

# Plans for new palatial estate filed for empty lot on Park Avenue

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The new estate home on N. Park Avenue would have nearly 13,000 square feet of living space, with 8 bedrooms, including two for staff. (Rendering by Nasrallah Architectural Group)



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It's becoming clearer what will sit on one of two empty lots on Park Avenue on Lake Maitland.

Plans are on file with the City of Winter Park for a palatial new two-story modern-style home at 1180 Park Avenue with clean lines, lots of wood accents, and glass.

The new home will sit on 1.22 acres where the estate of Lynn Lewellen Mercer once stood. That home was torn down in late 2023 after it and the land were on sold for \$5.5 million.

The cleared lot changed hands again when Rial Jones of Jones Clayton Construction sold the property for \$6.5 million in January of this year.

Public records show the buyer as a Delaware-based LLC, with the LLC's leadership being retired attorney and developer Mark B. Davis. His wife, Yolanda Davis is also an attorney.

Over the years, the couple has been involved in shopping center development, often in Puerto Rico, and many of them including Walmart stores.

The plan set submitted to the city is titled "A Custom Residence for the: Davis Family."

Those plans list Jones Clayton Construction as the builder, Redmon Design Company as the landscape architect, FDS Engineering Associates as the structural engineer, and Nasrallah Architectural Group as the architects.

The plans show a 7,197-square-foot first floor and a 5,628-square-foot second floor, totaling 12,825-square-feet under air, with an additional 2,575-square-feet of areas like porches, a three-car garage, and outdoor living spaces highlighted by an infinity pool and boathouse on Lake Maitland.

The primary bedroom occupies an entire wing of the main floor with separate his and hers bathrooms and closets and a coffee station. An area on the plans called "Mom's Bedroom" and "Mom's Bath" is on the other side of the main level.

In between the main level sleeping spaces, plans show a grand staircase, elevator, formal living and dining room with a bar, a large office with a fireplace, a family room, a kitchen with two islands, and more.

Upstairs, plans show four ensuite bedrooms with lake views, a theater room, game room, gym, a fur closet, and two staff bedroom suites with bathrooms.

A circular driveway with lots of landscaping is on the front of the house with a total front yard area of 14,359-square-feet including the 3,840-square-foot driveway.

The Planning and Zoning board is scheduled to consider the plans at the meeting on May 7 and if they approve, the next step would be permitting. Construction would begin after that.

This home sits next to another empty lot at 1190 Park Avenue. According to City Planning officials in Winter Park, no plans have been filed for that property yet.

That 1.94 acre lot was once the home of homebuilder Charlie Clayton's late parents, Joan and Charles Clayton and sold for \$6.85 million in October 2023.

That home was also demolished to make way for new construction.

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