

I-4 & CR 46A MIXED-USE SITE

8.66± acres
Sanford, FL



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,497	57,759	119,308
TOTAL HOUSEHOLDS	3,940	22,704	44,827
AVG HOUSEHOLD INCOME	\$83,673	\$94,392	\$87,212

LOCATION

Located immediately east of I-4 at the northeast quadrant of Rinehart Rd. and CR 46A in Sanford, Florida

SIZE

8.66± acres

PRICE

\$5,100,000

ZONING

PD (planned development), entitled for 218-room hotel and 63,286 sf mixed-use retail/office building. Mitigation completed. Pre-paid impact fees included. Potential alternative uses include multi-family, senior living, medical office, restaurant pads and other retail related mixed uses.

FRONTAGE

455'± on the N side of CR 46A
600'± on the W side of Cherry Laurel Dr

DESCRIPTION

- Excellent mixed-use site located adjacent to the prestigious Lake Mary/Heathrow business district and residential community
- Dense population with upper income families
- Less than 1 mile south of the Seminole Town Center Mall/Power Center
- Immediately north of the new Florida Hospital Lake Mary ER/Medical Center and Publix shopping center
- Excellent visibility/accessibility to I-4 and SR 417
- Adjacent signalized intersection
- Prime location for infill development adjacent the Lake Mary/Heathrow business district
- All utilities available
- 20± minutes to downtown Orlando; 10± minutes to the Sanford Int'l Airport

