunities for both the residents of Harmony and surrounding communities. Refer to Section 5.0 for applicable development standards for this District.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. Residential uses within this district shall be limited to a maximum of 15 dwelling units per one acre. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.5 Institutional District

The Institutional District includes parcels specifically designated for school, government, worship and other related civic uses. While these uses are also allowed in other Districts, the Institutional District is established to allow only specific institutional related uses.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.6 Recreation Open Space District

The Harmony project is designed to provide substantial amounts of open space, active and passive recreation areas and a landscape design using the natural environment. To achieve this design goal this project required to set aside a minimum 50% of the entire project site as open space.

Permitted Uses: Permitted uses are listed in Exhibit E.

Permitted uses are subject to the development standards as defined within this PD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.7 Conservation District

The Conservation District includes Buck and Cat Lakes, wetlands, recreation open space and other dedicated uplands comprising approximately 7,975 acres of the overall PD. A portion of the Conservation District totaling 3,284.7 acres is proposed as a Conservation Easement subject to the permitting requirements of the SFWMD. This Conservation Easement area will maintain passive recreational opportunities by SFWMD permit and provide for maintenance and enhancement of significant jurisdictional resources for onsite mitigation value for the Harmony Rural Community.

Uses allowed within conservation/preservation areas are limited to those that provide limited access to and enjoyment of the conservation areas while also preserving and protecting these areas. These uses may result in minor encroachments into the Conservation/Preservation tracts. Silvicultural or agricultural activities are permitted in the upland areas of the conservation/preservation tracts subject to permitting from the South Florida Water Management District (SFWMD). Any encroachments must minimize impact to the natural and/or intended functions of these conservation/preservation areas.

The on-site wetlands systems, upland buffers, other conservation tracts and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes and shall have their developmental uses restricted by conservation easement as provided in Florida Statutes. These areas are depicted on the Master Development Plan provided in Section 8 herein. Easements shall be conveyed to the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection,

Osceola County or other state or federal agency or any organization dedicated to conservation and acceptable to the county.

Upland buffers between on-site wetlands and any type of development or land alteration shall be established in accordance with South Florida Water Management District permit approvals, but shall be no less than an average 50 feet, minimum 25 feet in width for regionally significant wetlands as identified on Exhibits H-1 and H-2.

Regionally significant wetlands and their associated upland buffers as depicted on Exhibits H-1 and H-2 shall be placed under conservation easements. The conservation easements may be conveyed in conjunction with the SFWMD ERP permitting, but in no instance shall be delayed until after construction begins for the parcel permitted.

Permitted Uses: Permitted uses are listed in Exhibit E

Permitted uses are subject to the development standards as defined within this PD and to the permitting conditions of the SFWMD. When relevant development standards for a particular use are not defined within this PD, the requirements of the Osceola County Land Development Code shall apply.

Other similar uses which are reasonably implied and are consistent with the objectives of this zoning, based on appropriate consideration of the nature of the intended activity, the character of this district, the location of the site and its compatibility with adjacent parcels, will also be permitted subject to the approval of the County Manager.

4.7 Maintenance/Storage District

The maintenance/Storage District includes a 4.4 acre parcel located behind the existing golf course maintenance site. It is surrounded by conservation lands to the north and east and the open space gas line easement to the south. The aforementioned golf course maintenance building is located immediately to the west. Because this district is isolated, no buffering, setbacks from district boundaries are necessary to screen the storage uses.

Permitted Uses:

The following uses shall be permitted within the Maintenance/Storage District:

- Vehicular storage
- Community Garden
- Field Services/Maintenance Office (maximum 10,000 sf – maximum 25' height)

5.0 Development Standards

5.1 Residential Mixed Use

5.1.1. Residential Development Standards

5.1.1.1 Detached Single Family Lots:

Refer to Exhibit G for Relevant Development Standards

Accessory Dwelling Units and Garage Apartments:

A single Accessory Dwelling Unit or a single Garage Apartment is permitted within a Detached Single Family Lot.

