OSCEOLA CORPORATE CENTER
A PLANNED SPECIAL COMPLEX/
PLANNED USE DEVELOPMENT
OSCEOLA COUNTY, FLORIDA

PRELIMINARY CONCEPT PLAN SUBMITTAL

SUBMITTED BY:
Dart Industries Inc.
1717 Deerfield Road
Deerfield, Illinois 60015

PREPARED BY:
Ivey, Bennett, Harris and Walls, Inc.
122 East Colonial Drive
Orlando, Florida 32801

OCTOBER, 1988
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PURPOSE AND INTENT

On behalf of Dart Industries Inc., Ivey, Bennett, Harris and Walls, Inc. is pleased to submit this application for Preliminary Concept Plan Approval as prescribed in the Planned Use Development Section of the Standards for Land Utilization and Development of Osceola County (Zoning Code).

This Preliminary Concept Application Plan/approval is being requested in order to bring the subject parcel, 1,063 ± acre site located in north Osceola County, into consistency with the Master Plan for the development of Osceola Corporate Center, a Development of Regional Impact.

Approval of this Preliminary Concept Plan, under the Planned Use Development Section of the Osceola County Zoning Code, will promote the Development of Osceola Corporate Center in a cohesive, well-planned fashion consistent with the DRI Master Plan, the Owner's goals and objectives and the growth management policies of Osceola County.

PROJECT INFORMATION

The majority of the project is located within Sections 3 and 4, Township 25 south, Range 29 east of Osceola County, Florida. The
remainder consists of the southern one-third of Section 34 and the southwest corner of Section 35, Township 24 south, Range 29 east of Orange County, Florida. (Refer to Exhibit 1 - Legal Description.) Osceola Corporate Center is generally bounded by Hunter's Creek and Southchase properties to the northwest and northeast, respectively. Southport Ranch is located to the west, with City of Kissimmee limits to the south, and the Seaboard Coastline Railroad tracks to the east.

There are approximately 165 acres of existing development on the project site, including the Tupperware Inc. Headquarters complex, Auditorium, and a golf course. This development activity has occurred on the property lying east of U.S. 441. Three easements exist on site to include a 50 foot gas line easement, a power line easement running north-south along the property's east boundary, and the Seaboard Coastline Railroad tracks which run north-south and define the property's east boundary.

Most of the site consists of pine flatwoods, open land and the Mill Slough wetland system.

USES

The land use proposed for Osceola Corporate Center will highlight a low intensity program of office and office/warehouse development
as part of a mixed-use office park. The intent is to create a high amenity, campus-like environment catering primarily to corporate headquarter/office use. The project will provide generous areas for open space, conservation and recreational use similar to that of the existing Tupperware facility. Conceptually, the project area west of U.S. 441 will host primarily office use, supported by a limited amount of service commercial and two convention hotels. The eastern portion of the property will contain a moderate amount of office/warehouse use and limited commercial use. The office/warehouse uses will have frontage on County Road (CR) 527 and the Seaboard Coastline Railroad.

The proposed building program for the Osceola County Portion of the project appears below:

TABLE 1
OSCEOLA CORPORATE CENTER
PROPOSED CONCEPT BUILDING PROGRAM

<table>
<thead>
<tr>
<th>USE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>3,168,946 S.F.</td>
</tr>
<tr>
<td>Office/Warehouse</td>
<td>1,738,305 S.F.</td>
</tr>
<tr>
<td>Hotel</td>
<td>777 Rooms</td>
</tr>
<tr>
<td>Commercial</td>
<td>164,658 S.F.</td>
</tr>
</tbody>
</table>

SOURCE: Ivey, Bennett, Harris and Walls, Inc., July, 1988
Table 2 depicts proposed land uses by acreage.