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

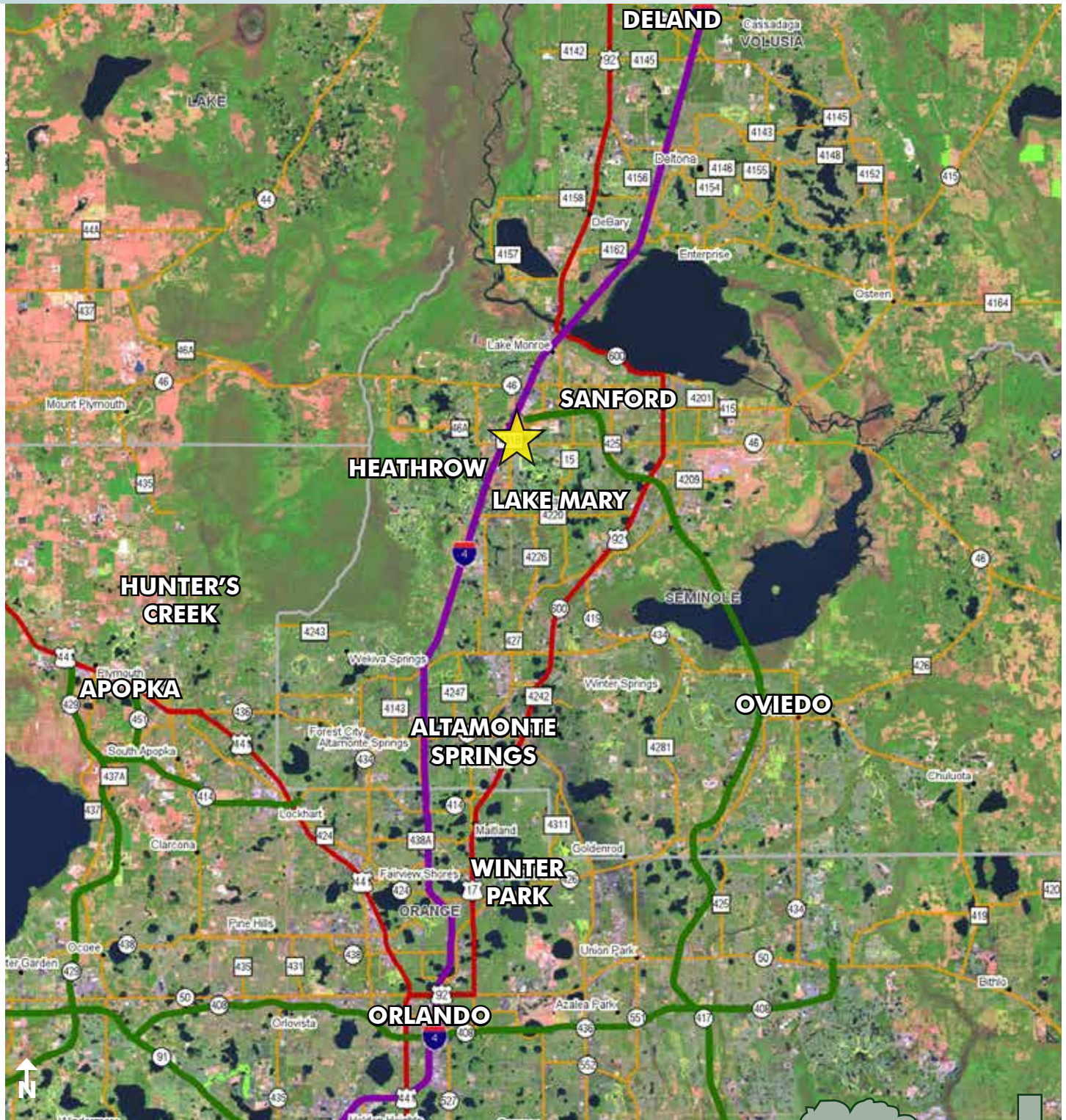


LAND FOR SALE

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LOCATION MAP

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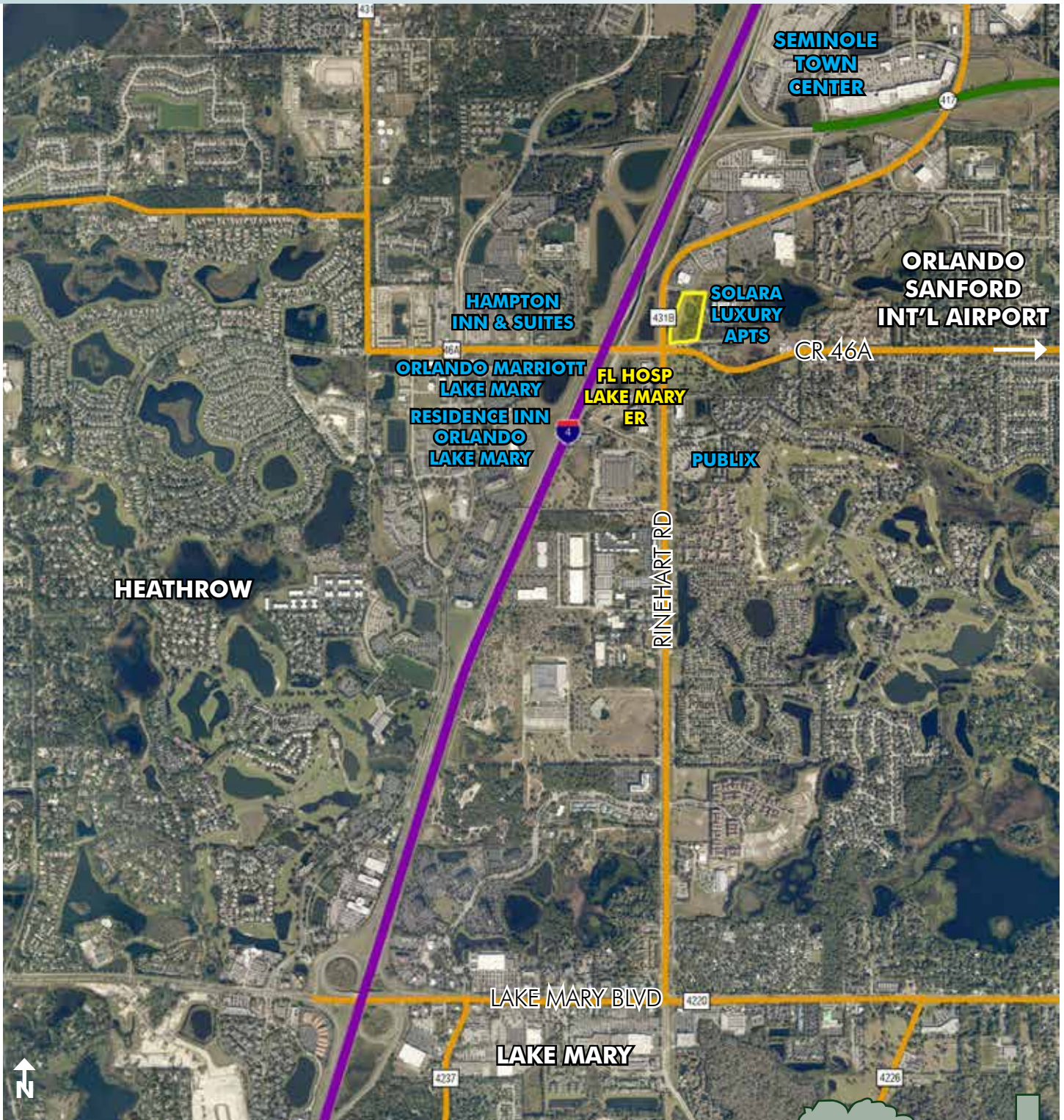
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NEIGHBORHOOD/RETAIL MAP

