

**SOUTHMEADOW
8.50± ACRES
ORANGE COUNTY**

SIZE: 8.50± acres (Tract 39)

PRICE: \$1,000,000.00 — (\$2.70 per square foot)
\$839,323.00 (\$2.27 per square foot)

LOCATION: Located a ¼ mile north of Town Center Boulevard,
on east side of Orange Avenue.

ZONING: 8.5± acres zoned Industrial; part of Southchase
DRI. Approved for 40,000 square feet of building
area.

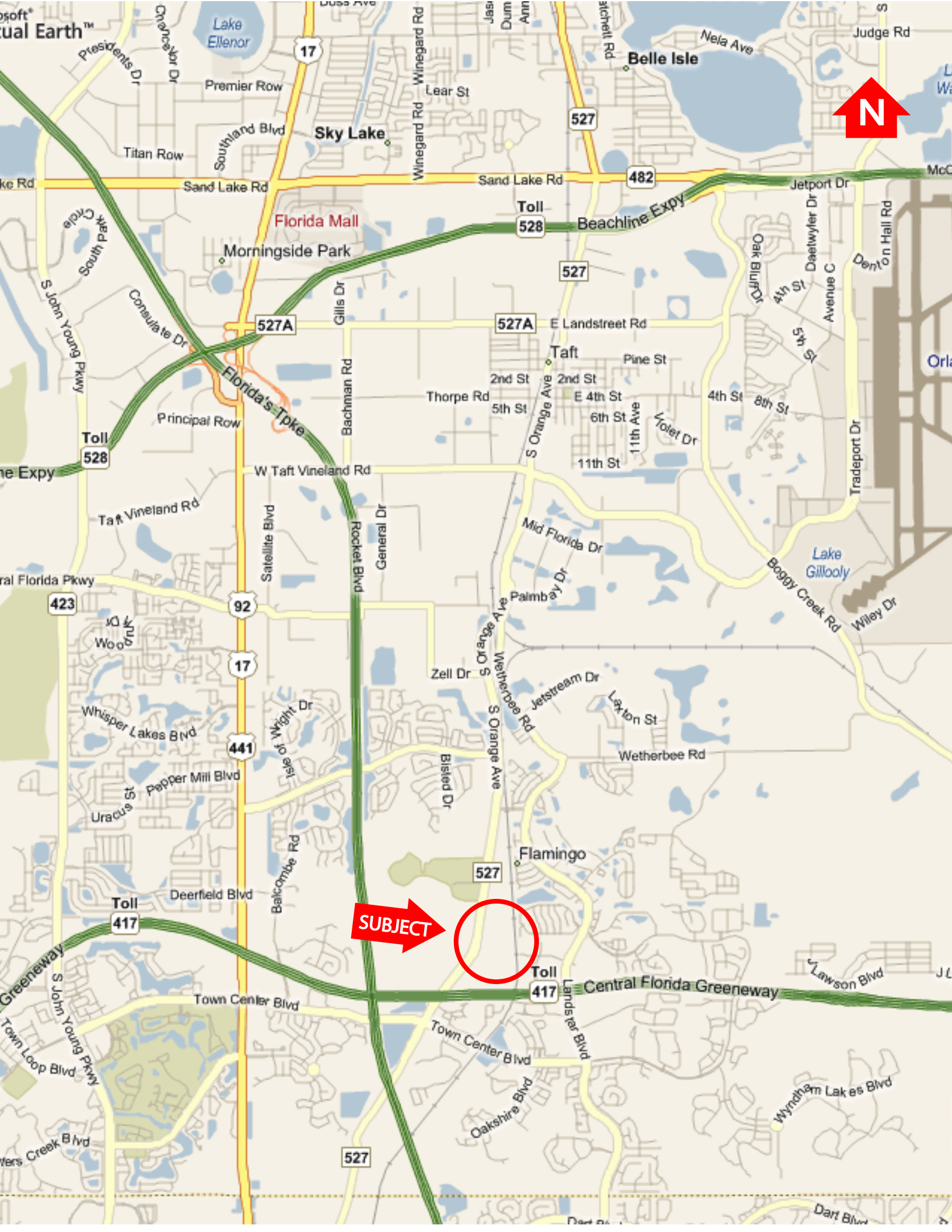
ROAD FRONTAGE: 1,084' +/- on Orange Avenue.

UTILITIES: Orange County

NOTE: Offering subject to errors, omissions, prior sale or
withdrawal without notice.

