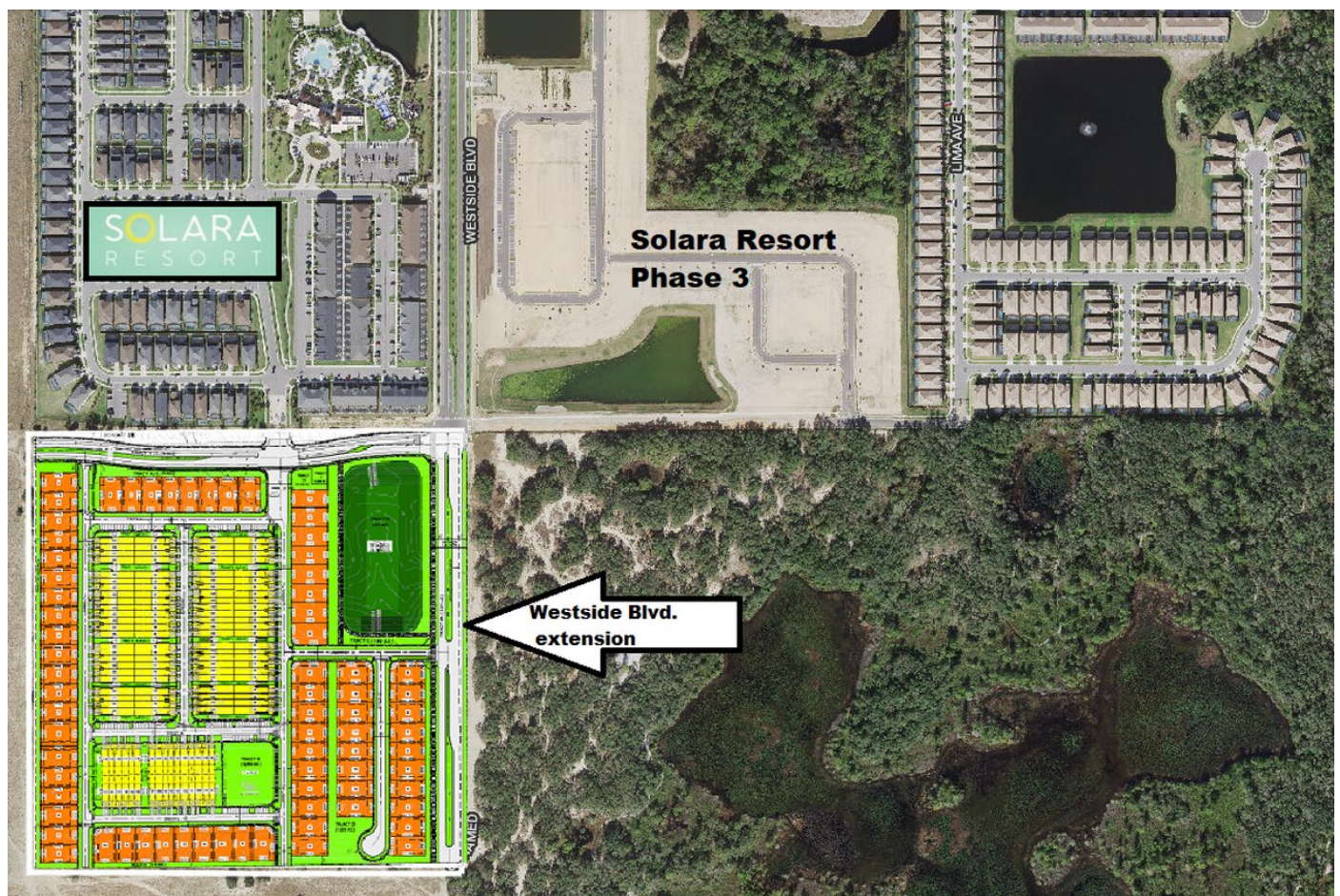


# Mattamy Homes switching things up on fast-growing Westside Corridor

[Laura Kinsler](#)

