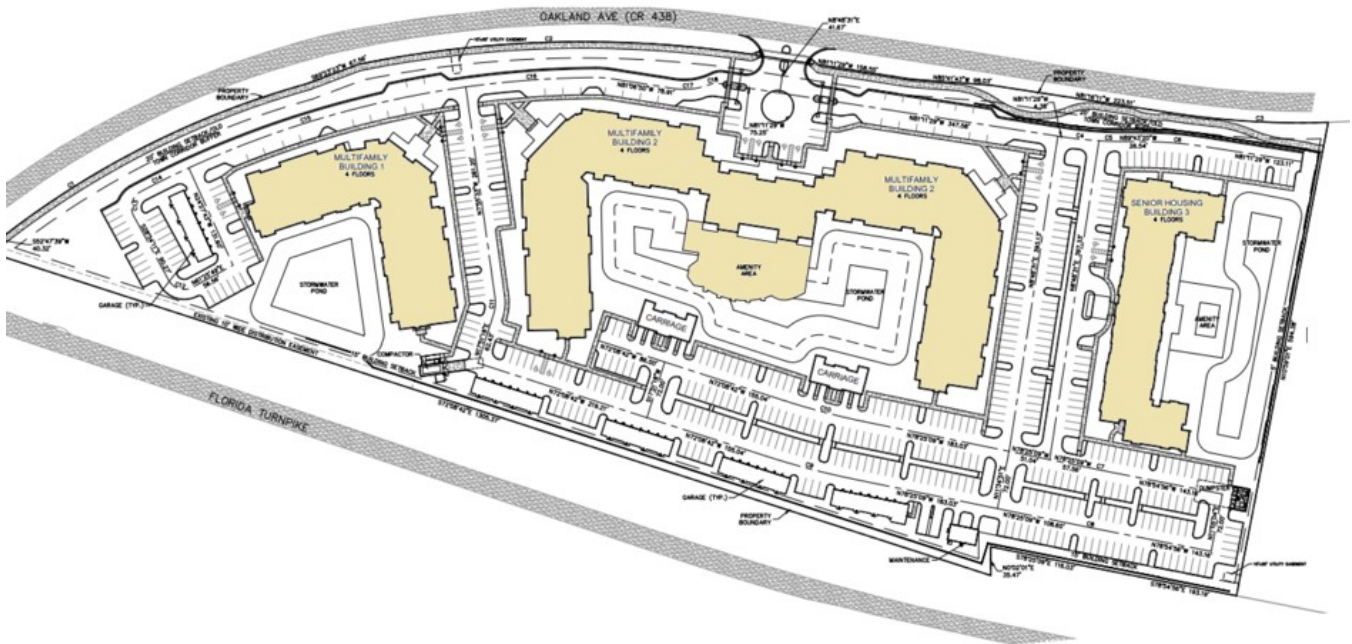


Longleaf developer teams up with Unicorp for phase two of its \$110M project



The second phase consists of 364 multifamily units, 84 of which are designated "adult-only apartments." (SJRWMD)



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Orlando-based **Project Finance & Development** has teamed up with Chuck Whittall's **Unicorp National Developments Inc.** for phase two of its \$110 million mixed-use Longleaf at Oakland project.

Plans for the second phase call for 364 units consisting of 280 apartments and 84 adult-only apartments, which will be targeted to seniors, Dwight Saathoff, president of PF&D, said on Monday.

The nearly 16-acre site sits on the northeast corner of Florida's Turnpike and Highway 50, along Oakland Avenue. "That's just a 10 minute bicycle ride from downtown Winter Garden," Saathoff said.

The land sold for \$5 million in 2017 as part of a larger 58-acre assemblage of land previously owned by the Florida Department of Transportation.

PF&D tapped homebuilder **Pulte Homes** for the **first phase** of the project — 84 single-family homes and 100 townhomes. Prices for the residences start in the \$300,000 range. The developer broke ground on the project about a year ago.

Saathoff said the second phase of Longleaf at Oakland will feature four-story buildings inspired architecturally by Henry Flagler's early 20th century Florida hotels. He pointed to the Grand Floridian hotel at Walt Disney World as a comparison. **Slocum Platts** is the architect.

Saathoff adds he wants to equip the senior living units with elevators, indirect lighting and adjustable-height shower heads with hand-held wands. He said amenities at Longleaf would be similar to the joint venture's **Venetian Isle project**, which features a pool, fitness center, fireplaces and a dog park. Longleaf at Oakland will also have a bicycle shop, Saathoff said.

Construction is expected to begin in the spring. **S&ME, Inc.** is the engineer.

In part of the project's design, a new trail spur on the West Orange Trail, which weaves along the property's northern boundary, was added. The developer also invested \$250,000 to preserve and refurbish the historic black cemeteries that lie on the southern boundary.

It's joint venture partner, Unicorp, is behind a number of high-profile developments in Central Florida, including the I-Drive 360 development known for the ICON Orlando and Starflyer attractions and its most recent \$1 billion mixed-use undertaking — **O-Town West**.

Plans for the project near Walt Disney World include more than 1,800 luxury apartments, a 250,000-square-foot retail and entertainment center and up to 200,000 square feet of new office space. A roller coaster attraction is also in the works.

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