An accessory dwelling unit (i.e. residential family suite, bonus room, game room or similar use) is allowed within the primary structure or as an accessory structure on the lot. This accessory unit shall not be sold independent of the principal structure.

Garage apartments are an allowed use (permitted) provided that they are identified on the building permit application and are constructed prior to obtaining a Certificate of Occupancy for the principal dwelling. Development of a garage apartment subsequent to issuance of the Certificate of Occupancy for the principal dwelling may be authorized. If the use of the Garage Apartment is for rental purposes (and not for family use), it will be designated as a 'garage apartment' and will require receipt of 'Rental Qualifications' from the Harmony Architectural Review Board (ARB) as provided in the Declaration of Covenants and Restrictions and will be separately metered for utility purposes.

The minimum square footage for a garage apartment is 400 square feet; the maximum is 1,000 square feet.

Garage apartments and residential family suites require 1 additional vehicular parking space. This required space is in compliance where on-street parking is integrated into roadway design. Where roadway design does not provide for onstreet parking, an additional parking space shall be provided for on-site of the residential lot. Such design shall require a total of 5 vehicular parking spaces per residential lot.

5.1.1.2 Attached Single Family / Townhome Lots:

Refer to Exhibit G for Relevant Development Standards.

5.1.2 Non Residential Development Standards

Refer to Exhibit G for Relevant Development Standards.

This Section also applies to Multi-Family Development including Condominium and Apartments.

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Parking requirements are included in Exhibit G. Where off- site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.1.3 Residential Business Standards

Refer to Exhibit G for density and dimensional development standards.

Additional standards related to this use are defined below: Maximum size of the office or business component of each of the permitted lot types is specified below:

Lot Type	Maximum area dedicated to office or business use per residential unit. * (In addition to Residential Area)
Single Family Detached	1,500 SF
Townhome/Multi-Family	900SF

**Office space is not transferable between units.*

Additional Parking Standards:

Parking may be provided through a combination of on-street and off- street parking. The total number of spaces required for non-residential uses and the total number of required ADA spaces will be based on the total amount of nonresidential space over the entire parcel. While individual parking spaces will be counted toward individual office units, ADA spaces will be shared among all units. Individual lot owners cannot sell or assign parking spaces to other lots.

Where off-site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

Minimum parking requirements shall be based on the following:
For the Residence: Minimum of 2 spaces per unit
For the Office: 1 space per 300 SF

5.1.4 Resort Residential

5.1.4.1 Residential

Refer to Exhibit G for Development Standards

5.1.4.2 Non-Residential Uses

Refer to Exhibit G for Development Standards

5.1.5 Residential R-2

5.1.5.1 Residential

Refer to Exhibit G for Development Standards

5.1.5.2 Non-Residential Uses

Refer to Exhibit G for Development Standards

5.1.6 Residential R3

5.1.6.1 Residential

Refer to Exhibit G for Development Standards

5.1.6.2 Non-Residential Uses

Refer to Exhibit G for Development Standards

5.2 Town Center

Refer to Exhibit G for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.3 Non-Residential Mixed Use

Refer to Exhibit G for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.4 Standard Commercial

Refer to Exhibit G for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.5 Institutional District

Refer to Exhibit H for Development Standards

Landscape Buffers or Screen walls between different uses: Visual screening is required when outdoor storage or staging areas are visible from adjacent incompatible uses or in any instance where viewed from a public right-of-way.

Parking: Overall parking requirements shall be provided in accordance with the Osceola County Land Development Code. Total parking requirements may be satisfied through a combination of onsite parking, on-street parking, and shared off-site parking. Where off-site parking is used, a minimum of 50% of the required parking shall be provided onsite. Any off-site parking shall be within 500 ft. of the associated use.

Solid Waste: Dumpsters or compactors must be located within walled enclosures.