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PROPERTY MAP

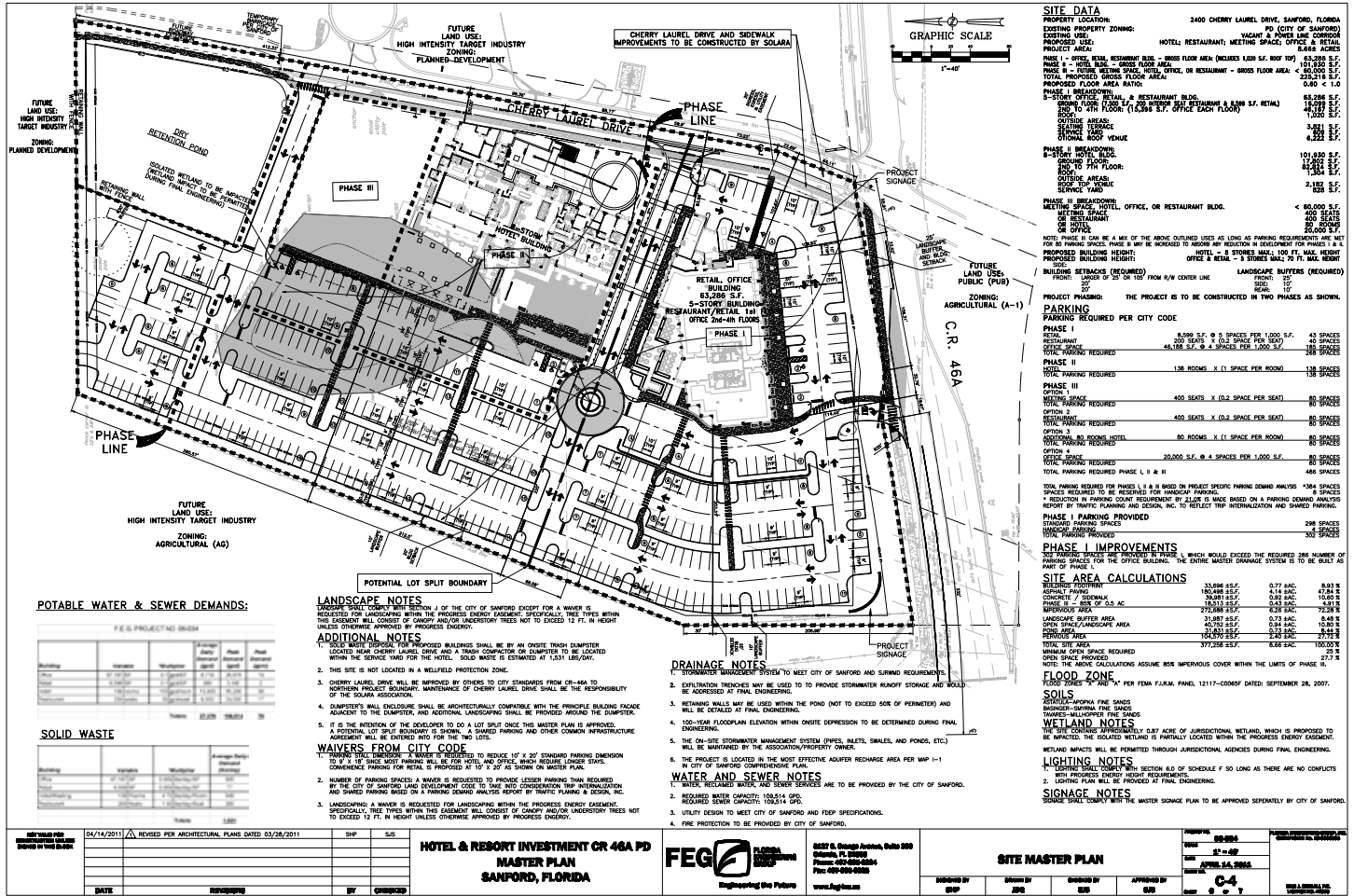
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SITE DATA

