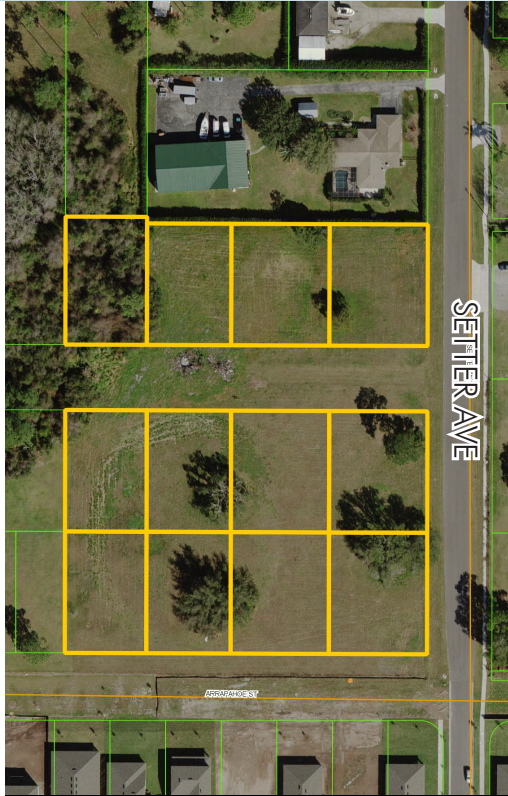


# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

4.5± acres • Osceola County, FL



## LOCATION/DESCRIPTION

Located on Setter Ave, approx. 1/2 mile east of Narcoossee Rd. Immediate access to major roadways: 7 miles to FL 417 with access to SR 528, Florida's Turnpike, I-4 and US 441. 20 min to Orlando Int'l Airport, 30 min to Downtown Orlando and the tourist corridor.

Within close proximity of the booming Orlando Int'l Airport/Medical City/ Lake Nona Area. Lake Nona/Medical City has already generated approx. 5,000 jobs, with 25,000 more expected by 2029.

## SIZE

4.5± total acres  
In the approval process for 18 lots

## PRICE

\$500,000

## ZONING

Residential

## UTILITIES

At site.

