



Developer plans mixed-use community near Lake Nona

By Amanda Rabines

Developer Daryl Carter is joining in on the development happening on the outskirts of Orlando's affluent Lake Nona community and south of the Orlando International Airport.

With the help of investment partner and broker Jim Dowd, principal of land company Dowd Properties Inc., Carter is pursuing Orange County guidance to begin the process of converting about 23 acres of ranch land at 14727 Boggy Creek Rd. into a new mixed-use project called Bennett Place.

Carter is seeking to develop up to 50,000 square feet of commercial and medical office space, a possible hospital or care facility with up to 150 beds, a hotel with up to 200 rooms and about 350 multifamily units.

The property, less than a half-mile north of the Osceola County line, is currently owned by the Bennett Family Revocable Living Trust, of which Shirley Bennett is the primary trustee.

Dowd is brokering the deal between the two parties.

Carter said he's jumping on an opportunity to develop and sell land near large single-site employers, like Medical City and Orlando's growing international airport.

"You have a nucleus there," Carter said. "[The Lake Nona/Airport submarket] is the envy of most other places."

He also points to several infrastructure improvement projects happening that could support more growth in the area, which he calls the Boggy Creek Road corridor.

The expansion of Boggy Creek Road into a four-lane urban roadway is scheduled to be reconstructed next year, and the Orlando Utilities Commission is extending utilities to the county line.

Lewis estate up for sale

Billionaire Joe Lewis, the founder of the private investment organization Tavistock Group, is ready to profit off one of his early investments in Greater Orlando.



The British businessman is putting his 17,000-square-foot mansion in Windermere's luxury Isleworth golf club community up for sale, priced at \$14.95 million.

The six-acre estate has belonged to Lewis since the 1980s. He later built the seven-bedroom, eight-bathroom abode in 1990 to resemble a manor house based in Berkshire, England.

Classical columns and statues tower over the main entrance into the home, which can only be accessed through Champions Point — a private road exclusively for this estate on Lake Bessie.

The home's architecture pays homage to many European designs and ornamentation. A circular foyer with marble flooring and rich wood detailing is revealed at the entrance inside and was modeled after The Marble Hall floor of Kedleston Hall in Derbyshire, England.

The home also features a gallery with marble flooring, arched windows and custom wood-carved doors.

Monica Lochmandy of Isleworth Realty and Gary Pohrer of Douglas Elliman are the listing agents

The listing would be Douglas Elliman's first in Greater Orlando, according to a spokesperson with the firm. The luxury brokerage is known for working with wealthy clients in both residential and commercial real estate.

In an email response, Pohrer said the property's over 1,000 feet of water frontage positions the deal above other listings.

"The only other active property in Florida with 1,000 feet of water frontage is asking over \$100 million," he said.

"Entering into the Orlando market with this listing is such an amazing privilege," he adds. "Isleworth has such rich golf history. As a golfer, this is the absolute pinnacle of golf listings."

In the past, Isleworth has been home to PGA golf champions Tiger Woods and Bubba Watson.

Nearby, NBA legend Shaquille O'Neal is selling his lakefront 12-bedroom, 11-bathroom Windermere mansion for \$16.5 million.

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Just south of that project, the mixed-use Tyson Ranch master-planned community is underway and will consist of a 324-unit apartment complex developed by luxury multifamily real estate firm [Bainbridge Companies](#) and more than 300, two-story [townhomes](#) being built by [M/I Homes](#).

Without providing any names, Carter told **GrowthSpotter** he's talking to several interested buyers and potential partners.

"A lot of that area is broken out into five- or 10-acre tracts, so it's hard to do anything of scale," he said.

Major developments happening nearby include, Poitras East, which is a roughly 1,100-acre planned neighborhood along Narcoossee and Boggy Creek roads in Orange and Osceola counties being planned by [Tavistock Development Company](#). The property is designated as an expansion of its Lake Nona community, and calls for more than 2,700 residential units and 100,000 square feet of non-residential uses.

Meanwhile, its [Poitras West](#) planned neighborhood spans about 700 acres on the opposite end, and is slated for up to five million square feet of office, industrial and commercial uses. Tavistock purchased the land last year for \$49.35 million, in cash.

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Amanda Rabines



Amanda covers development and real estate in Orange County. She was born and raised in Miami, where her mother, like thousands of other Cubans, arrived in 1980 during the Mariel Boatlift. It's because of her that Amanda believes in hard work and the power of Cuban coffee. She is a graduate of Florida International University.