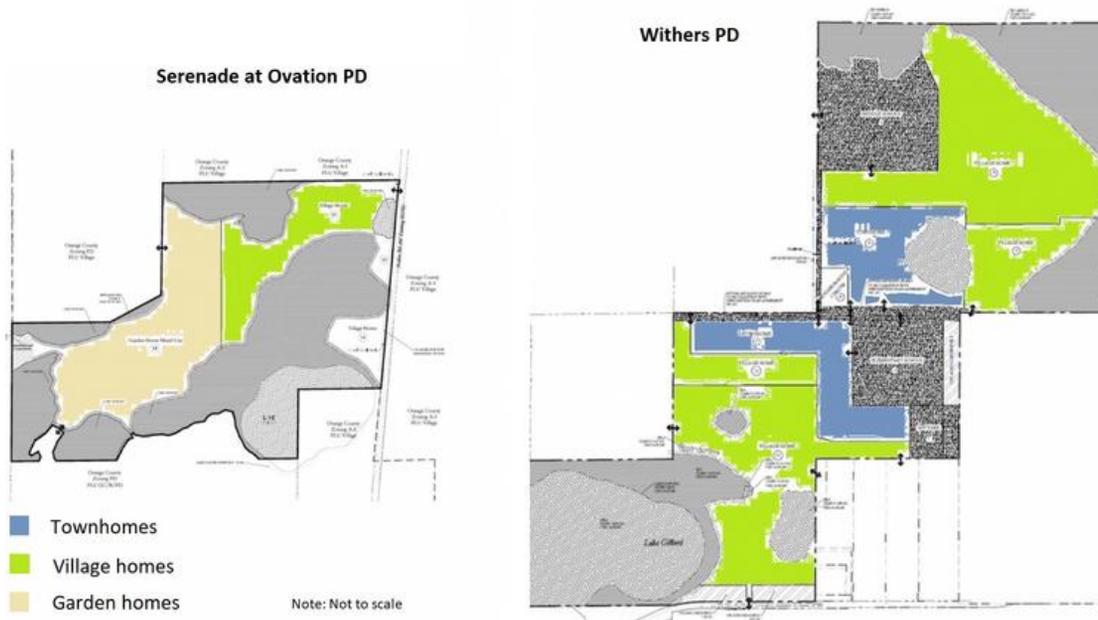


Plans for another 1,000-plus Horizon West homes emerge



Poulos & Bennett and staff illustration



By **Bill Zimmerman**
GrowthSpotter

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Dallas-based landowners are seeking entitlements to add more than 1,000 homes in the active Village I area of Horizon West in western Orange County, according to plans posted Monday by the county.

In the Withers PD east of Avalon Road, which stretches north from Hartzog Road on approximately 320 acres, rezoning is sought to build 798 residential units in the form of 527 village homes and 271 townhomes along with two schools, a park and 10,000 square feet of commercial space. Owner is Columnar Partnership Holding I LLC.

In the Serenade at Ovation PD, which stretches west on approximately 155 acres from Avalon Road to the Lake County border, rezoning is sought to build 269 residential dwelling units in the form of 180 garden homes and 89 village homes. Owners/applicants are BB Groves LLC and Spring Grove LLC, both of Dallas.

The land owners for those two developments share an address with Columnar Development LLC, which owns parcels in the Northeast PD of nearby Spring Grove, also within Village I – where a request filed Monday asks to relocate a middle school to Withers PD and increase residential units by 107 to 328. Columnar President **Daniel Traylor** could not immediately be reached for comment.

Poulos & Bennett of Orlando is civil engineer and planner on all three projects, and applicant for Withers as well as agent for Serenade at Ovation. **Bio-Tech Consulting Inc.** of Orlando is doing environmental work for all three, with **Dewberry** of Orlando as surveyor for Spring Grove and **Ganung Belton & Assoc.** on the other two.

The applications are set to go before the county's Development Review Committee on Nov. 28, county records show. A fourth application seeks to transfer approximately 1.4 acres from the Spring Grove – Jaffers PD to Serenade at Ovation.

In other recent Horizon West activity:

- A joint-venture applicant has filed plans for 485 single-family homes and 370 multifamily units as well as commercial sites on **approximately 258 acres** near Avalon Road and Flemings Road at the Gem Groves property in west Orange County.
- An affiliate of Sun Terra Communities has purchased **approximately 63 acres** along Avalon Road at the western end of New Independence Parkway for a recorded \$12.39 million, as part of a facilitation deal in which Dream Finders Homes will build 177 single-family residences.
- D.R. Horton has filed plans with Orange County for a mix of 383 multifamily residential units along with up to 125,000 square feet of commercial space and 79,453 of office space on **a 38-acre parcel** at the southwest corner where Flamingo Crossing Blvd. and Avalon Road intersect.

Have a tip about Central Florida development? Contact me at bzimmerman@growthspotter.com, (407) 420-5427 or [@zmediaworks](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).

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