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

LAND FOR SALE

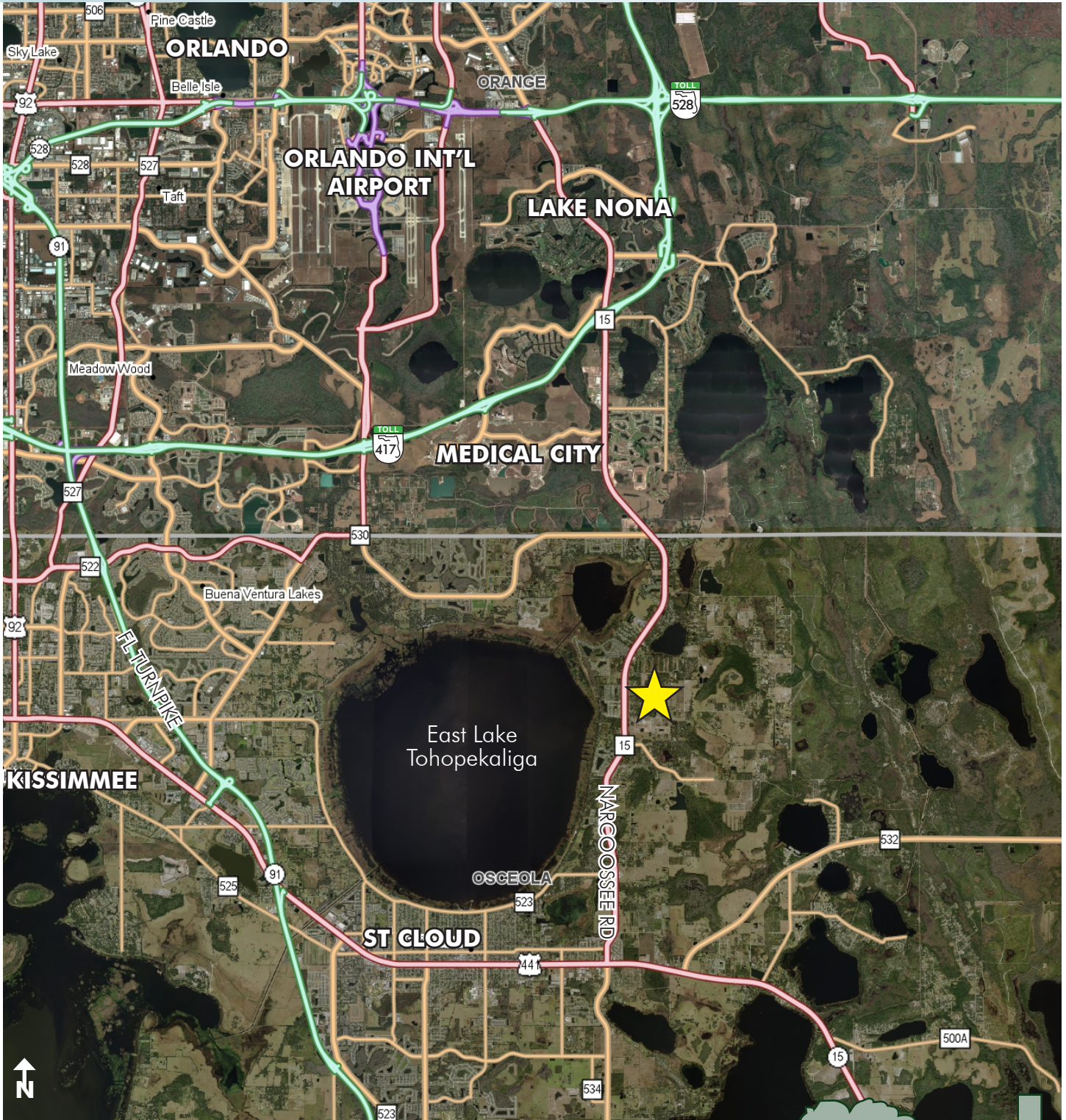
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407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

