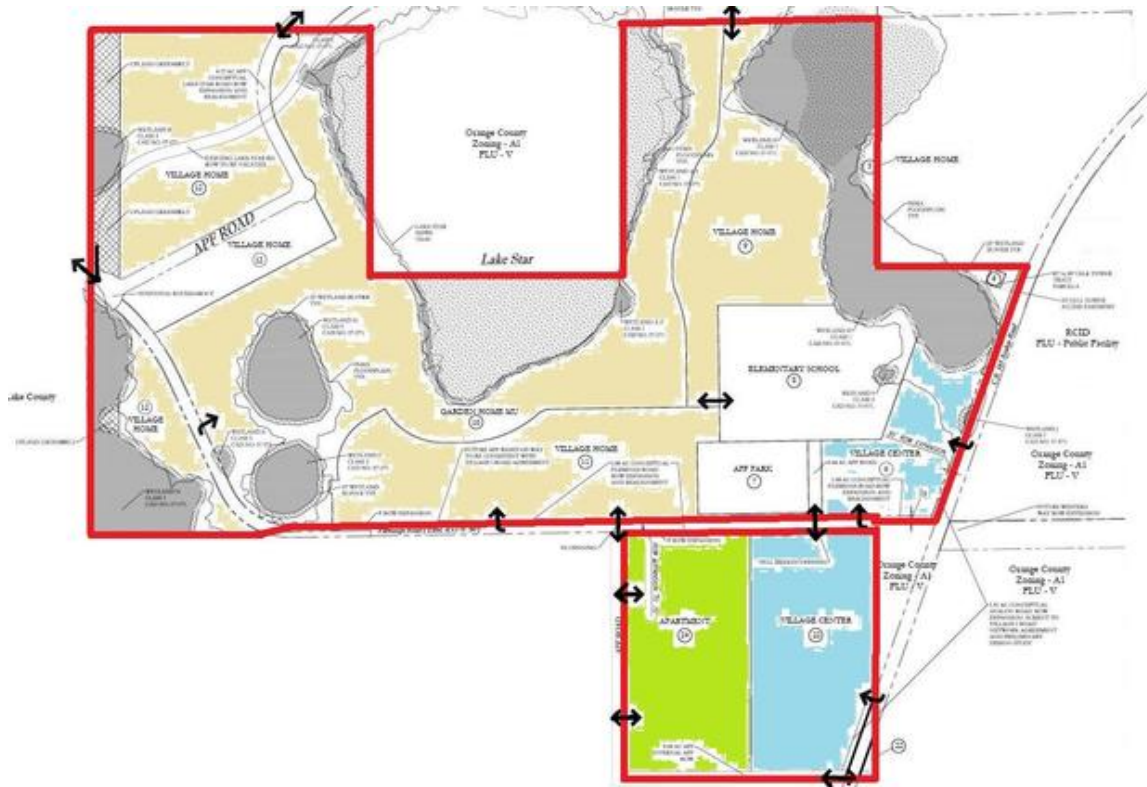


Plan seeks 800-plus homes, more at Gem Groves site in Horizon West



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. (Poulos & Bennett and staff illustration)



By **Bill Zimmerman**
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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.

A planned-development and land-use plan filed with the county also shows a location for commercial buildings totaling 136,598 square feet along Avalon Road as well as an elementary school, a park and a 140-foot-tall cell tower.

A mix of single-family homes would be built around Lake Star north of Flemings Road, with apartments and commercial possible on both sides of Flemings Road.

The site includes five parcels in Village I, aka Horizon West, that extend to the Lake County line. Co-owners listed as Titan-Liberty Lake Underhill Joint Venture and Village I-545 LLC have employed Poulos & Bennett of Orlando as civil engineer and planner, Bio-Tech Consulting Inc. of Orlando on environmental issues and Ganung Belton & Assoc. of Orlando as surveyor.

A request to rezone the land from citrus-rural to Planned Development is scheduled for the county Development Review Committee Nov. 14.

The ownership group bought the land in January 2016 for \$9.8 million as part of a 464-acre purchase from Gem Groves Co.

Partner Titan Properties in the past has worked on entitling and constructing infrastructure for residential property before selling lots to homebuilders, as well as building self-storage properties on commercial land. Comment from Titan was not immediately available.

Titan in April through a separate affiliate pursued entitlements for nearby land in Village H to develop up to 110 townhomes and 316 multifamily units on 34.6 acres between State Road 429 and Avalon Road.

Among other recent activity in rapidly growing Horizon West:

- **D.R. Horton** has filed plans with Orange County for a mix of 383 multifamily residential units along with commercial and office buildings on a 38-acre parcel at the southwest corner where Flamingo Crossing Blvd. and Avalon Road intersect in Horizon West.
- 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.
- More than 400 acres of grove land in Horizon West owned by a multi-generational real estate family has been marketed as of April for expansive development, with value-add potential if a new public road can be extended westward into Lake County.
- Two former members of the Chicago Bears football team have reunited to purchase a vacant lot in Horizon West's Village F, entitled for 20,000 square feet of neighborhood retail amid a sea of future home lots.

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