PROPERTY LOCATION: 2400 CHERRY LAUREL DRIVE, SANFORD, FLORIDA
 EXISTING PROPERTY ZONING: PD (CITY OF SANFORD)
 EXISTING USE: MAGNOLIA HOTEL
 PROPOSED USE: HOTEL; RESTAURANT; MEETING SPACE; OFFICE & RETAIL
 PROJECT AREA: 8.66 ACRES

PHASE I - OFFICE, RETAIL, RESTAURANT BLDG. - GROSS FLOOR AREA (INCLUDES 1,000 S.F. ROOF TOP) 83,288 S.F.
 PHASE II - HOTEL - GROSS FLOOR AREA 101,000 S.F.
 PHASE III - FUTURE MEETING SPACE, OFFICE, OR RESTAURANT - GROSS FLOOR AREA < 80,000 S.F.
 TOTAL PROPOSED GROSS FLOOR AREA 174,288 S.F.
 PROPOSED FLOOR AREA RATIO: 0.60 < 1.0

PHASE I BREAKDOWN:
 5-STORY OFFICE, RETAIL, & RESTAURANT BLDG. 83,288 S.F.
 2ND, 3RD, 4TH FLOOR (15,368 S.F. OFFICE EACH FLOOR) 47,904 S.F.
 OFFICE AREAS: 47,904 S.F.
 RESTAURANT: 1,000 S.F.
 MEETING ROOM: 2,384 S.F.
 TOTAL PHASE I: 51,288 S.F.

PHASE II BREAKDOWN:
 10-STORY HOTEL 101,000 S.F.
 2ND-10TH FLOOR: 81,600 S.F.
 HOTEL: 19,400 S.F.
 OUTSIDE AREAS: 2,188 S.F.
 SERVICE YARD: 800 S.F.
 TOTAL PHASE II: 103,788 S.F.

PHASE III BREAKDOWN:
 MEETING SPACE, OFFICE, OR RESTAURANT BLDG. < 80,000 S.F.
 MEETING SPACE: 400 S.F.
 OFFICE: 200 S.F.
 RESTAURANT: 80 S.F.
 TOTAL PHASE III: 680 S.F.

