

orlandosentinel.com/business/os-cfb-real-estate-workforce-housing-111620091113,0,7260587.story

OrlandoSentinel.com

Real estate: Impact fees deferred for work-force housing project

By Mary Shanklin

Sentinel Staff Writer

November 16, 2009

The Orange County Commission has adopted a pilot program to defer impact fees for workforce housing for up to 54 months.

Developers of Sago Cay, a 330-unit apartment complex adjacent to **Walt Disney World's** employee parking, had requested the deferral.

Timberlock Partners LLC acquired the property — 40-plus acres on Reams Road in southwest Orange County — in June for \$2.8 million.

The seller, **Centex Homes**, had planned to develop a 285-unit town-home community there during the housing boom, according to a news release by **Central Florida Strategies Inc.**

Michael Wright, managing partner for Timberlock, worked with Orange County growth-management staff to rezone the property and increase the density to allow as many as 504 apartment units.

"Due to the restrictive credit markets, we felt that it was necessary to discuss with the county a possibility to defer impact fees and to remove them from the initial construction budget," Wright said.

Sales

Grubb & Ellis Commercial Florida recently negotiated the \$1.3 million sale of the 12,014-square-foot office building at 1230 E. Hillcrest St., Orlando. Jay Dixon and Robert Kellogg, vice presidents in the firm's office group, represented the seller, RBO Associates Inc. of Orlando. The buyer, Orlando-based environmental engineering consulting firm Barnes, Ferland and Associates Inc., was represented by Rick Solik of **Cushman & Wakefield**.

Leases

Courtney Kowalchuk, senior leasing associate at **Crossman & Co.**, closed on 19 leases totaling 53,996 square feet of retail, office and warehouse space in Orlando, Winter Park, Deltona and Tampa. He represented the landlord on leases including five that totaled 16,271 square feet for medical-office space in Studio Plaza/Brookwood on Vineland Road in southwest Orlando. Two of those were five-year

AVAILABLE FOR SALE
LARGE VACANT CORNER PARCEL ZONED C2

Downtown Apopka
High 441 visibility

Can accommodate up to
12,000 sq. ft. of building space.
Ample Parking.
Excellent for professional
offices, bank or restaurant.

Contact Owner at
407-754-4584 or 407-884-7731

leases, for **Southwest Internal Medicine Specialists** and **Celebration Dental Services L.C.** ...

William Bradford Jr. and Tom McFadden, principals of locally owned Southern Commercial Real Estate Advisors LLC, announced that Con-Air Industries signed a five-year lease for 99,615 square feet in The Center of Commerce, 4157-4197 Seaboard Road, Orlando. Bradford and McFadden represented the landlord, **RREEF**. The tenant, **Con-Air Industries**, was represented by Chuck McNulty of the **McNulty Group**, Orlando. ...

NAI Realvest recently negotiated two new leases for a total of 4,453 square feet in South Park Business Center, 8600 Commodity Circle, Orlando. Tom Kelley, principal at NAI Realvest, brokered both transactions on behalf of the landlord, **South Park LLC** of Miami, and the tenants. Orlando-based **First Credit Commercial Capital Corp.** leased 2,307 square feet of office space, while **PPT Strength & Conditioning LLC** of Orlando leased 2,146 square feet of flex space in the center. ...

Sperry Van Ness completed a five-year, 3,600-square-foot retail lease with **El Potro Mexican Restaurant** with an approximate value of \$400,000. The property is at 4666 S. Kirkman Road, Orlando. Wendy Supino, of Sperry Van Ness/**Paradigm Commercial Real Estate Group** in Lake Mary, represented the restaurant tenant. Jackie Pace, of **Continental Real Estate Cos.** in Orlando, represented the landlord, **Kirkman Center** of Orlando.

Construction

Altamonte Springs-based Tri-City Electrical Contractors, Inc. completed the 12,000-square-foot Bright Horizons Family Solutions child care and early education center at 152 Daniels Road, Winter Garden. Sanford-based **Harkins Development Corp.** served as general contractor for the project. ...

Cotter Ryan Commercial LLC was awarded a contract to build a two-story, 8,000-square-foot building on Lake Dora in downtown Tavares to launch Tavares Station, a mixed-use downtown center under way by **Tavares Station Development.** ...

Harkins Development Corp. of Sanford completed construction of a 20,000-square-foot clubhouse for **Lennar Homes** at Heritage Hills in Clermont. The company was also awarded a contract for the construction of a new gymnasium and classrooms for **West Oaks Academy** in Orlando.

Other

SchenkelShultz Architecture, Orlando, designed UCP of Central Florida's new, \$9.6 million, 34,000-square-foot East Orange/Bailes Campus School at 12702 Science Drive, Orlando. ...

Rhodes+Brito Architects was awarded contracts to design renovations for math and architecture buildings at Valencia Community College on Kirkman Road, Orlando. Construction costs were estimated at \$1.5 million. The renovations will include demolition and new finishes, lighting and ceilings in both facilities, which total 24,000 square feet. ...

O,R&L property management recently moved its Southeast corporate headquarters in Winter Park from Fairbanks Avenue to 228 N. Park Ave. The company's original, 1,700-square-foot offices are being used for operations, while an 1,100-square-foot space on Fairbanks will be used for executive offices. ...

D&A Building Services Inc. secured a contract renewal with **Highwoods Properties** for window-cleaning and pressure-washing services at 13 office properties in Central Florida. Included in the contract are MetroWest Commerce Center, Berkshire Building, Windsor Building, Landmark I and II,