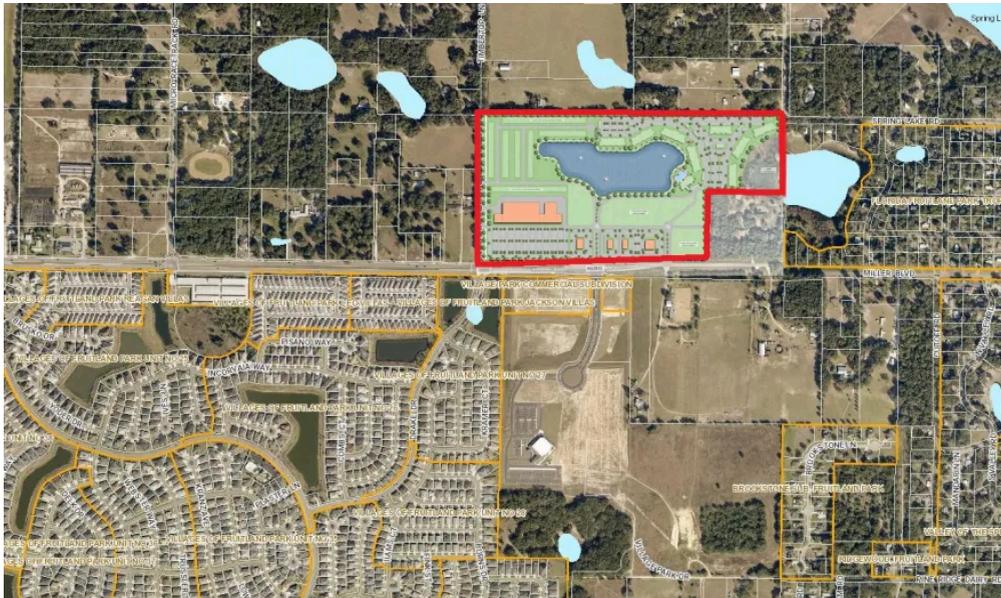


BUSINESS > REAL ESTATE

Fruitland Park approves mixed-use district across from The Villages



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PUBLISHED: October 24, 2022 at 4:00 p.m. | UPDATED: November 17, 2023 at 12:55 p.m.

Intram Investments has extensive experience with large mixed-use projects, having completed [Posner Village](#), Sunrise City and Lucky's Corner in Orlando's SoDo area.

Tedrow told the council the revised plan sets the height limit at four stories, increases landscape buffers, and establishes design and architectural standards, and other quality control measures. The owners also agreed during the city council meeting to add guarantees for residential amenities.

The plan from [Kimley Horn](#) calls for up to 168,000 square feet of commercial uses on 18.9 acres of the property. The developer may construct the residential and commercial portions simultaneously or start with the commercial. Phase 1A will be the apartments and master stormwater pond, which will serve the entire development. Phase 1B will include a grocery-anchored shopping center, plus three retail outparcels, which will likely feature restaurants.

"The last project we did had a grocer anchor, a Burlington, a TJ Maxx and a Five Below," Hodge said. "This will be similar."



The apartments and grocery-anchored retail along Miller Boulevard will be constructed first as phases 1A and 1B. The townhomes will be Phase 2. The rest of the retail and medical offices are in future phases.

The medical office park would rise on 6.9 acres within the PUD and be permitted up to a maximum of just under 210,000 square feet.

The plan allows flexibility for the nonresidential uses, but the developers agreed to cap the commercial space at 300,000 and 50,000 square feet of commercial office, which is separate from the institutional office entitlement.

Because this is a large-scale comprehensive plan amendment to change the land use designation from community mixed-use to general mixed-use, it must be reviewed by the state before final approval. A copy will remain on file and available for public inspection and a copy will be transmitted to the Department of Economic Opportunity and the East Central Florida Regional Planning Council, as well as the St. Johns Water Management District for review. A copy will also go to the Department of Environmental Protection, the Department of Transportation, Lake County, and any other local government agencies.

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