4.5± acres • Osceola County, FL



LOCATION MAP

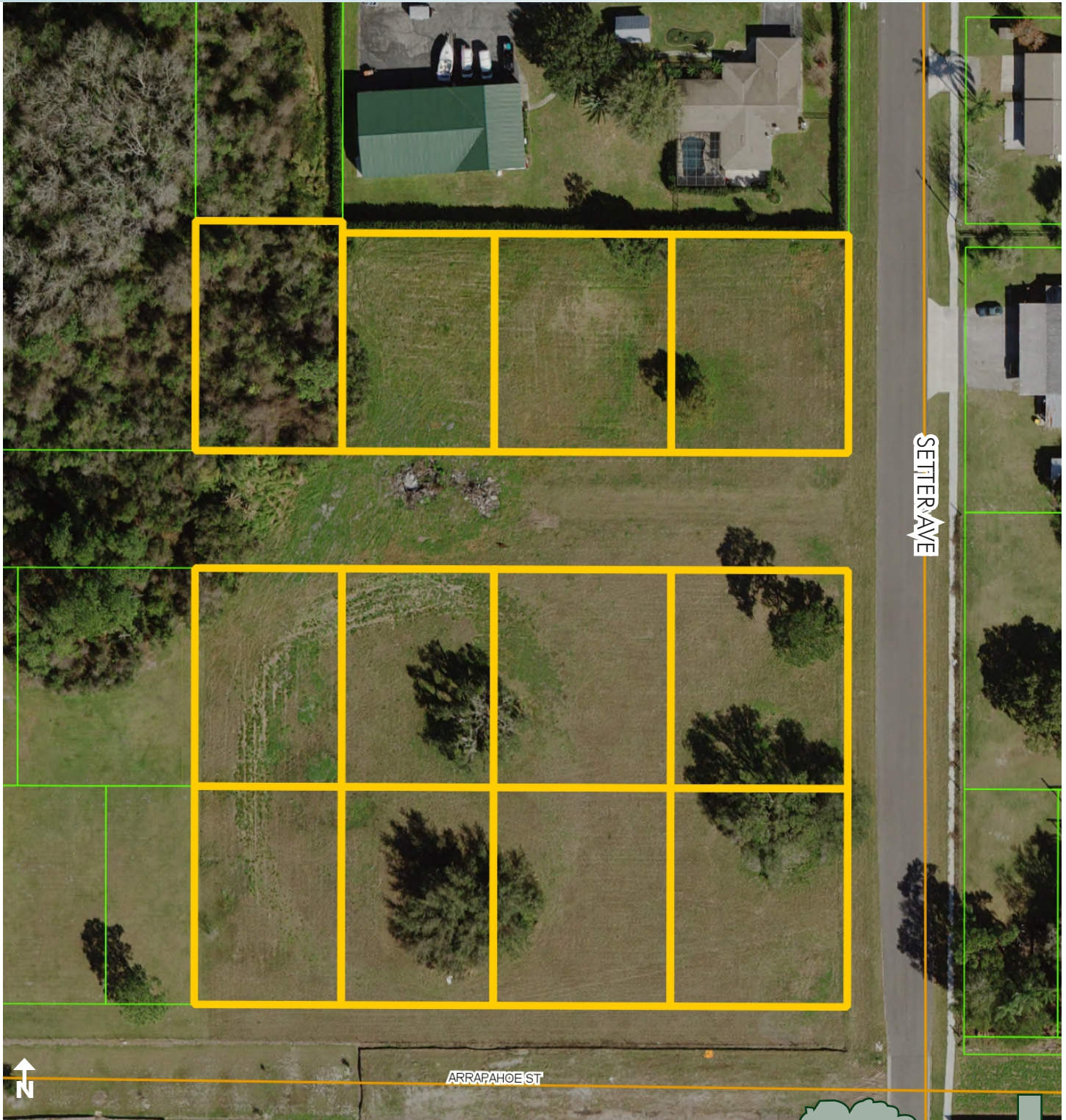
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PROPERTY MAP

