



## Prospective buyer planning trail-centric community along Shingle Creek in Kissimmee

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*GrowthSpotter*

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Laura Kinsler wrote an article about development plans for a Maury L. Carter & Associates, Inc. listing located on John Young Parkway south of Downtown Kissimmee. The proposed mixed-use development would include a mix of single family, multifamily and townhomes and could feature a \$5 million trail along Kissimmee's Shingle Creek.

Daryl M. Carter told GrowthSpotter the 194-acre Yates property, which was listed for \$7.5 million, is expected to close in 2017. Carter said the developer plans to rezone the site from highway commercial use, which allows big box retail, to residential or mixed-use.

"We're actually going to be downzoning it," Carter said. "It will be a reduction in intensity, which should please the people in the neighborhood. It will either be residential or PUD with a mix of commercial and residential."

Connection to the Shingle Creek Regional Trail (SCRT) would be a major asset for the site. The buyer would likely build an internal trail system with multiple connections to the linear park, Carter commented.

"It will be a really neat deal," Carter said. "The trail meanders all along Shingle Creek and the lakefront. It's going to be a real amenity for the community and the whole area, just like the West Orange trail is for Winter Garden."

Design work for the Kissimmee portion of the trail is nearly complete. Senior Planner Randy Schrader, the project manager for the Kissimmee portion, commented that the trail would be 14-foot wide, large enough to accommodate cyclists and pedestrians. The trail would continue north along Lake Tohopekaliga and connect to the city's Lakefront Park.

To read the full article go to:

<http://www.growthspotter.com/news/kissimmee-developments/gs-prospective-buyer-planning-trail-centric-community-along-shingle-creek-in-kissimmee-20160726-story.html>