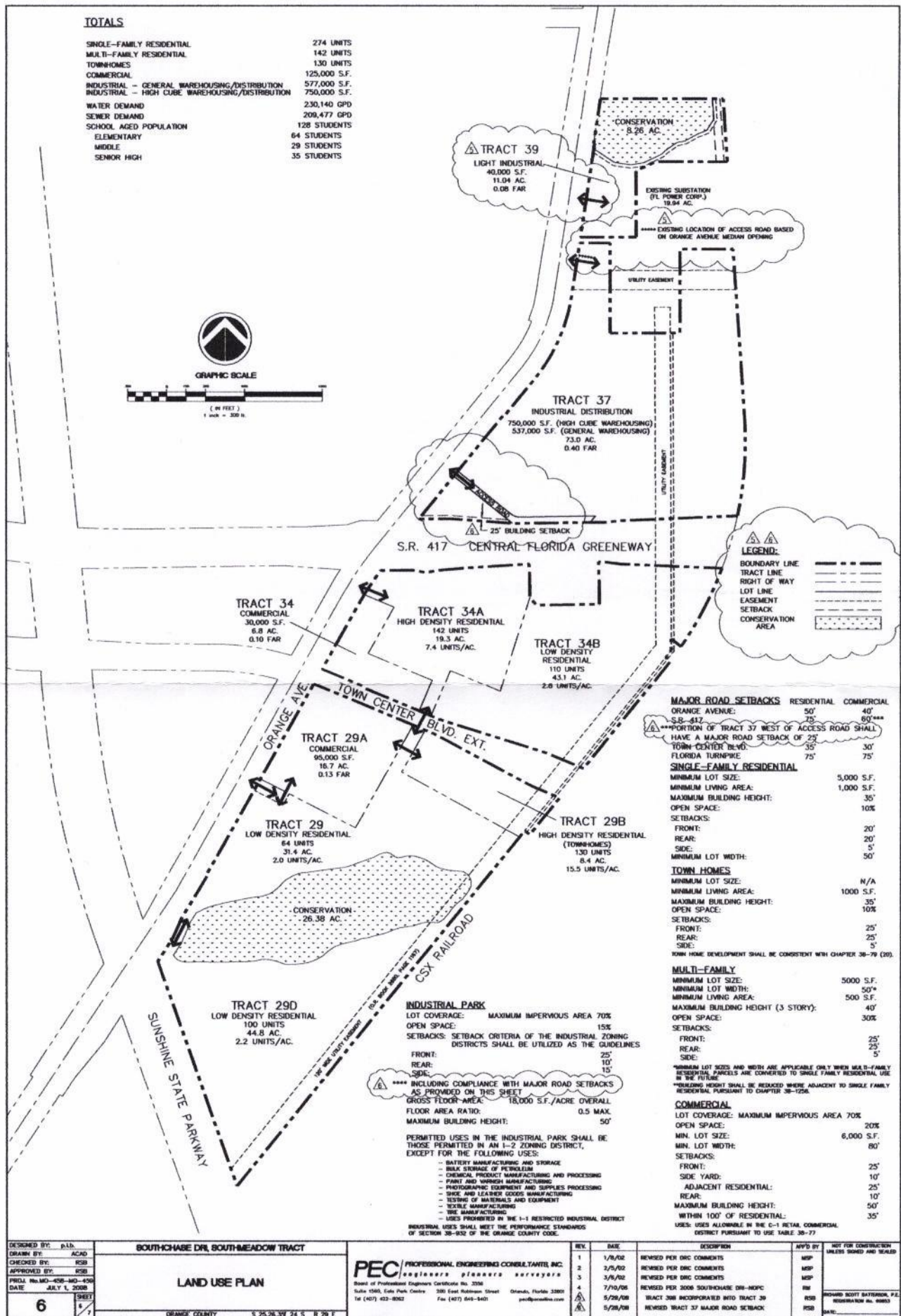
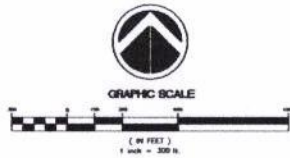
3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
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www.maurycarter.com





TOTALS

SINGLE-FAMILY RESIDENTIAL	274 UNITS
MULTI-FAMILY RESIDENTIAL	142 UNITS
TOWNHOMES	130 UNITS
COMMERCIAL	125,000 S.F.
INDUSTRIAL - GENERAL WAREHOUSING/DISTRIBUTION	577,000 S.F.
INDUSTRIAL - HIGH CUBE WAREHOUSING/DISTRIBUTION	750,000 S.F.
WATER DEMAND	230,140 GPD
SEWER DEMAND	209,477 GPD
SCHOOL AGED POPULATION	128 STUDENTS
ELEMENTARY	64 STUDENTS
MIDDLE	29 STUDENTS
SENIOR HIGH	35 STUDENTS



MAJOR ROAD SETBACKS

ROAD	RESIDENTIAL	COMMERCIAL
ORANGE AVENUE	50'	40'
S.R. 417	75'	60'

***PORTION OF TRACT 37 WEST OF ACCESS ROAD SHALL HAVE A MAJOR ROAD SETBACK OF 25'.

SINGLE-FAMILY RESIDENTIAL

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LIVING AREA:	1,000 S.F.
MAXIMUM BUILDING HEIGHT:	35'
OPEN SPACE:	10%
SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5'
MINIMUM LOT WIDTH:	50'

TOWN HOMES

MINIMUM LOT SIZE:	N/A
MINIMUM LIVING AREA:	1,000 S.F.
MAXIMUM BUILDING HEIGHT:	35'
OPEN SPACE:	10%
SETBACKS:	
FRONT:	25'
REAR:	25'
SIDE:	5'

TOWN HOME DEVELOPMENT SHALL BE CONSISTENT WITH CHAPTER 38-79 (20).