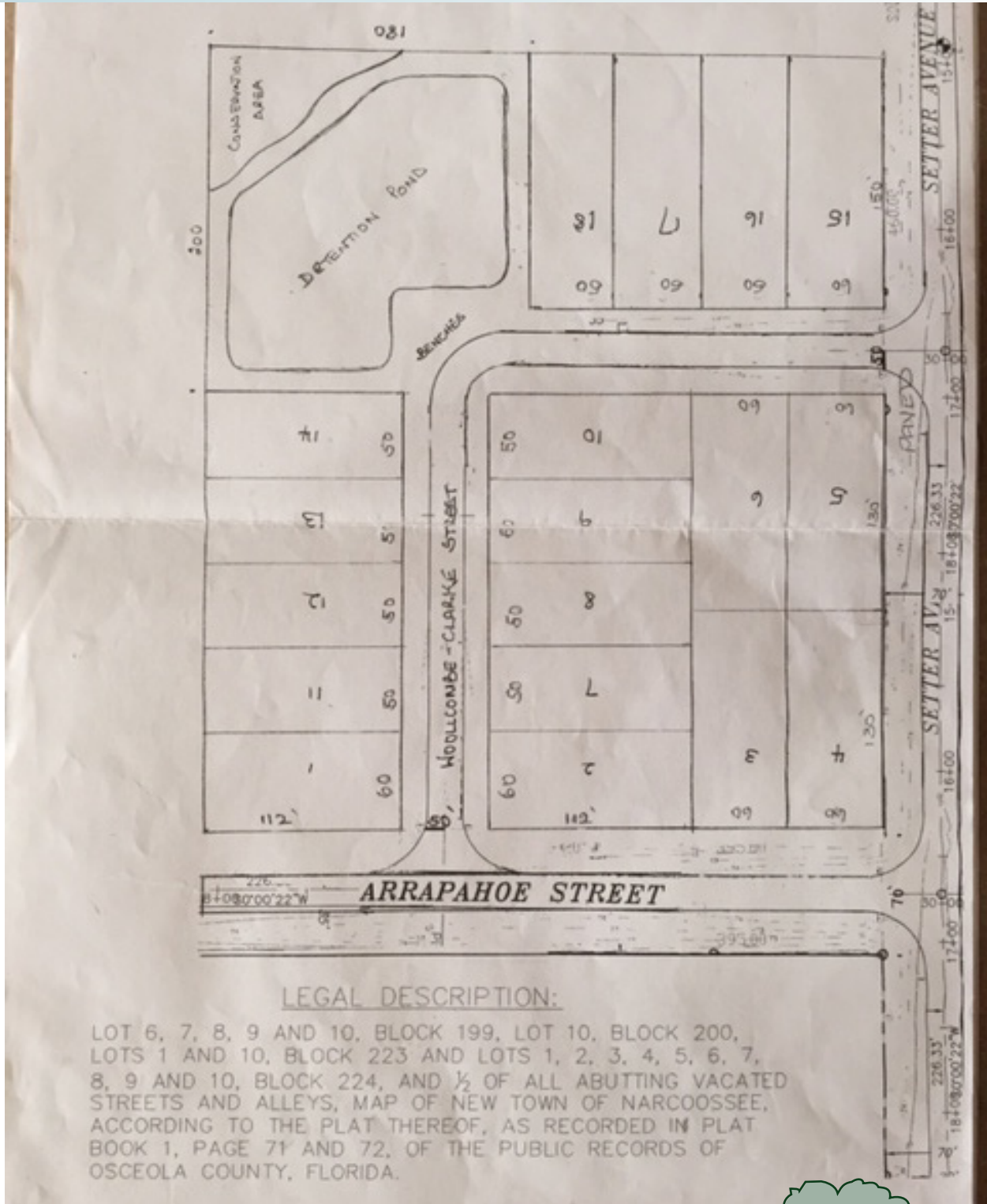
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# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

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## PLAN

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# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

4.5± acres • Osceola County, FL



## DEPARTMENT OF COMMUNITY DEVELOPMENT

**Dave Tomek**  
Administrator

**Joe Johnston**  
Deputy Administrator

**Robert Deatherage**  
Building Official

**Mary Beth Salisbury**  
Community Resources  
Director

**Ken Brown**  
Customer Care Director

**Mahmoud Najda P.E.**  
Development Review  
Director

**Kerry Godwin**  
Planning & Zoning  
Director

**Osceola  
County**

1 Courthouse Square  
Suite 1100  
Kissimmee, FL 34741  
PH: (407) 742-0200  
Fax: (407) 742-0206  
www.osceola.org

October 21, 2013

Stephen Woolcombe-Clarke  
2310 Gunn Road  
Kissimmee, FL 34746

**REF: ORD 13-59 for ZMA13-0038: PARCEL ID #'s 172531-4260-0199-0060, 172531-4260-0199-0080, 172531-4260-0199-0090, 172531-4260-0200-0100, 172531-4260-0223-0010, 172531-4260-0223-0100, 172531-4260-0224-0010, 172531-4260-0224-0030, 172531-4260-0224-0050, 172531-4260-0224-0060, 172531-4260-0224-0070, and 172531-4260-0224-0090; Stephen Woolcombe-Clarke and S & V Construction (applicant and Owner)**

**REQUEST: Enact Ordinance 13-59 to approve ZMA13-0038. Approval of a Zoning Map Amendment by changing approximately 4.17 acres from Residential Single Family (RS-2) to Low Density Residential (LDR) Zoning District. The subject property is generally located south of Moore Street, west of Setter Avenue, north of Arrapahoe Street at the northwest intersection of Setter Avenue and Arrapahoe Street.**

Dear Applicant:

Your referenced request for approval of a Zoning Map Amendment (RS-2 to LDR) was granted by the Osceola County Board of County Commissioners at their meeting on October 21, 2013.