<table>
<thead>
<tr>
<th>FLUCCS¹</th>
<th>USE</th>
<th>PHASE I</th>
<th>PHASE II</th>
<th>PHASE III</th>
<th>TOTAL³</th>
</tr>
</thead>
<tbody>
<tr>
<td>141</td>
<td>Office</td>
<td>130.2</td>
<td>44.8</td>
<td>223.8</td>
<td>398.8</td>
</tr>
<tr>
<td>142</td>
<td>Office/Warehouse</td>
<td>-0-</td>
<td>115.3</td>
<td>40.2</td>
<td>155.5</td>
</tr>
<tr>
<td>141</td>
<td>Commercial</td>
<td>19.9</td>
<td>12.9</td>
<td>-0-</td>
<td>32.8</td>
</tr>
<tr>
<td>145</td>
<td>Hotel</td>
<td>14.4</td>
<td>13.6</td>
<td>-0-</td>
<td>28.0</td>
</tr>
<tr>
<td>180</td>
<td>Recreational</td>
<td>-0-</td>
<td>-0-</td>
<td>25.3</td>
<td>25.3</td>
</tr>
<tr>
<td>814</td>
<td>Roads/Rights-of-Way</td>
<td>88.3</td>
<td>11.4</td>
<td>-0-</td>
<td>99.7</td>
</tr>
<tr>
<td>600²</td>
<td>Conservation</td>
<td>391.6</td>
<td>-0-</td>
<td>-0-</td>
<td>391.6</td>
</tr>
<tr>
<td>194</td>
<td>Open Land</td>
<td>65.8</td>
<td>-0-</td>
<td>-0-</td>
<td>65.8</td>
</tr>
<tr>
<td>524</td>
<td>Lakes</td>
<td>17.5</td>
<td>-0-</td>
<td>-0-</td>
<td>17.5</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>727.7</td>
<td>198.0</td>
<td>289.3</td>
<td>1,215.0± Ac⁴</td>
</tr>
</tbody>
</table>


2. For specific breakdown of jurisdictional areas (types), refer to ADA Section 16.

3. Includes Orange County acreage.

4. Does not include 103± acres of existing development (Tupperware Headquarter Facilities and golf course). Does include Orange County Acreage.

LAND USE DESIGNATION AND ZONING

The present land use designation for the Osceola County portion of the project consists of a mix of commercial retail/office, wetlands, and industrial.

The wetlands designation is a generalized designation of wetland-type vegetation, subject to site specific determination. This determination is to be conducted by the South Florida Water Management District, as prescribed by the Osceola County Comprehensive Plan, Conservation Element - Policy 1.4.2., adopted October 13, 1986.

Zoning for the Osceola County portion is Agricultural Conservation and Development (AC) and office.

TRAFFIC CIRCULATION

The property is served by a network of major roadways consisting of U.S. 441, C.R. 527 and Dart Boulevard.

The present Dart Boulevard runs from the Buenaventura Lakes Project west, to U.S. 441, crossing the Florida Turnpike, paralleling the property's southeast boundary.
Osceola County Roadway Plans call for Dart Boulevard to be extended from U.S. 441 to Bermuda Avenue in 1989. This extension (a programmed/funded extension) is to initially be a two lane road, with widening to four lanes in the future. Osceola County has retained a local consulting firm to conduct a corridor study for this segment. As of this writing, the County's Engineering Department is reviewing a preliminary draft of this document.

Dart Boulevard's extension (Programmed) from Bermuda Avenue to S.R. 535 is expected to occur by 1992. Most land owners/developers along the proposed corridor have, in principle, agreed to donate the necessary right-of-way for a partial-control roadway with access points every 600 to 800 feet and frontage roads. No alignment/centerline study has been conducted by Osceola County to determine exact location of the extension. However, the County's 1985 Master Highway Plan (adopted in October, 1986) calls for the Dart Boulevard Extension from U.S. 441 to I-4.

The John Young Parkway/Bermuda Avenue Extension is programmed to occur in 1988-1989. The two lane extension will extend Bermuda Avenue north to the County line, where it will connect with the John Young Parkway Extension in Orange County which is programmed for 1991.
PHASING

The project will be developed in three phases - five (5) years each phase. Project build-out is expected for 2004. Table 3 displays the phased building program.