5.6 Recreation / Open Space District Criteria and Standards

5.6.1 General Criteria and Definitions

The Harmony project is designed to provide substantial amounts of open space, active and passive recreation areas and a landscape design using the natural environment.

The Harmony PD is required to set aside a minimum of 50% of the overall gross development area as open space.

5.6.1.1. Common Area Open Space:

To achieve the 50% requirement, the following uses (both existing and proposed) will be defined as open space.

- Existing natural lakes
- Golf courses, including associated facilities
- Retention/detention ponds
- Pervious access tracts (minimum 20' width)
- Gas line easement
- Parks
- Defined greenbelts and wildlife corridors
- All proposed pedestrian sidewalks and bicycle paths (pervious and impervious).
- Outdoor recreational fields, associated facilities, and sports complex elements.
- Public squares/ courtyards (pervious and impervious)
- Open Air Amphitheaters
- Separate dedicated landscape/utility tracts
- Dedicated uplands
- Sidewalks and Plazas
- Trails and Boardwalks
- Wetlands and associated buffers and upland preserves
- Mitigation areas and Conservation areas

Total Common Open Space Calculations

Wetland Conservation	1,933.7 ac
Lakes (Exclusive of Cat Lake)	518.0 ac
Open Space / Recreation	2,0769.1 ac
Xeric Preserve	14.6 ac
Habitat Preserve	26.2 ac
Conservation Easement (Including Cat Lake)	3,240.7 ac
Total Open Space	7,802.3 ac
Total PD Area	11,030.9 ac

5.6.1.2. Individual Tracts Open Space Requirements**5.6.1.2.a. Residential**

No additional open space will be required for Residential, or Resort Residential. Open space and parks will be provided and interconnected with the uses (pedestrian/bikeway paths). The open space and parks will be dedicated as separate tracts.

5.6.1.2.b. Non-Residential (15% min.)

The following will qualify in meeting the 15% minimum open space requirement for the land use:

- All buffer zones
- All landscape areas including parking lot islands
- All building setbacks to parcel boundary (pervious area)
- Internal wetland preservation areas
- Internal retention/detention ponds designed as amenities (unfenced).
- All pervious areas, including easements
- All permanently undeveloped uplands
- Sidewalks and Plazas

5.6.1.3. Recreation Requirements

Active and passive recreation uses will be located throughout the project to serve individual residential tracts, the overall community and the general public. An 18 hole golf course was developed for community residents and guests. The project will include a minimum of 20-acres of community parks. The development will include an extensive system of bicycle/pedestrian paths, nature, observation and fitness trails with environmental education stations, greenbelts and buffer areas designed to utilize the extensive amount of natural open space elements that will comprise 70% of the overall site. Pedestrian and bike paths will utilize the roadway systems and or separate bike path systems adjacent to roadways throughout the project. To accomplish this, the framework roads will be constructed in accordance with the LDC.

5.6.1.3.a. Active Recreation

Includes those facilities which provide the necessary equipment and infrastructure for multi-use fields used for organized sports, community tennis courts, volleyball courts, baseball and soccer fields, swimming pools and other recreational facilities.

5.6.1.3.b. Passive Recreation

All other recreational facilities such as (but not limited to):

- The equestrian pathway throughout the entire community
- Passive walking paths, bike trails etc.

- Open space/parks with lighting for public safety only

5.6.2 Development Standards for Sports Complex

Refer to Exhibit G for dimensional development standards.

Maximum Permanent Seating: 1,320 affixed seats

Minimum Parking Allowed for Sports Complex: 1 parking space for every 4 affixed seats.

Maximum Parking Allowed for Sports Complex: 330 parking spaces specifically related to the number of affixed seats (ancillary structures, administration buildings, and concessions may have associated parking based on LDC requirements).

Where off-site parking is used, a minimum of 50% of the required parking shall be provided on-site. Any off-site parking shall be within 500 ft. of the associated use.