Once approved, adherence, to all applicable local, county, and state ordinances and regulations is required.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Planning Office, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

If I can be of assistance, please contact me at 407-742-0291.

Respectfully,

Jane Adams  
Project Coordinator

## ZONING MAP AMENDMENT

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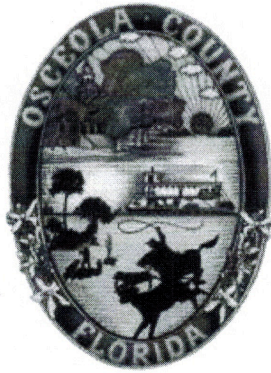
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# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

4.5± acres • Osceola County, FL

**OSCEOLA COUNTY**  
**Pre-Application Meeting**  
Osceola County Administration Building  
1 Courthouse Square, Suite 1100  
Kissimmee, Florida, 34741  
[www.osceola.org](http://www.osceola.org)



## July 17, 2013 "Final" Pre-Application Agenda

### AGENDA

#### rowth Management Administration

9:00

PRDV13 096

Location: Southwest Historic Kissimmee by the Airport

Applicant: DYNA STEPHENS

Parcel ID: 29 25 29 4700 0001 0620

Parcel ID: 29 25 29 4700 0001 0630

Request: This is a two lot combined Agricultural 6.1 acres approximately of flat land with no trees to be subdivided into zero lot size single family homes. Great opportunity to build a subdivision with two entrances and a natural pond. Or to separate subdivisions as in the sketches presented about 20 to 30 houses. This lot is in the middle of other similar lot size developments/independent homes. The Sunny Street side has about 570 feet in frontage and the Martin Street side has about 360 feet in frontage. I am working as a Real Estate Broker to sell this property as a future project for highest and best use to maximize my sellers profit for their best interest. This will boost that side of Kissimmee as well. Both myself and the owners appreciate your consideration

#### ZONING MAP AMENDMENT

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# RESIDENTIAL DEVELOPMENT LAND WITHIN MINUTES OF MEDICAL CITY

4.5± acres • Osceola County, FL

9:20 PRDV13 098

Location: Setters Avenue/Ewing Street/Arrapahoe

Applicant: STEPHEN WOOLCOMBE CLARKE

Request: Subdivide 18 single family homes with recreation area and detention pond

9:40 PRDV13 099

Location: North Side of South Orange Blossom Trail

Applicant: ROBERT GRASSMAN, P.E., P.S.M.

Parcel ID: 25 26 28 6180 000B 0050

Request: This project consists of the construction of an 8,320 square foot general retail store. A right in right out access drive it connects to South Orange Blossom Trail is proposed as well as a full cross access drive to the adjacent property.

10:00 PRDV13 097

Location: Harmony DRI

Applicant: STEVE BOYD

Request: Potential non substantial NOPC to update the Transportation Section of the DO and related phasing. No changes to the development program are proposed

## REPORTS

### Adjournment

The meeting will be held at the County Administration Building located at:

1 Courthouse Square, Suite 1100  
Kissimmee, Florida 34741

lease let the receptionist know you are here for a Pre-Application Meeting and have a seat in the designated area until your name is called.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact:

The Development Review Department  
1 Courthouse Square, Suite 1400  
Kissimmee, Florida 34741  
(407)742-0200

## ZONING MAP AMENDMENT

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