**Growthspotter**

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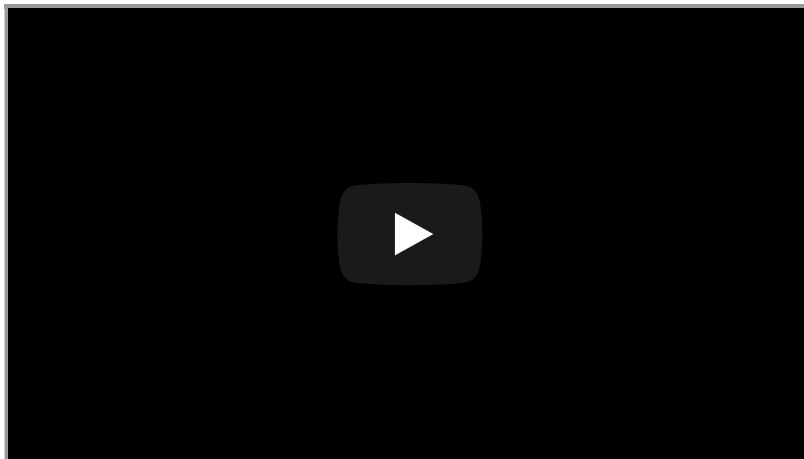


Mattamy Homes is dropping its fourth phase of Solara Resort, the builder's only vacation resort community. Instead, it will build a residential subdivision on the remaining 40 acres. (Hanson Walter & Associates)

**[Mattamy Homes](#)** is scaling down its Solara Resort, converting the planned fourth phase of the Westside Boulevard vacation resort into a residential community.

The Canadian homebuilder has filed a Preliminary Subdivision Plan with Osceola County for Soleil at Westside on 40 acres immediately south of the of the existing resort. Mattamy would build a new road separating the two communities, and Soleil would consist of 73 detached homes on 50-foot lots and 128 townhomes.

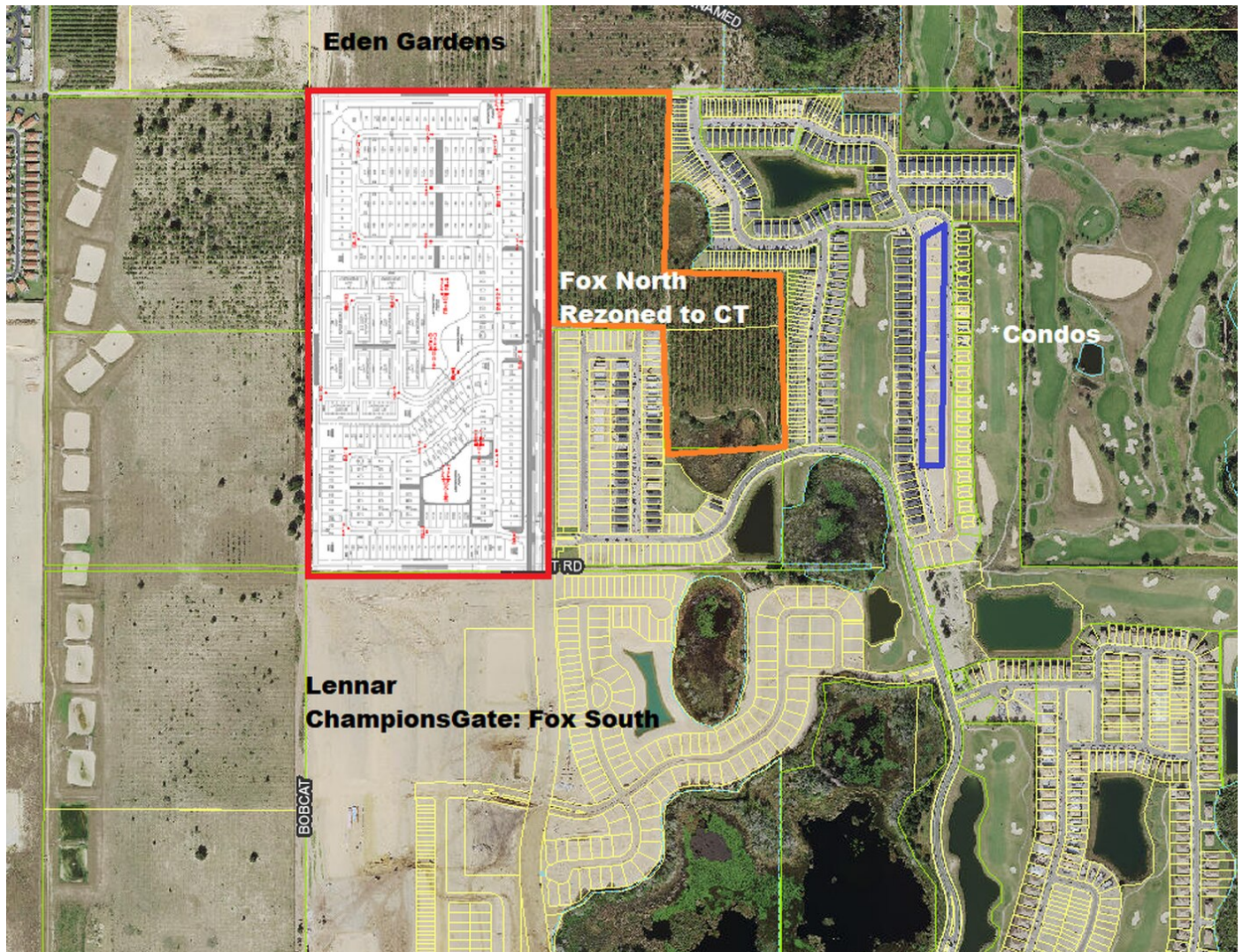
[Solara](#) was Mattamy's first venture into the vacation home resort space, where it competed head-to-head on the Westside Corridor with Lennar's ChampionsGate communities and Pulte's Windsor at Westside and nearby Encore Homes at Reunion. Solara was approved for over 900 homes and townhomes but will now wrap up its development when it completes its third phase.