5.6.3 Development Standards for Parks:

Development standards for parks are for permitted structures as defined in Exhibit E, such as administrative support, pools, fountains, restrooms, shade structures, play structures and other similar structures associated with park and recreation facilities.

Refer to Exhibit G for associated dimensional development standards.

5.7 Conservation District Criteria and Standards

Substantial areas of the project are to be preserved in their natural state, with limited uses allowed. The following will apply to these areas which are designated on the Master Development Plan (Exhibit D).

5.7.1. Setbacks

The following minimum distances to adjacent wetlands will be adhered to in the project design and construction:

- 5.7.1.1. Storm water wet detention ponds/flow ways are to be no closer than 200 feet, and roadways with underdrains no closer than 50 feet, unless one or more of the following conditions are met:
- 5.7.1.2. Adverse impacts on affected wetland vegetative communities from excessive drying out in part to lateral subsurface seepage from the wetland area(s) in the ponds during drought or low water periods have been determined not to be an applicable issue of concern by the South Florida Water Management District and Osceola County; or

- 5.7.1.3. The South Florida Water Management District and Osceola County accept test, calculations or other information furnished by the applicant through the permitting and project review processes which demonstrate that deviations from the 50 and 200 foot setbacks are appropriate; or
- 5.7.1.4. The elevations of the bottoms of the storm water wet/detention lakes/ponds, flow ways or roadway under drains are higher than the ordinary low water elevation in each potentially impacted wetland area.
- 5.7.1.5. If it is found that deviations from the 50' and 200' setbacks are acceptable by the governing agencies, a 25' minimum setback is required and will be established from all wetlands designated on the Master Development Plan.

5.7.2. Existing Water Body Parameters

- 5.7.2.1. Access to Buck and Cat Lakes will be restricted to members of the Harmony PD, which includes Harmony residents and their accompanying guests, as well as authorized representatives of the Developers, HOAs, CDDs, and other recognized Harmony organizations. A no wake zone will be established to help maintain shoreline vegetation.
- 5.7.2.2. Boat ramps, docks and swimming areas will be designed to protect the wetlands on the lake shoreline to the highest degree possible.
- 5.7.2.3. Boat ramps and community docks will be located in areas currently used for lake access and from the Rural areas.
- 5.7.2.4. All wetlands outside of the jurisdiction of DEP and not identified for impact elsewhere in these recommendations shall be retained and incorporated into the stormwater management system in such a manner as to maintain current or restore historic hydro periods and wildlife values.

5.7.3. Permitted Uses

Permitted uses within conservation/preservation areas are listed in Exhibit E. These uses must result in only minor encroachments into the Conservation/Preservation tracts. No silvicultural or agricultural activities are permitted in these areas. Any encroachments must not adversely impact the natural and/or intended functions of these conservation/preservation areas.

5.7.4. Dedications

All Conservation/Preservation areas within the PD shall be defined by providing the following information at the Preliminary Subdivision (PS) or Site Development Plan approval level of project review.

5.7.4.1. Conservation label as to major function/use.

5.7.4.2. Total acres within tract.

All defined conservation/preservation tracts will have a conservation easement placed over their boundary and dedicated to the South Florida Water Management District, Florida Fish and Wildlife Commission (FWWC), the Florida Department of Environmental Regulation (FDEP), Osceola County or other state or federal agency; or any organization dedicated to conservation and acceptable to Osceola County.

All required maintenance and monitoring of the defined Conservation/Preservation tracts are to be conducted by the Developer and/or its assigns. Statuses of all onsite defined Conservation/Preservation areas are to be addressed and submitted to the appropriate governmental agencies for review pursuant to permit requirements.