NOTE: PHASE III CAN BE A MIX OF THE ABOVE OUTLINED USES AS LONG AS PARKING REQUIREMENTS ARE MET FOR 80 PARKING SPACES. PHASE III MAY BE INCREASED TO ALLOW FOR INCREASED DEVELOPMENT FOR PHASE I & II.
 PROPOSED BUILDING HEIGHTS: HOTEL - 8 STORIES MAX. 100 FT. MAX. HEIGHT
 PHASE I BUILDING HEIGHTS: OFFICE & RETAIL - 5 STORIES MAX. 70 FT. MAX. HEIGHT
 PHASE II BUILDING HEIGHTS: HOTEL - 10 STORIES MAX. 100 FT. MAX. HEIGHT

LANDSCAPE BUFFERS (REQUIRED):
 FRONT: 25' FROM R/W CENTER LINE
 SIDE: 25'
 REAR: 25'

ZONING: AGRICULTURAL (A-1)
 PROJECT PHASING: THE PROJECT IS TO BE CONSTRUCTED IN TWO PHASES AS SHOWN.

PARKING REQUIRED PER CITY CODE

USE	REQUIREMENT	PROVIDED	DEFICIT
RETAIL	8,000 S.F. @ 0.2 SPACES PER 1,000 S.F.	43 SPACES	0 SPACES
RESTAURANT	45,000 S.F. @ 2 SPACES PER 1,000 S.F.	90 SPACES	0 SPACES
OFFICE	100,000 S.F. @ 1 SPACE PER 1,000 S.F.	100 SPACES	0 SPACES
TOTAL		133 SPACES	133 SPACES

PHASE III
 MEETING SPACE REQUIRED: 400 SEATS X (0.2 SPACE PER SEAT) = 80 SPACES
 OFFICE 2: 200 SEATS X (0.2 SPACE PER SEAT) = 40 SPACES
 OFFICE 3: 200 SEATS X (0.2 SPACE PER SEAT) = 40 SPACES
 TOTAL PARKING PROVIDED: 80 SPACES
 TOTAL PARKING REQUIRED: 80 SPACES
 OFFICE 1: 20,000 S.F. @ 4 SPACES PER 1,000 S.F. = 80 SPACES
 OFFICE 2: 20,000 S.F. @ 4 SPACES PER 1,000 S.F. = 80 SPACES
 OFFICE 3: 20,000 S.F. @ 4 SPACES PER 1,000 S.F. = 80 SPACES
 TOTAL PARKING PROVIDED PHASE I & II: 486 SPACES
 TOTAL PARKING PROVIDED PHASE I & II & III: 566 SPACES

TOTAL PARKING PROVIDED PHASE I & II & III: 566 SPACES
 TOTAL PARKING REQUIRED PHASE I & II & III: 566 SPACES
 DEFICIT IN PARKING COUNT REQUIREMENT BY A-1 IS MADE BASED ON A PARKING DEMAND ANALYSIS REPORT BY TRAFFIC PLANNING AND DESIGN, INC. TO REFLECT THE INTERNALIZATION AND SHARED PARKING.

PHASE I IMPROVEMENTS

30' WIDE BUFFER AREAS WILL BE PROVIDED FOR PHASE I WHICH WOULD EXCEED THE REQUIRED 20' NUMBER OF PARKING SPACES FOR THE OFFICE BUILDING. THE ENTIRE MASTER DRAINAGE SYSTEM IS TO BE BUILT AS PART OF PHASE I.

SITE AREA CALCULATIONS

DESCRIPTION	AREA (S.F.)	AREA (AC.)	PERCENT
TOTAL SITE AREA	33,888 S.F.	0.77 AC.	8.81%
EXISTING PAVED	180,488 S.F.	4.14 AC.	47.84%
CONCRETE / ASPHALT	36,097 S.F.	0.83 AC.	10.05%
PHASE I - 80% OF 20 AC	161,133 S.F.	3.68 AC.	43.11%
IMPERVIOUS	272,718 S.F.	6.24 AC.	73.98%
LANDSCAPE BUFFER AREA	31,987 S.F.	0.73 AC.	8.48%
TOTAL IMPERVIOUS LANDSCAPE AREA	40,725 S.F.	0.94 AC.	10.92%
PERVIOUS AREA	181,000 S.F.	4.14 AC.	47.84%
TOTAL SITE AREA	33,888 S.F.	0.77 AC.	8.81%
MINIMUM OPEN SPACE REQUIRED	397,258 S.F.	9.08 AC.	105.52%
OPEN SPACE PROVIDED	25	0.0006	0.007%

