



OSCEOLA COUNTY DEVELOPMENTS NEWS

Developers prepping for construction of two Disney-area apartment projects

By LAURA KINSLER
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This is the latest architectural rendering for the 4-story building that will be the centerpiece of the Cortland ChampionsGate community. (Charlan Brock Associates)

Two developers planning new Class A apartment communities in the ChampionsGate/Reunion submarket are prepping for construction in 2021.

Atlanta-based **Cortland Partners** and South Florida-based **Pinnacle Housing Group** met with Osceola County's Development Review Committee this week and are moving full-steam ahead as they gear up to file Site Development Plans for the

two project that will add a combined 665 rental units to the area. Both successfully rezoned their sites this year, one to Commercial Tourist and the other to High Density Residential.

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The proposed 353-unit Cortland ChampionsGate project is located on Goodman Road at Masters Boulevard, adjacent to the Bella Trae condominium community. It's planned for a mix of three- and four-story elevator-served buildings with interior corridors and resort-style amenities. The plan also calls for about three dozen two-story carriage-style units with private garage entries.

Cody Roth with **Charlan Brock Architects** told **GrowthSpotter** the buildings themselves are inspired by the style of legendary Palm Beach architect **Addison Mizner** and will feature white stucco exteriors, red tile roofs and lots of arches. The community is designed with an abundance of social spaces, including a central resort pool with tanning shelf and swim up bar, grilling station, a fitness trail, sand volleyball and a rooftop lounge overlooking the pool and courtyard. A pond on the eastern boundary of the project is amenitized with a fountain and boardwalk.



Each of the 3-story buildings will have its own skydeck amenity. (Charlan Brock Associates)

Roth said the project would be built in one phase, but Cortland expects to complete the carriage units and three-story buildings months before the taller, U-shaped building at the center of the community. “They want to start the lease-up of those smaller buildings as soon as they’re completed,” he said.

The 18-acre Cortland site is part of a larger tract, known as the Dewan property, that would include a future road extension from Bella Citta Boulevard to Sinclair Road, providing motorists with an alternative route to S.R. 429.



Pinnacle Housing is planning a new 300+ unit apartment complex on Sinclair Road near the S.R. 429 interchange. The two buildings shown in orange were redesigned so no residential units would be facing the single family homes to the north. (Harris Civil Engineering)

The Pinnacle project, on a 24-acre parcel near the Sinclair/S.R. 429 interchange, has been redesigned to appease residents in the Indian Ridge community on its northern border.

Last year, Pinnacle representatives **said they hoped to build up to 400 multifamily units** on the site. After meeting with homeowners, the developer agreed to limit the building heights and increase the setbacks and buffers. The project is now slightly over 300 units and has no buildings taller than three stories.

Harris Engineering's Abdul Alkadry said the two largest buildings, Number 6 and 7, also were redesigned to change the shape from L-shaped to a rectangle to

provide more privacy to the homeowners in Indian Ridge. “The buildings are not facing them,” he said. “It’s the side of the building. So we’re respecting all the neighborhood commitments that were made.”

Pinnacle also wants to build an elevated boardwalk over an existing pond and wetland area, which will give residents access to a new half-acre park in the southeast corner of the property.

The seller is Winter Park-based [Avanti Property Group](#), which had acquired the 126 acres spanning all four quadrants of the interchange in 2015 for \$8 million. Avanti has been gradually selling off portions for a variety of users, including three separate multifamily developers and a church.

The project is across the street from Reunion West, a vacation home resort by Encore Capital Management. [Encore is also building](#) the 288-unit apartment complex at the southeast quadrant of the interchange.

Just east of the project, [EastGroup Properties has purchased 122 acres](#) on Old Lake Wilson Road at the Sinclair Road intersection. EastGroup is planning to build 4 million square feet of flex industrial space in the office park.

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