5.8 Special Protection Areas Criteria and Standards

5.8.1 Cat Lake Rookery

Permanent educational signs shall be installed at the boat ramp on Cat Lake with information concerning wading birds and the rookery area on the south shore of the lake. The sign should contain biological facts about the nesting habits of these species and warnings about disturbance during nesting season. During periods of active use of the rookery site by wading birds, the Developer or its successors shall be responsible for deployment and maintenance of warning buoys within the lake. These buoys shall be located a minimum of 500 feet waterward from the rookery location. The buoys shall be educational in nature but also restrict encroachment by boat or person during nesting seasons. The placement of buoys shall be subject to permit requirements of the SFWMD.

5.8.3 Sandhill Crane Habitat

The Developer, his successors and assigns shall be responsible for funding and implementing the sandhill crane management plan approved by staff of the FFWCC, DEO and ECFRPC, attached hereto as Exhibit "D". Such plan establishes foraging habitat within the Phase 1 golf course and shall also include the preservation and maintenance of 90 acres of grasslands. This plan includes a commitment by the Developer, his successors and assigns, to fund and operate a perpetual maintenance system for the preserve areas and the golf course. To implement the plan, the Developer, his successors and assigns shall adhere to the following requirements:

- 5.8.3.1 Management of the golf course includes standard golf course management techniques. A total of five acres of golf course land littoral zones shall continue to be managed in perpetuity to provide a shallow emergent wetland habitat. Such emergent wetland habitat provides both nesting and foraging habitat for Florida Sandhill Cranes. Littoral zones have been provided within ponds adjacent to wetlands in the golf course.
- 5.8.3.2 Approximately 90 acres of existing pasture will be maintained according to the approved Habitat Management Plan attached herein in Section 8, Exhibit I, until such time that the Site Development Plan (SDP) for the development in the area as approved in the PD has been reviewed and approved by FFWCC and Osceola County. The SDP for development within the area as identified within the PD will identify at least 90 acres that has been approved by the FFWCC as the Sandhill Crane Management area. Upon approval of the SDP, the new areas identified as Sandhill Crane Management Area will be managed in perpetuity according to the approved Habitat Management Plan. This Sandhill Crane Management Area will be placed under conservation easement at the time of SDP approval. The Master Development Plan shall be amended to reflect this change during the next PD Amendment submittal. Gopher tortoises are known to occur on the property. Prior to development within the upland areas of the property, appropriate surveys must be conducted for the presence and density of population of this species of special concern. Permits for development from FFWCC shall be obtained prior to construction activities. Mitigation for impacts to gopher tortoises should be accomplished by expanding the existing on-site gopher tortoise preserve and/or provide another on-site area approved by FFWCC.

5.9 Water Quality

- 5.9.1 In order to effectively monitor the project's effects on surface water conditions, the developer or his successors shall provide for the establishment and operation of a surface water-monitoring program consisting of the following components: Surface water samples shall be collected at the following locations on Exhibit J for the three development phases on the Master Development Plan:
- 5.9.1.1. Phase 1
- 5.9.1.1.1. At the following locations as identified on Figure 14-1 (attached as Exhibit M hereto):
WLS -1, C-2, C-3, WLS-2, WLS-3N, WLS-3S, WLS-4
- 5.9.1.1.2. In the centers of Buck Lake and Cat Lake;
- 5.9.1.2. Phase 2
- 5.9.1.2.1 Prior to the issuance of final site plan approvals, a proposed surface water-monitoring plan shall be prepared and submitted to the ECFRPC and SFWMD for review and approval.

If water quality standard violations are detected at any sampling station, the applicant shall immediately proceed with the development and implementation of an expanded water quality-sampling program in coordination with the County and the Water Management District.

5.9.1.3. The water samples shall be collected and analyzed at least four times annually on a seasonal basis, with the sampling commencing within six months following the issuance of the building permit for the first phase, with the following schedule being adhered to for both phases of project development:

5.9.1.3.1. At least the initial set of samples for each Development Phase prior to land disturbances associated with clearing, land preparation, construction or other forms of project development activity:

5.9.1.3.2. The sampling period for each phase shall extend at least four years beyond the date of either of the following conditions:

- i. project (phase) build-out; or
- ii. a declaration by the applicant or successors that:
 - a. the project (phase) is completed; or
 - b. no additional construction is planned or contemplated, regardless of the status of project phasing. However, if project construction should be re-initiated at any time following the declaration, the conditions of the sampling programs shall also be applicable.
 - c. Water quality parameters to be measured will be determined by the South Florida Water Management District, with input from the local government of jurisdiction. Collected data shall be furnished to the Water Management District and Osceola County.

