

Horizon West founder files plans for 700 more homes



Horizon West founder Jim Karr is seeking to rezone 134 acres of citrus groves in the community's last active village. The plan calls for a mix of single family homes (tan), apartments (orange), townhomes (green) and some neighborhood retail (blue). (Poulos & Bennett/staff edit)



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Horizon West founder **Jim Karr** has filed a rezoning application for a new Planned Development that would add a combined 700 homes and apartments plus retail uses to the community's Village I.

The Karr Planned Development comprises 134 acres north of Hartzog Road and east of Avalon Road. It's currently zoned agricultural.

Village I is the southernmost of the master-planned community's six villages and the last to activate. Karr and his wife, Tami, are 50:50 partners with Donald and Patricia Allen.

The Karr PD application, filed Monday by **Poulos & Bennett**, seeks entitlements for 397 detached single family homes with lots that must be at least 32 feet wide. The plan also calls for 150 townhomes on two sites, a 250-unit apartment complex on 14.8 acres and 10,000 square feet of neighborhood retail.

Karr told **GrowthSpotter** the single-family residential portion of the site is under contract to a national homebuilder, contingent on the rezoning and other approvals. The commercial site and multifamily site are not a part of purchase contract.

"I expect we'll have to hold on to our multifamily site for a while," Karr said, noting that Disney's Western Way extension has driven demand for new apartments north of Village I.

The retail lot could also be a challenge because it's not located at a major intersection, Karr said.

"The retail is the toughest one for us," he said. "It's hard to get a tenant or a user on Hartzog. I expect we'll end up maintaining ownership of that site. A lot of these sites end up being daycare centers, and that's a good location for one."

The Karr PD is the second Village I filing in Orange County in the last three weeks. In late October **Dallas-based Columnar Investments** sought entitlements for roughly 1,000 residential units in Ovation at Horizon West. **Columnar owns approximately 70 percent** of the land in Village I.

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 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.

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