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Commercial Real Estate

New York developer considers Lake Nona for walkable community



Image: Ezra Bailey | Gatty Images

blueprints construction

EZRA BAILEY



By [J.C. Carnahan](#) – Staff Writer, Orlando Business Journal
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Story Highlights

- D&A Companies explores developing 60 to 120 units on 61 acres near Lake Nona.
- The New York developer submitted a pre-application in December for the project.

- Orange County's Vision 2050 plan faces legal challenges from state law restrictions.

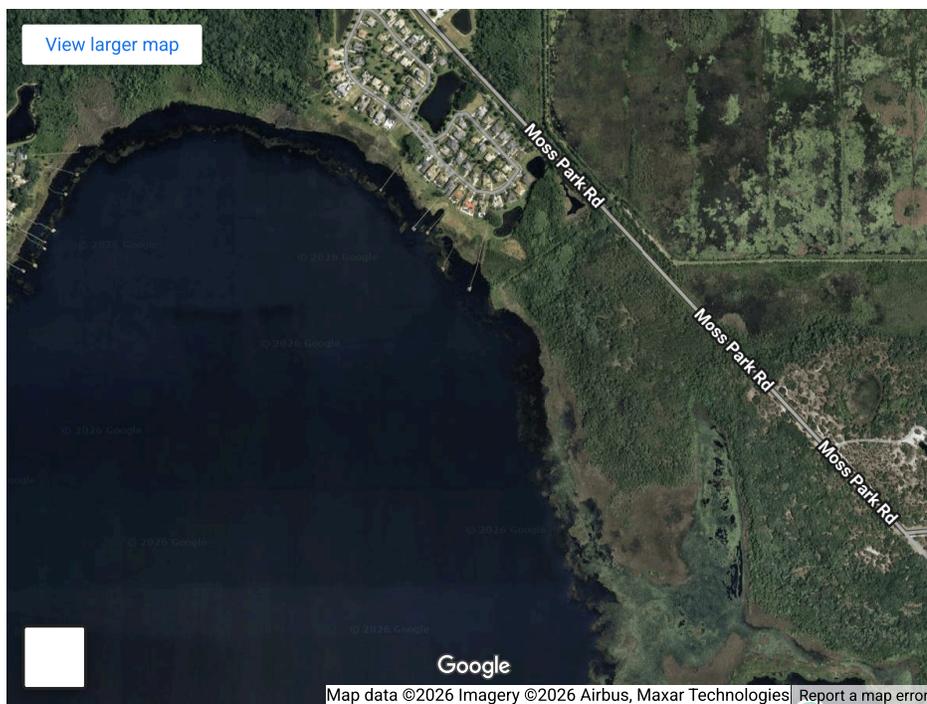
A New York-based developer is exploring potential sites for expansion east of [Lake Nona](#) as part of its expanded growth plans in the Orange County market.

[D&A Companies](#) submitted a pre-application Dec. 1 to discuss the development of a “walkable community” consisting of between 60 to 120 units on more than 61 acres along Moss Park Road.

The property, owned by Charles Vogel of Compass Trading Company LLC in Palm Coast, is located south of The [Oasis at Moss Park Reserve](#) apartments at the northeast portion of Lake Hart.

Vogel could not be reached for comment.

The land has been on the market for nearly two years and is listed at \$8.9 million. “The property is fully entitled for up to 26 single-family estate lots,” according to [multiple listings](#).



Kartik Desai, founder and partner at D&A Companies, told *Orlando Business Journal* in an email the firm is conducting feasibility studies, assessing zoning and infrastructure, and engaging local planning officials for feedback on design concepts.

“Should we move forward, our vision is for a carefully crafted neighborhood with a mix of housing types, strong architecture, vibrant landscaping, and shared outdoor spaces that promote comfort, livability and connection,” Desai said.

Desai clarified that no purchase agreement has been signed or submitted for the land and no plans have been submitted for approval. “We expect to engage transparently with the county and local neighbors and remain respectful of the planning process and surrounding context,” he said.



Rendering of plans submitted to Orange County for 60 to 120 residential units along Lake Hart in Lake Nona.

ORANGE COUNTY PUBLIC RECORDS

D&A’s pre-application for development on the land is the first submitted to the county since Orlando-based Florida Engineering Group filed a similar plan in 2017.

Shelton Granade, executive managing director of investments at Institutional Property Advisors, previously told *OBJ* that the Lake Nona apartment market is “compelling” and likely to remain strong long term.

“Developers and investors are drawn to the growth, which creates demand for housing,” Granade said in an email.

Future plans

D&A Companies has leveraged its in-house architecture, real estate development and construction experience to deliver living environments in New York, Michigan, Texas and Alabama. Desai said the firm is “drawn to Orange County by the placemaking opportunities created by the new Orange Code” which it hopes to see implemented in the future.

The Orange Code is a set of development guidelines the Orange County Commission adopted in June as part of its [Vision 2050 plan](#), which aims to manage future growth policies “that protect natural habitats, foster small business growth, promote walkability and expand access to affordable housing.”

The status and implementation of Vision 2050 is uncertain due to parts of a new state law, Senate Bill 180 (SB 180), “that restricts local home rule authority over land use and planning,” according to the [Orange County Government](#) website.

Orange County is among more than two dozen jurisdictions in Florida taking part in a lawsuit challenging certain parts of the bill, which it says has “effectively invalidated Vision 2050 in its entirety, undermining years of collaborative community planning, hours of public input, and actions of the Board of County Commissioners.”

The county estimates its population will exceed two million residents by 2050.

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T H E L I S T

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Project square feet

Rank	Prior Rank	Project name
1	1	Catchlight Crossing
2	2	Logistics 429 at Apopka Ridge
3	2	Wyld Oaks

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