5.9.2 The developer (or owners/successors, as applicable) will incorporate additional water quality treatment and/or water management methods into the project's surface water management system to correct or mitigate any degradation if the measures implemented by the developer/owners are found to be ineffective or to adversely impact water quality/quantity conditions on or downstream of the project site.

6.0 Development Infrastructure

6.1 Roads and Alleys

Roads within the Harmony PD will be dedicated and maintained consistent with LDC requirements in one of the three following scenarios:

- 6.1.1. The entire right of way including sidewalks may be dedicated to and maintained by Osceola County where approved and platted as such.
- 6.1.2. Roads from back of curb to back of curb may be dedicated to and maintained by Osceola County with the adjacent landscaping and utility tracts being owned and maintained by the Harmony CDD.
- 6.1.3. Roads may be dedicated to and maintained by a private association. Gates shall be allowed on streets, alleys or sidewalks that are dedicated to a private entity consistent with Land Development Code (LDC) requirements.

(See Paragraph 6.2 for more information regarding landscape and utility tracts).

The roadway system will also consist of privately owned and maintained alleys within the town center and residential neighborhoods. Roadway and alley typical sections will vary based on the requirements of the adjacent development and depending on when on-street parking is being provided.

At the Subdivision level of review, the items listed below will be shown as to their precise location, with all dimensions indicated on the plans.

- 1. All proposed right-of-way types will be defined with typical sections and plan views. Typical sections will identify the approximate location of pavement, sidewalks, bikeways and alleys.
- 2. Private and County right-of-way dedication procedures are to be identified.
- 3. Roadway access to the overall site and each individual tract will be identified.
- 4. Landscape and utility tracts will be identified as to location.
- 5. Other forms of access, including pedestrian, bikeway and equestrian will be identified on the plans as to appropriate locations.

6.2 Landscape and Utility Tracts

Landscape and Utility Tracts shall be owned by a Community Development District or Osceola County and function as public right of way for the purpose of sidewalks, street trees, street lighting and other utilities and drainage infrastructure. Landscape and Utility tracts shall be at least 12' in width with sidewalks at least 4' in width.

Landscape and Utility Tracts associated with private streets and/or within gated neighborhoods will be owned and maintained by the same private association that owns and maintains the streets consistent with LDC requirements.

6.3 Parking Standards

Unless specified within the development standards of the applicable use category included in Section 5 of this PD, parking shall meet the minimum requirements of the Osceola County Land Development Code.

Accessible Parking shall be provided in conformance with applicable ADA guidelines.

Alternative parking standards are acceptable for infrequent parking uses associated with Harmony Institute uses, or other Institutional or Special Event uses. Acceptable alternative parking standards for infrequent use include grass parking or stabilized unpaved parking surfaces. When the proposed activity conforms to the requirements of this PD, the alternative parking plan does not require additional review.

6.4 Landscaping Standards

Landscape design guidelines are to be prepared and submitted for review at the SDP level of project review. Items to be included within the SDP landscape design guidelines will include:

- 6.4.1. Defined plant palette
- 6.4.2. Landscape buffer planting requirements
- 6.4.3. Right-of-way planting requirements
- 6.4.4. Specific use planting requirements (per land use)
- 6.4.5. Parking lot planting requirements
- 6.4.6. Tree planting requirements (per land use)
- 6.4.7. Irrigation requirements

Implementation of the landscape design guidelines will take place at the SDP level of project development with the submittal depicting all element locations and compliance with the Osceola County Land Development Code Article 4.8.