### TABLE 3
OSCEOLA CORPORATE CENTER
PROPOSED PHASED BUILDING PROGRAM

<table>
<thead>
<tr>
<th>Use</th>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1,006,755 S.F.</td>
<td>282,355 S.F.</td>
<td>1,879,836 S.F.</td>
<td>3,168,946 S.F.</td>
</tr>
<tr>
<td>Office/Whse</td>
<td>---</td>
<td>1,738,304 S.F.</td>
<td>---</td>
<td>1,738,305 S.F.</td>
</tr>
<tr>
<td>Commercial</td>
<td>96,703 S.F.</td>
<td>67,953 S.F.</td>
<td>---</td>
<td>164,656 S.F.</td>
</tr>
<tr>
<td>Hotel</td>
<td>399 Rooms</td>
<td>387 Rooms</td>
<td>---</td>
<td>777 Rooms</td>
</tr>
</tbody>
</table>

¹ Does not include Orange County development.

**SOURCE:** Ivey, Bennett, Harris and Walls, Inc., July 1988

DRAINAGE

Existing Conditions

The majority of the project site is located within the Mill Slough drainage basin. The topographic relief on the site falls in an easterly direction with the drainage being conveyed to Mill Slough through a series of wetlands and canals. Two basins drain toward the Shingle Creek basin. One in the north west corner of the site drains into a wetland system which is located in the Hunter's Creek development. This system then flows westerly to Shingle Creek.
The other basin is located in the south west portion of the property. This basin drains into a man-made canal which flows to the southwest where it drains into Shingle Creek. The site is characterized by the typical pine palmetto flatwoods which surround the major wetland systems and are interspersed with isolated wetlands which occur in small depressions.

The existing Tupperware World Headquarters and Convention Center occupy a portion of the site. That portion of the site is being considered as an existing condition for the drainage calculations since no change in drainage characteristics will occur for that system as a result of the future development.

The pre-development basins shown on Map G-1 have been divided into post-development basins shown on Map G-2. The basins are numbered in series for both pre- and post-development with the exception that basin 101 is combined with the 200 basin series in the post-development state.

Design Criteria

The master drainage system as depicted on Map G-2, has been designed to meet the South Florida Water Management District criteria and the Osceola and Orange County criteria.
The master storm water system has been designed using computer based storm simulations. The system utilizes the Santa Barbara Urban Hydrograph method to generate runoff hydrographs. These hydrographs are then routed through the appropriate sized retention/detention basins to produce the post development discharge conditions. The following parameters are considered in developing the hydrograph models: soil types, topography, land cover types, percent impervious coverage, time of concentration, and antecedent moisture conditions.

The stormwater lakes are being designed to reduce the post development peak discharge to pre development levels for the 25 year 72 hour storm event. The lake system will also provide storage for water quality. This storage is based on a wet detention volume equal to the first one inch of runoff from the developed project as required by the SFWMD. In addition to the lake system, any Commercial parcels which cannot provide reasonable assurance that hazardous materials will not enter the project's surface water management system will provide an additional system, which will provide at least one half inch of dry detention or retention pretreatment as part of its development.

The lake system has been designed to incorporate many of the on-site isolated wetland systems. By incorporating these systems into the stormwater management system, it assures that they will still receive runoff in the post development state. The normal water
elevations of the lake system have been carefully designed so as not to lower the water tables of the wetlands. To accomplish this preservation of the wetland systems, much of the upland areas will have to be cleared and filled in order to achieve sufficient hydraulic gradient in the stormwater collection system. The wetlands will have buffers surrounding them in accordance with the SFWMD criteria of an average of 25 feet. By positioning the lake systems adjacent to the wetlands it provides a combination of habitat that currently does not exist. This combination of open water and established wetland community should provide and excellent habitat in the post development state.

The design of the on-site roadway system will be based on the 10 year storm event.

