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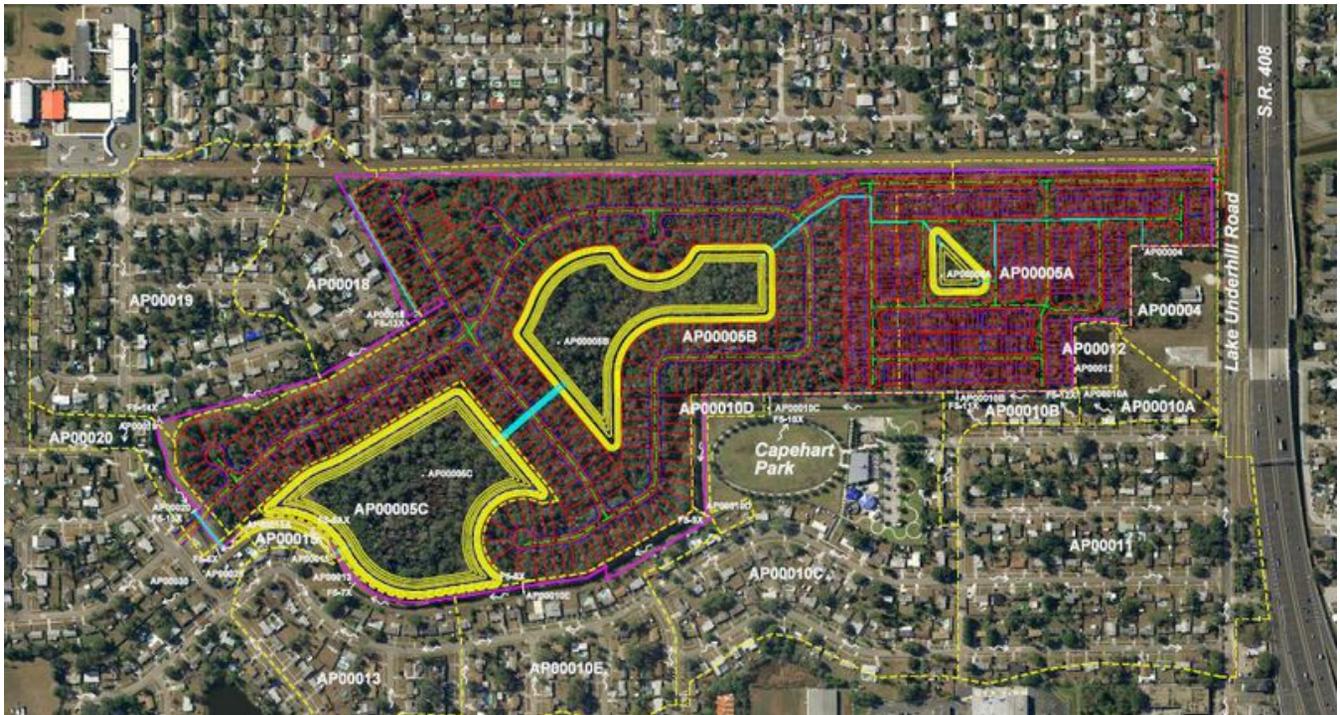
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RESIDENTIAL PROPERTY DEVELOPMENTS NEWS

More than 565 homes are being planned on an infill development site in east Orlando

By AMANDA RABINES
GROWTHSPOTTER | JUL 07, 2020



An aerial view of the planned residential subdivision at 6540 Lake Underhill Road. In this image right is north. (SJRWMD)

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The company along with property investor, Kenny Goldring from Miami Beach, are working together to convert about 108 acres at 6540 Lake Underhill Rd. into a large residential subdivision with 270 townhomes and 298 single-family homes.

According to an application submitted in the St. Johns River Water Management District, the partners are seeking permits for the construction of infrastructure on the development site, which includes roadways, lot grading, storm sewer, water and sanitary sewer, and a lift station. The developer also filed engineering plans with City of Orlando in late June.

The application also indicates the developer will make improvements to Lake Underhill Road at the north entrance.



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Currently the property is undeveloped and wetlands cover about 64 percent of the site, with the remainder of the property covered by uplands.

The wetland overflows into an existing ditch/canal system that drains southerly to the Azalea Park Canal system, ultimately entering the Little Econlockhatchee River.

To mitigate the impact, Jel promised to donate about 123 acres of land, known as the Lowe Tract, to the SJRWMD.

The Lowe Tract is located near the Christmas community in far east Orange County at 17875 Partin Farms Rd.

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preservation, and eight acres of upland enhancement. After the Baywoods project, a total of about 13 acres of wetland preservation and eight acres of upland preservation remain for future mitigation usage for other projects, with certain conditions.

Records show **Baywoods Orlando LLC**, an entity led by Jel managers, paid a little more than

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and development expenses.

GTC Engineering, a [Baxter and Woodman Company](#), is the civil engineer.

A site plan shows the townhome neighborhood will feature two-story townhomes with a neighborhood clubhouse and recreational amenities. The single-family home subdivision will be gated and will feature single and two-story homes with a minimum lot width of 40 feet.

Representatives with Jel did not respond to requests for comment.

On his [LinkedIn page](#), Dustin Lucas, a manager of Baywoods Orlando LLC, said he was able to overcome many obstacles presented by the property.

“It’s probably the largest infill project that will come out of true Orlando,” he said. “I was told by basically every builder in town I was crazy.”

Plans have been in the works since 2015. It is unclear when construction is anticipated to begin.

Have a tip about Central Florida development? Contact me at

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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.

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