NOTE: THE ABOVE CALCULATIONS ASSUME 80% IMPERVIOUS COVER WITHIN THE LIMITS OF PHASE I.
 FLOOD ZONE: 1" PER FEMA F.I.R.M. PANEL 12117-COOPD DATED: SEPTEMBER 28, 2007.

SOILS

2007 FLORIDA FINE SANDS BANNER-SHAWNEE FINE SANDS
 2007 FLORIDA FINE SANDS TAYLOR-HALLANDALE FINE SANDS

WETLAND NOTES

WETLAND SPACES WILL BE PROVIDED THROUGH JURISDICTIONAL WETLANDS WHICH IS PROPOSED TO BE IMPROVED. THE IDENTIFIED WETLAND IS PARTIALLY LOCATED WITHIN THE PROGRESS ENERGY EASEMENT.

LIGHTING NOTES

1. LIGHTING SHALL COMPLY WITH SECTION 6.0 OF SCHEDULE F SO LONG AS THERE ARE NO CONFLICTS WITH PROGRESS ENERGY REQUIREMENTS.
 2. LIGHTING PLAN WILL BE PROVIDED AT FINAL ENGINEERING.

SIGNAGE NOTES

1. SIGNAGE SHALL COMPLY WITH THE MASTER SIGNAGE PLAN TO BE APPROVED SEPARATELY BY CITY OF SANFORD.

POTABLE WATER & SEWER DEMANDS:

USE	DEMAND (GPD)	DEMAND (MGD)
PHASE I	1,200,000	0.012
PHASE II	1,200,000	0.012
PHASE III	1,200,000	0.012
TOTAL	3,600,000	0.036

SOLID WASTE

USE	DEMAND (GPD)	DEMAND (MGD)
PHASE I	1,200,000	0.012
PHASE II	1,200,000	0.012
PHASE III	1,200,000	0.012
TOTAL	3,600,000	0.036