RECREATION AND OPEN SPACE

The land uses proposed for Osceola Corporate Center will highlight a low intensity program of office, office/warehouse, hotel and limited commercial as part of a mixed-use development. The intent is to create a high amenity, campus-like environment catering primarily to corporate headquarter/office users. The project will provide generous areas for open space, conservation and recreational uses, similar to the existing Tupperware facilities.
on site. The open space system throughout the proposed project site will be designed to enhance aesthetics (by providing greenbelts between building pods and preserving and using existing vegetation to the maximum extent possible), and preserving viable wetland systems. Other recreational amenities for the office park will be located in tract 30 in the northeast portion of the project. Uses being considered include a health club and tennis and racquetball facilities. Picnic areas, softball and volleyball fields may also be developed for corporate picnics/retreats. Finally, a master recreation plan is under development which will explore the feasibility of jogging and/or bike tracks through the park.

The applicant will meet and/or exceed the open space requirements as prescribed by the Osceola and Orange County Planned Development regulations.

The recreational facilities will be in the form of passive recreation, consisting of walking/jogging trails, interpretative trails, pedestrian systems and landscape areas. Individual pod developers may incorporate recreational/fitness center facilities as part of their building programs.

No parks or open space will be dedicated to either Osceola or Orange County. Recreational facilities will be owned and maintained by individual developers and owner's associations, with
the exception of those spaces within the public right-of-way. Based on the design of the pedestrian system and landscaping that may be located within the public right-of-way, the applicant may request the right to maintain these areas during the Planned Development/site planning approval stage.

WASTEWATER MANAGEMENT AND WATER SUPPLY

The City of Kissimmee is expected to provide potable water and treatment of wastewater generated from the project. A letter from the City of Kissimmee's Public Works Department indicating the ability to provide services is attached (Exhibit 2).

As a component of the Osceola Corporate Center DRI, the applicant was required to contact the Osceola County's Sheriff's Department and Department of Energy Management to ascertain the ability to serve the project. The response to these departments is provided in the DRI application.
EXHIBIT 1

S 1/2 of NE 1/4 of NW 1/4 and N 1/2 of SE 1/4 of NW 1/4 of Section 3, T 25 S, R 29 E, Osceola County, Florida (O.R. 142, Pg 305)

N 1/2 of SW 1/4 of Section 3, T 25 S, R 29 E, Osceola County, Florida (O.R. 52, Pg 81) (O.R. 145, Pg 134)

Also the N 1/2 of SW 1/4 of Section 3, T 25 S, R 29 E. (O.R. 52, Pg 81), (O.R. 145, Pg 134)

Also the South 1600 feet of Sections 34 and 35 lying West of the Atlantic Coastline Railroad in T 24 S, R 29 E, Orange County, Florida (O.R. 147, Pg 471)

Also all that portion of Lots 9, 24 and 25 of R.C. Sligh's Subdivision of the N 1/2, and resubdivision of Boyce's Subdivision of the N 1/2 of SE 1/4 of Section 2, T 25 S, R 29 E, according to official plat of said subdivision filed and recorded among the Public Records of Osceola County, State of Florida, that are situated West of the Right-of-Way of the Atlantic Coastline Railroad Company, as the said Railroad Right-of-Way passes through the said lots. (P.B. 1, Page 88)

The said lots are situated in and are a portion of the W 1/2 of NW 1/4 of Section 2, T 25 S, R 29 E, Osceola County, Florida; (O.R. 52, Pg 81), (O.R. 147, Pg 471),

Also the NE 1/4 and W 1/2 of NW 1/4 and N 1/2 of NE 1/4 of NW 1/4 and S 1/2 of SE 1/4 of NW 1/4 and N 1/2 of SE 1/4 lying West of Atlantic Coastline Railroad, all in Section 3, T 25 S, R 29 E, Osceola County, Florida; (O.R. 52, Pg 81), (O.R. 147, Pg 471)

