

Plans emerge for next phase of Hamlin apartments by Boyd affiliate



Boyd Development has filed plans with Orange County to build The Lodge at Hamlin in Horizon West. (Charlan Brock & Assoc.)



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An affiliate of **Boyd Development** has filed plans with South Florida Water Management District to build 250 multifamily units off New Independence Parkway in the Hamlin area of Horizon West, on land that it bought in July 2017.

The Lodge at Hamlin would stand along the shores of Lake Hartley north of New Independence Parkway – nestled onto a peninsula with the eight largest buildings arranged in a horseshoe with several along the water – including the tallest at the northernmost point, with an 85-foot height and clubhouse facilities planned with adjacent pool along the lake.

Plans call for 152 two- and three-bedroom units with 98 one-bedroom units. Land use would need to change from agriculture to multifamily. Zoning is planned development.

Kelly Collins and Gentry of Orlando is civil engineer for Boyd affiliate **Lakewalk at Hamlin Phase 2 LLC**, with **Charlan Brock and Assoc.** of Maitland as architect, **Dix Hite & Partners LLC** of Longwood as landscape architect, **Allen & Co.** of Winter Garden as surveyor and **TerraCon Consultants** of Winter Park as geotechnical engineer.

The 13.17 acres where the 14 apartment buildings and a maintenance facility will stand were part of a **31-acre purchase** by Boyd affiliates, in which medical offices and a proton therapy center also are planned as part of a separate joint venture. David H. Daniels and Susan D. Shaw of Brandon, through affiliate **SD New Independence Holdings**, were the sellers in both transactions. Lakewalk at Hamlin, with 316 units south of New Independence Parkway, was built in 2017 with **Greystar** as property manager.

KCG's project manager, in a letter sent to SFWMD as part of the permitting process, wrote that the residences can be built under an existing permit related to the proton center. Currently sought are modifications including a change in shape of a 1.38-acre wet pond and authorization to construct originally permitted impervious area.

Other recent activity in multifamily in west Orange includes:

- A joint venture applicant seeking **370 multifamily units** on 258 acres near Avalon Road and Flemings Road along with commercial sites and 485 single-family units at the Gem Groves property. Co-owners listed as **Titan-Liberty Lake Underhill Joint Venture** and **Village I-545 LLC** seek to rezone the land from citrus-rural to Planned Development.
- **D.R. Horton** has filed plans with Orange County for a mix of **383 multifamily 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.
- Plans for **316 multifamily units** and 110 townhomes filed in April by two principals behind Winter Park-based developer **Titan Properties** on a 34.6-acre parcel at the southeast corner of Avalon Road and Flamingo Crossings Boulevard.

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