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OSCEOLA COUNTY DEVELOPMENTS

NEWS

New home construction about to take off on Cyrils Drive near Sunbridge

By LAURA KINSLER
GROWTHSPOTTER

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This is the approved preliminary subdivision plan for the 528-unit Southern Oaks community, with townhomes shown in blue. Phase 1 will include 300 units. (Osceola Engineering Inc.)

Two new residential projects are gearing up for construction soon that will bring 372 homes to the Narcoossee corridor on Cyrils Drive.

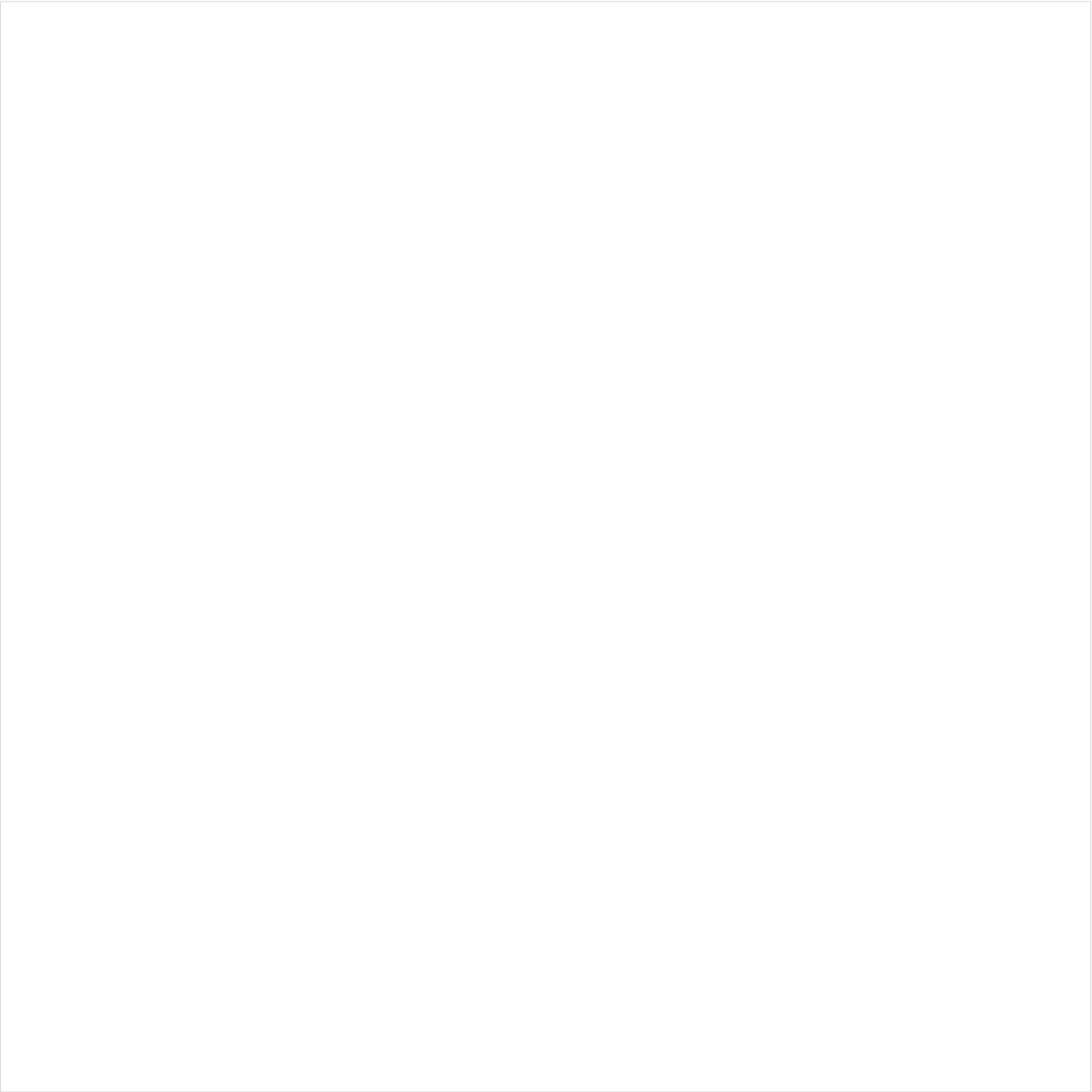
Lennar Homes received construction permits on Thursday for Phase 1 of its **Southern Oaks** boating community on Springhead Lake and Lake Ajay, which offers canal access to East Lake Tohopekaliga. Located on the north side of Cyrils, the total project is slated for 528 homesites with a resort-style amenity center and various boating facilities on the two lakes.



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The neighborhood amenity would showcase a large pool and clubhouse with its own snack bar. A boat ramp and private dock with at least four boat slips would be constructed on Springhead Lake. On Lake Ajay, Lennar would build a second dock and marina open to the public, also with a minimum of four slips, and a ramp. Both would have trailer parking.



Lennar's Southern Oaks community just south of Lake Nona would feature a resort-style pool and large clubhouse with its own snack bar. (Lennar Homes)

The Site Development Plan also calls for a multipurpose trail connections to the east linking to the Split Oak Forest nature preserve and along the Cyrils Drive frontage, which can provide pedestrian and bike access to **future commercial developments** at Cyrils and Narcoossee.

The first phase is approved for 300 dwelling units with a mix of rear-alley loaded

townhomes and single family homes on 40-foot lots, as well as front-entry homes on 50-foot and 60-foot lots. The development plan breaks down to 113 townhomes and 183 detached homes.

Osceola Engineering Inc. completed the civil work, while **Dewberry** acted as surveyor. Lennar officials were not immediately available for comment.

Lennar Homes will offer a variety of floorplans for its 60-foot lots in Southern Oaks.

Lennar Homes will offer a variety of floorplans for its 60-foot lots in Southern Oaks. (Lennar Homes)

Meanwhile, right across the street, Sanford-based developer **Matthew Gillio** has

filed construction plans with Osceola County and South Florida Water Management District for a 72-unit townhouse community called Franklin Villas. Gillio paid just over \$1 million for the two parcels that total 9.5 acres, and he successfully rezoned them earlier this year to Low Density Residential and received preliminary subdivision approval in September. The project stretches from Cyrils to Leon Tyson Road and is next door to **Pulte's Split Oak Estates** subdivision, where home prices start at \$386,990.

"It's a great location right off Narcoossee at Cyrils and Franklin, and we're adjacent to Pulte's development," Gillio said. "We're under contract to M/I Homes. We've worked with them before on a 160-unit townhouse project in Sanford. They're turning out beautiful there."

The site plan calls for a 20-foot-wide townhomes. The community would have its own pool and 5,500-square-foot clubhouse.

Kim Fischer with **Cycorp Engineering** is the civil engineer.

Pulte's Del Webb division is currently building one of its signature active adult communities on Cyrils within the Sunbridge development. Meanwhile, Tavistock Development Company **plans to start construction this year** on its first residential neighborhood, Weslyn Park, and plans to deliver the first homes in summer of 2021.

*Have a tip about Central Florida development? Contact me at **lkinsler@GrowthSpotter.com** or **(407) 420-6261**, or tweet me at **@byLauraKinsler**. Follow GrowthSpotter on **Facebook**, **Twitter** and **LinkedIn**.*



Laura Kinsler



Laura Kinsler is the editor of GrowthSpotter. She joined the company in 2015 as Osceola County reporter after a 15-year career at the Tampa Tribune. A proud graduate of the University of Georgia's Grady College of Journalism & Mass Communication, Laura follows the Georgia Bulldogs religiously.

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