6.5 Site Lighting

All exterior lighting shall be dark sky friendly through the use of fixtures that point downward and have full cut-off or partial cut-off glare shields or are sufficiently low lumens to cause de minimus light pollution.

The Illuminating Engineering Society of North America defines full cutoff as light distribution that occurs at or above an angle 90 degrees above the bottom of the light source.

6.6 Water and Wastewater Utilities

The Harmony PD will utilize central water and sewer services within the Osceola County Urban Growth Boundary. The parcels identified on the Master Development Plan for Rural, open space and passive recreational opportunities outside of the UGB shall be service by individual well and septic systems.

6.7 Storm Water Management

Stormwater management treatment facilities will be located in upland areas outside of the jurisdictional wetlands on the project site. Spreader swales will be used to disperse storm water into wetlands and water bodies, limiting discharge velocities.

Shoreline banks created along on-site storm water ponds greater than 5 acres in area shall include littoral zones with slopes no steeper than a 5:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation excluding cattails. The applicant shall ensure, by replanting if necessary, that at least 80 percent cover by native aquatic vegetation is established within the littoral zone (to include at minimum the area between ordinary high water and ordinary low water) for the duration of the project.

Reverse swales/berms will be constructed adjacent to the existing citrus grove irrigation canals to prevent untreated storm water runoff into the canals from proposed development in upland areas.

The owner/CDD shall establish and implement an inspection and maintenance program for all components of the surface water management system for the project site to include:

- Storm water facility operating inspections on a regular basis.
- Routine maintenance activities.
- Proper management, maintenance and procedures training for ground keeping and maintenance staff dealing with the described swale system. The training would include purpose and functions, acceptable maintenance/management methods and the prevention of fertilizer, pesticide and herbicide applications.
- Ensure the swale system is being properly maintained by conducting annual inspections.

Compensatory storage sites shall be located near (above or below) the 100-year flood limit in order to provide for effective storage volume within the floodplain.

6.8 Master Signage

Signage shall adhere to the standards as specified in the Harmony Master Signage Comprehensive Development Plan (CDP09-0001) and hereby incorporated into this PD as Exhibit L in Section 8 as approved by the Osceola County Board of County Commissioners.

6.9 Gas Distribution Pipe Line Easement

An existing gas transmission easement transects the Harmony PD from the northwest to the southeast generally paralleling US 192.

The following minimum restrictions apply to any activity within this existing gas pipeline easement:

- No residential structures are allowed within the easement.
- Road and utility crossings of the easement are allowed only following written approval from the gas company.
- Roads and utilities are not permitted to run within the easement except for crossings as described above.
- Gas company representatives must be notified in writing a minimum of one week prior to the start of approved construction activity.
- No earthwork operations are permitted within the easements without written approval from the gas company.
- No fences or signs are allowed without prior written authorization from the gas company.

7.0 Waivers from Osceola County Land Development Code

The Harmony PD will provide many opportunities for its residence and visitors. With the wide range of mixed uses that are proposed, density variations across the entire site and the Traditional Neighborhood Development design theme driving the overall creation of the project, unique design opportunities will arise during the design development process. Additional waivers or variances from the Osceola County Land Development Code may be requested during the Preliminary Subdivision (PS) or Site Development Plan (SDP) process.

Safe sight distances at intersections shall be confirmed as part of the Preliminary Subdivision (PS) review process or Site Development Plan (SDP) process.

8.0 Exhibits

Exhibit A	Legal Description and Parcel Identification Numbers
Exhibit B	Site Aerial
Exhibit C	Site Location Map
Exhibit D	PD Master Development Plan
Exhibit E	Harmony PD Permitted Uses Table
Exhibit F	Development Standards Table
Exhibit G	Sandhill Crane Management Plan
Exhibit H-1 and H-2	Regionally Significant Wetlands
Exhibit I	Sign CDP09-0001
Exhibit J	Water Quality Sampling