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# Neighboring developments in Fruitland Park could add over 1,000 homes just outside of The Villages



Westminster Communities of Florida is selling 60 acres just south of Miller Boulevard and next to The Villages for \$14 million. (Courtesy of NAI Realvest)



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The owners of two adjacent residential projects just outside of the Villages are pitching them as a bundle with a mix of senior and standard residential home entitlements.

The larger parcel with direct access to Miller Boulevard is owned by [Westminster Communities of Florida](#) and has entitlements for 900 age-restricted homes in the form of single-family attached and detached units, duplexes and apartments. The land is adjacent to The Villages as well as the First Baptist Church's Village Park Campus.

Jason Toll with [NAI Realvest](#) is marketing the site for \$14 million.

Directly south of the Westminster property lies another 54 acres owned by Mark Goldschmidt that Toll has listed for \$7.95 million.

"It's age restricted in the front, not age restricted in the back," Toll said. "The beauty of this age restricted property is that not everyone wants to live in The Villages. That's the opportunity here."



Pine Ridge Park is immediately south of the Westminster property. The owner has applied for annexation into the City of Fruitland Park and for a subdivision plan with 208 homesites. (Madden, Morehead & Stokes)

Goldschmidt has applied for zoning entitlements for a community called Pine Ridge Park that would have 208 fee-simple homes also adjacent to The Villages. A concept plan, done by [Madden Moorhead & Stokes](#), outlines 96 40-foot lots, 60 50-footlots and 52 60-foot lots. Approvals for the development, which is off Pine Ridge Dairy Road, as well as annexation into Fruitland Park, are currently underway.

“What we intend to do is have the property fully engineered and fully entitled in hand at closing,” said Jason Toll, a broker representing the seller. “So from the closing table, they can go out to the property with a shovel.”

And if the initial concept plans aren’t up to the buyer’s liking?

“If they would prefer another concept, the seller is certainly happy to accommodate that,” said Toll, senior vice president with [NAI Realvest](#). “We want to make it desirable for the buyer. If the buyer has another idea, great, let’s figure it out at the seller’s expense.”

Last year, Randy Hodge, executive vice president of Intram Investment, expressed a

“We like that it is adjacent to, but not in The Villages,” he said at a Fruitland Park Council meeting.

Intram was the contracted buyer for the Miller Park land. Plans call for 288 rental apartments and 198 townhomes for sale, 168,000 square feet of commercial space and earmarks a maximum of 210,000 square feet for a medical office space.

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