- ### LANDSCAPE NOTES
1. LANDSCAPE SHALL COMPLY WITH SECTION J OF THE CITY OF SANFORD EXCEPT FOR A WAIVER IS REQUESTED FOR LANDSCAPING WITHIN THE PROGRESS ENERGY EASEMENT. SPECIALLY TREE TREES WITHIN THIS EASEMENT WILL CONSIST OF GUMBO AND/OR UNDERSTORY TREES NOT TO EXCEED 12 FT. IN HEIGHT UNLESS OTHERWISE APPROVED BY PROGRESS ENERGY.
- ### ADDITIONAL NOTES
1. ALL BEST MANAGEMENT PRACTICES FOR PREPARED BUILDINGS SHALL BE BY AN INCH THRU DUMPER LOCATED NEAR CHERRY LAUREL DRIVE AND A TRASH COMPACTOR OR DUMPER TO BE LOCATED WITHIN THE SERVICE YARD FOR THE HOTEL. SOLID WASTE IS ESTIMATED AT 1,200 LBS/DAY.
 2. THIS SITE IS NOT LOCATED IN A WELLFIELD PROTECTION ZONE.
 3. CHERRY LAUREL DRIVE WILL BE IMPROVED BY OTHERS TO CITY STANDARDS FROM CR-46A TO NORTHERN PROJECT BOUNDARY. MAINTENANCE OF CHERRY LAUREL DRIVE SHALL BE THE RESPONSIBILITY OF THE SOLARIA ASSOCIATION.
 4. DUMPER'S WALL ENCLOSURE SHALL BE ARCHITECTURALLY COORDINATE WITH THE PROPOSED BUILDING FACADE ALONGSIDE TO THE EXTERIOR, AND ADDITIONAL LANDSCAPING SHALL BE PROVIDED AROUND THE DUMPER'S WALL.
 5. IF IT IS THE INTENTION OF THE DEVELOPER TO DO A LOT SPLIT ONCE THIS MASTER PLAN IS APPROVED, A POTENTIAL LOT SPLIT BOUNDARY IS SHOWN. A SHARED PARKING AND OTHER COMMON INFRASTRUCTURE AGREEMENT WILL BE ENTERED INTO FOR THE TWO LOTS.
- ### WAIVERS FROM CITY CODE
1. STANDARD PAVING - 1" BARS TO BE REDUCED TO 1/2" BARS TO REDUCE 10' X 20' STANDARD PAVING DIMENSION TO 8' X 12' SIZES. NOTES: PAVING WILL BE FOR HOTEL AND OFFICE WHICH REQUIRES UNDER DRAIN.
 2. NUMBER OF PARKING SPACES - A WAIVER IS REQUESTED TO PROVIDE EXCESS PARKING THAN REQUIRED BY THE CITY OF SANFORD LAND DEVELOPMENT CODE TO TAKE INTO CONSIDERATION TRAFFIC INTERNALIZATION AND SHARED PARKING BASED ON A PARKING DEMAND ANALYSIS REPORT BY TRAFFIC PLANNING & DESIGN, INC.
 3. LANDSCAPING - A WAIVER IS REQUESTED FOR LANDSCAPING WITHIN THE PROGRESS ENERGY EASEMENT. SPECIALLY TREE TREES WITHIN THIS EASEMENT WILL CONSIST OF GUMBO AND/OR UNDERSTORY TREES NOT TO EXCEED 12 FT. IN HEIGHT UNLESS OTHERWISE APPROVED BY PROGRESS ENERGY.

- ### DRAINAGE NOTES
1. STORMWATER MANAGEMENT SYSTEM TO MEET CITY OF SANFORD AND SPRAIN REQUIREMENTS.
 2. INFILTRATION TECHNIQUES MAY BE USED TO PROVIDE STORMWATER RUNOFF STORAGE AND WOULD BE ADDRESSED AT FINAL ENGINEERING.
 3. RETENTION BASINS MAY BE USED WITHIN THE POND (NOT TO EXCEED SIDE OF PERIMETER) AND WILL BE DETAILED AT FINAL ENGINEERING.
 4. 100-YEAR FLOODPLAIN ELEVATION WITH ONSITE DEPRESSION TO BE DETERMINED DURING FINAL ENGINEERING.
 5. THE ON-SITE STORMWATER MANAGEMENT SYSTEM (PIPES, INLETS, DRAINS, AND PONDS, ETC.) WILL BE MAINTAINED BY THE ASSOCIATION/PROPERTY OWNER.
- ### WATER AND SEWER NOTES
1. WATER, RECLAIMED WATER, AND SEWER SERVICES ARE TO BE PROVIDED BY THE CITY OF SANFORD.
 2. REQUIRED WATER CAPACITY: 100,000 GPD.
 3. UTILITY DESIGN TO MEET CITY OF SANFORD AND FDEP SPECIFICATIONS.
 4. FINE PROTECTION TO BE PROVIDED BY CITY OF SANFORD.

<p>DATE: 04/14/2011</p> <p>REVISIONS:</p>	<p>REVISED PER ARCHITECTURAL PLANS DATED 03/28/2011</p>	<p>SHIP</p>	<p>S/S</p>	<p>PROJECT: HOTEL & RESORT INVESTMENT CR 46A PD MASTER PLAN SANFORD, FLORIDA</p>	<p>CLIENT: FEG</p>	<p>6827 E. Orange Avenue, Suite 200 Orange, FL 32839 Phone: 407-896-0266 Fax: 407-896-0268 www.feg.com</p>	<p>DATE: APRIL 24, 2011</p> <p>SCALE: C-4</p>	<p>APPROVED BY: [Signature]</p>
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SITE PLAN