Also all of the W 1/2 of NW 1/4 of Section 2, T 25 S, R 29 E, lying West of the Right-of-Way of the Atlantic Coastline Railroad Company, except Lot 8 of R.C. Sligh's Subdivision filed and recorded among the Public Records of Osceola County, State of Florida. (O.R. 52, Pg 81)

N 1/2, N 1/2 of SW 1/4, W 1/2 of SW 1/4 of SW 1/4; N 1/2 of SE 1/4 & SW 1/4 of SE 1/4 of Section 4, T 25 S, R 29 E, Osceola County, Florida (O.R. 126, Pg 158)

All of the SE 1/4 of SE 1/4 of Section 4, T 25 S, R 29 E, Osceola County, Florida, LESS AND EXCEPT beginning at the Southeast corner of the SE 1/4 of SE 1/4, run North along the East Line of said SE 1/4 of SE 1/4 466.69 feet; run thence West 466.69 feet; run thence South 466.69 feet to the South Line of said SE 1/4 of SE 1/4; run thence East 466.69 feet to the Point of Beginning. (O.R. 189, Pg 269)

Commencing at the Northwest corner of the S 1/2 of SW 1/4 of Section 3, T 25 S, R 29 E, run thence East 660 feet to Point of Beginning of lands described herein; run thence South 786.98 feet to the North Line of Congden Street, run thence East along the North Line of Congden Street 562.34 feet to the West Line of Last Avenue, Marydia Subdivision, according to the Plat as filed and recorded among the Public Records of Osceola County, Florida, run thence in a Northeasterly direction 490.5 feet along the West Line of Last Avenue to the intersection of the West Line of U.S. Highway 441 and Last Avenue, run thence North along the West Line of U.S. Highway 441, 309.33 feet to the North Line of Section 3, run thence West 663.18 feet to the Point of Beginning. (O.R. 177, Pg 502)

LESS:

FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SECTION 525.0 FEET; RUN THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 808.0 FEET TO THE P.O.B.; CONTINUE EAST 414.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAST AVENUE, AS ShOWN ON THE PLAT OF MARYDIA, OSCEOLA COUNTY, FLORIDA; RUN NORTH 12°12' EAST ALONG SAID RIGHT-OF-WAY LINE 422.55 FEET; RUN THENCE WEST 501.63 FEET, MORE OR LESS, TO A POINT 808.0 FEET EAST OF THE WEST LINE OF SAID SECTION 3; RUN THENCE SOUTH 413.0 FEET TO THE P.O.B.

CONTAINING 1317.4786 ACRES MORE OR LESS.
August 8, 1988

Javier E. Omana
IBHW
122 East Colonial Drive
Orlando, Florida 32801

RE: Osceola Corporate Center DRI

Dear Mr. Omana,

At your request, the staff of the Kissimmee Water and Sewer Department has reviewed your client’s proposal and have found it to be serviceable by the existing and proposed water and wastewater infrastructure of the City.

The City's Water and Wastewater Master Plan (currently in draft form) indicates that the development of water utilities along the proposed extensions of Bermuda Avenue and Dart Blvd. shall benefit the overall growth and expansion of the system. It is suggested that coordination between your client and this Department be initiated at this time to outline the development of the water utilities that shall serve your client's project.

If you have any questions, please feel free to contact this Department.

Sincerely,

Bradley Jewell
Engineer

BJ/mj
EXHIBIT 3

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Charles Greenwald who after being my first duly sworn, deposes and says:

1. That he is the authorized representative of Dart Industries Inc, and that certain property described in the attached Exhibit 1.

2. That he has authorized Joel A. Ivey of the firm of Ivey, Bennett, Harris and Walls, Inc. to process an application to amend the land use map and rezone the subject property in accordance with the rules and requirements of Osceola and Orange Counties.

FURTHER AFFIANT SAYETH NOT.

[Signature]
Charles Greenwald, Affiant

Sworn to and subscribed before me this 7th day of October, 1988.

[Signature]
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 17, 1993
Bonded By Riedel Agencies