



CELEBRATION, FLORIDA

Description:

Conceived by The Celebration Company as a small southeastern town with pre-1940s architecture, Celebration has successfully combined education, health, community, technology and architecture into a community with a strong sense of self. Designed to be a pedestrian-friendly place to live work and play, Celebration is anticipating approximately 12,000 residents when complete.

Location:

Located in northwest Osceola County, Florida. South of U.S. 192 and adjacent to Interstate 4, Celebration is 30 minutes from downtown Orlando and 20 minutes from the Orlando International Airport via the Highway 417.

Current Approximations:

9,000 residents

3,500 homes and condominiums sold

1.1 million square feet of commercial office space

49 Celebration businesses

17 restaurants in Celebration

Openings:

First Residents Summer 1996

Town Center November 1996

Celebration School August 1997

Celebration Health November 1997

Stetson University Center August 2001

Celebration High School August 2003

Water Tower Place Fall 2005

Major Awards:

- NAIOOP Excellence Awards, 1996 Development of the Year
- Grand Project Excellence Award, 1997 Large/Design/Civil – Surveying – Celebration Infrastructure Development Phase 1
- American Society of Landscape Architects 1998 Award of Excellence – Celebration Town Center
- 1998 Frederick B. Stresau Award – Celebration Town Center
- 2001 – Urban Land Institute’s Award for Excellence as Best New Community

Education:

The Celebration K-8 School, designed by William Rawn, and Celebration High School (grades 9 – 12) are public schools owned and operated by the Osceola County School District.

Stetson University opened a 36,000 square-foot facility in Celebration’s Town Center in August, 2001. Stetson University Center offers Post Graduate degree programs in business, counseling and education, and will continue to provide highly acclaimed National Educator Programs for teacher training. In addition, Stetson has expanded their music, arts and technology classes.

Town Center:

Celebration’s Town Center, a traditional retail and business district modeled after traditional American towns, contains retail shops, restaurants, offices, a post office, a town hall, offices, hotel, bank, and a cinema.

One and two bedroom condominiums are located within the Town Center, including some above retail shops designed to energize the area and provide greater urban appeal.

Water Tower Place:

Opened in 2005, this 120,000 square foot retail center includes shops, casual dining, a gas station, a video rental store and other retail services. Developed by Unicorp, the center is accessible from entrances on both Celebration Avenue and Highway 192.

The center complements the intimate ambiance and specialty offerings of Celebration’s Town Center area shops and restaurants. Compatible with Celebration’s architectural standards, the center was designed by Cooper, Robertson and Partners, who created the master plan of Celebration and much of the architecture of the town center.

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Architecture:

Master plan architects are Cooper, Robertson & Partners and Robert A.M. Stern Architects. Internationally known architects designed buildings in Celebration's Town Center to create a variety of styles, including:

Preview Center (currently occupied by Bank of America)	Moore/Andersson Architects, Inc.
Celebration Bank (currently occupied by SunTrust Bank)	Venturi, Scott Brown & Associates
Town Hall	Phillip Johnson, Ritchie & Fiore, Architects
Post Office	Michael Graves & Associates
Cinema	Cesar Pelli & Associates
Retail, Office & Condominiums	Robert A.M. Stern Architects and Cooper Robertson & Partners
Celebration Hotel	Graham Gund Architects
Stetson University Center	Deamer + Phillips
Water Tower Place	Cooper, Robertson & Partners

Residential:

A broad mix of residential offerings, for sale and for lease – including condominiums, townhomes, terrace, bungalow, garden, cottage, village, manor and estate homes. Home prices start from the \$300,000s.

Celebration Village, West Village and Lake Evalyn were Celebration's first phase of development, with a total of approximately 500 home sites, including 76 townhomes, and nearly 700 condominiums. The second phase of residential development was North Village, with more than 300 homes sites and 300 condominiums, followed by South Village with over 600 home sites and townhomes and nearly 500 condominiums, and phase four, East Village and Aquila Reserve with a combined 500 homes and townhomes and 70 condominiums. Artisan Park, Celebration's final residential phase, is a 160-acre village built by St. Joe Company contains more than 600 homes and condominiums

The architecture blends traditional, Southeastern exteriors with floor plans and interiors that are designed for modern lifestyles and tastes. Homes, most with welcoming front porches, encourage activity in the front yard. Most residences have rear access to the garage by means of a service alley. Community and architectural guidelines were developed by Urban Design Associates, in conjunction with Robert A.M. Stern Architects and Cooper, Robertson & Partners.

Office Park:

The 109-acre Celebration Place Office Park is in the northeast section of Celebration. Famed Italian architect Aldo Rossi created the architectural pattern for the park. The proposed build-out totals approximately one million square feet, with 557,000 square feet currently complete.

Health:

Florida Hospital's Celebration Health, designed by Robert A.M. Stern Architects, is located on a 60-acre site in Celebration Place. This nationally acclaimed, community-integrated system focuses on generating good health.

Services include:

- Comprehensive healthcare
- Advanced diagnostics
- 60,000 square foot fitness/wellness center
- Acute-care 100-bed hospital and emergency department

Golf Club:

Celebration Golf Club, designed by the father-son team of Robert Trent Jones Sr. and Jr., is a par 72 Championship golf course. The golf club is open to the public and includes a 16,500 square foot clubhouse designed by Jaquelin T. Robertson of Cooper, Robertson & Partners, practice facilities, a 3-hole junior course and banquet facilities.

Host to prestigious events such as the 2002 U.S. Senior Open Qualifier, 2003 Florida State Public Links Championship, 2004 & 2005 Buick Scramble National Championships, and the 2004 - 2006 Robert Gamez Celebration Invitational, Celebration Golf Club is an acclaimed venue for promoting the love of the game to future champions as well as to the established golfer, and is listed as one of PGA Magazine's Junior Friendly courses.

Other Amenities:

- Miles of walking paths and nature trails
- Village parks and recreation areas
- Lake Rianhard

Worship:

A number of religious groups, including The Community Presbyterian Church of Celebration, Celebration Community Church, Celebrate Family Church, Seventh Day Adventists, Something Else Church, the Corpus Christi Catholic Church and the Celebration Jewish Congregation meeting in various locations throughout the community.

Service Providers:

Two Community Development Districts (CDDs), provide funding for infrastructure development and maintenance of common areas. Two community associations manage neighborhood amenities. The CDDs deliver water, sewer, and reclaimed water by purchasing capacity from the City of Kissimmee. Florida Power Corporation provides electricity.

Osceola County provides fire, EMS and police protection. The county operates a two-bay fire station located in Celebration.



TOWN HALL
Celebration

Contact:

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