MULTI-FAMILY

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LOT WIDTH:	50'
MINIMUM LIVING AREA:	500 S.F.
MAXIMUM BUILDING HEIGHT (3 STORY):	40'
OPEN SPACE:	30%
SETBACKS:	
FRONT:	25'
REAR:	25'
SIDE:	5'

MINIMUM LOT SIZES AND WIDTH ARE APPLICABLE ONLY WHEN MULTI-FAMILY RESIDENTIAL PARCELS ARE CONVERTED TO SINGLE FAMILY RESIDENTIAL USE IN THE FUTURE.

BUILDING HEIGHT SHALL BE REDUCED WHERE ADJACENT TO SINGLE FAMILY RESIDENTIAL PURSUANT TO CHAPTER 38-120A.

COMMERCIAL

LOT COVERAGE: MAXIMUM IMPERVIOUS AREA	70%
OPEN SPACE:	20%
MIN. LOT SIZE:	6,000 S.F.
MIN. LOT WIDTH:	80'
SETBACKS:	
FRONT:	25'
SIDE YARD:	10'
ADJACENT RESIDENTIAL:	25'
REAR:	10'
MAXIMUM BUILDING HEIGHT:	50'
WITHIN 100' OF RESIDENTIAL:	35'

USES: USES ALLOWABLE IN THE C-1 RETAIL COMMERCIAL DISTRICT PURSUANT TO USE TABLE 38-77

INDUSTRIAL PARK

LOT COVERAGE:	MAXIMUM IMPERVIOUS AREA 70%
OPEN SPACE:	15%
SETBACKS:	SETBACK CRITERIA OF THE INDUSTRIAL ZONING DISTRICTS SHALL BE UTILIZED AS THE GUIDELINES
FRONT:	25'
REAR:	10'
SIDE:	15'

*** INCLUDING COMPLIANCE WITH MAJOR ROAD SETBACKS AS PROVIDED ON THIS SHEET

GROSS FLOOR AREA: 18,000 S.F./ACRE OVERALL
FLOOR AREA RATIO: 0.5 MAX.
MAXIMUM BUILDING HEIGHT: 50'

PERMITTED USES IN THE INDUSTRIAL PARK SHALL BE THOSE PERMITTED IN AN I-2 ZONING DISTRICT, EXCEPT FOR THE FOLLOWING USES:

- BATTERY MANUFACTURING AND STORAGE
- BULK STORAGE OF PETROLEUM
- CHEMICAL PRODUCT MANUFACTURING AND PROCESSING
- PAINT AND VARNISH MANUFACTURING
- PHOTOGRAPHIC EQUIPMENT AND SUPPLIES PROCESSING
- SHOE AND LEATHER GOODS MANUFACTURING
- TESTING OF MATERIALS AND EQUIPMENT
- TEXTILE MANUFACTURING
- TIRE MANUFACTURING
- USES PROHIBITED BY THE I-1 RESTRICTED INDUSTRIAL DISTRICT

INDUSTRIAL USES SHALL MEET THE PERFORMANCE STANDARDS OF SECTION 38-932 OF THE ORANGE COUNTY CODE.

DESIGNED BY: D.L.K.	SOUTHCHASE DR. SOUTHMEADOW TRACT		PEC PROFESSIONAL ENGINEERS CONSULTANTS INC. <i>engineers planners surveyors</i> Board of Professional Engineers Certificate No. 3206 Suite 1500, Lake Park Center 380 East Robinson Street Lake Park, FL 32909 Tel (407) 422-8862 Fax (407) 422-8401 pec@pecconsultants.com	REV. 1 1/8/02	REMOVED PER DRC COMMENTS	APPROVED BY: MSP	NOT FOR CONSTRUCTION
DRAWN BY: ACAD	LAND USE PLAN			2 2/5/02	REMOVED PER DRC COMMENTS	MSP	REVISIONS 1. 1/8/02 2. 2/5/02 3. 3/6/02 4. 7/10/05 5. 5/28/06 6. 5/28/06
CHECKED BY: KSB				3 3/6/02	REMOVED PER DRC COMMENTS	MSP	
APPROVED BY: KSB				4 7/10/05	REMOVED PER 2006 SOUTHCHASE DR-HOPC	RM	
PRJ. NO. MO-438-MO-430	DATE: JULY 1, 2006		5 5/28/06	REMOVED TRACT 37 MAJOR ROAD SETBACK	RM	REVISIONS 1. 1/8/02 2. 2/5/02 3. 3/6/02 4. 7/10/05 5. 5/28/06 6. 5/28/06	REVISIONS 1. 1/8/02 2. 2/5/02 3. 3/6/02 4. 7/10/05 5. 5/28/06 6. 5/28/06



Site: 8.5+/- acres

Orange Avenue

Florida Turnpike



CSX Railroad

S.R. 417 Central Florida Greenway

Town Center Boulevard

Landstar Boulevard