Kissimmee-based [Hanson, Walter & Associates](#) is the civil engineer. The site plan notes that Mattamy will reserve nearly 12 acres for open space and recreation. Mattamy representatives said it's too early to discuss timelines and pricing, or to say how many floorplans will be offered at Soleil at Westside. A pocket park with a tot lot is the only built amenity shown on the site plan.

Demand for [residential homes in the Westside corridor](#) has been constant. D.R. Horton, K.B. Homes and K. Hovnanian Homes have all sold out or nearly sold out their residential communities at Westside Boulevard and Sand Mine Road. To that end, Polk County-based [Better Built Homes](#) filed construction plans this month for Westside Hills, a 40-

acre residential community on Westside Boulevard, south of Solara Resort, calling for 272 detached homes and 288 apartments.



Multiple developers are filing permits for projects along Westside Boulevard. Better Built Homes is planning Westside Hills, outlined in red. Meanwhile, Lennar has filed applications to rezone the 34 acres outlined in orange for an expansion to its ChampionsGate Resort community and to change the 15 lots in blue from vacation homes to condo units. (KPM Franklin)

Meanwhile, Lennar and Pulte are still actively building in the corridor. Pulte outgrew its Windsor at Westside project and expanded across the Polk County line with [Windsor Island Resort](#) on Sand Mine Road.

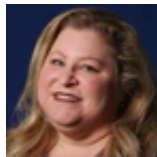
Lennar has activated its [next phases of ChampionsGate](#), known as the Stoneybrook South Fox property. This 156 acres straddles Westside Boulevard and will add a combined 603 short-term rental units to the golfing community. The initial plan called for 327 vacation homes, 156

townhomes and 120 condominiums.

Last month Lennar filed a revised Site Development Plan for its Stoneybrook North section, just north of the Fox property, to build condos on 15 oversized lots that had been platted for vacation homes. The homebuilder has filed Preliminary Subdivision Plans for five phases of the Stoneybrook South/Fox property and is rezoning 34 acres along Westside Boulevard for additional phases with 161 lots.

Chicago-based developer Eli Steinhardt received Preliminary Subdivision approval from Osceola County in May for [his 80-acre resort community](#) between Solara and ChampionsGate. Eden Gardens would be built in three phases and would consist of 257 single family homes, 20 multifamily units, 111 Condo/Hotel units, and 40,000 square feet of commercial development.

*Have a tip about Central Florida development? Contact me at [lkinsler@GrowthSpotter.com](mailto:lkinsler@GrowthSpotter.com) or [\(407\) 420-6261](tel:(407)420-6261), or tweet me at [@byLauraKinsler](#). Follow GrowthSpotter on [Facebook](#), [Twitter](#) and [LinkedIn](#).*



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Laura Kinsler is the editor of GrowthSpotter. She joined the company in 2015 as Osceola County reporter after a 15-year career at the Tampa Tribune. A proud graduate of the University of Georgia's Grady College of Journalism & Mass Communication, Laura follows the Georgia Bulldogs religiously.