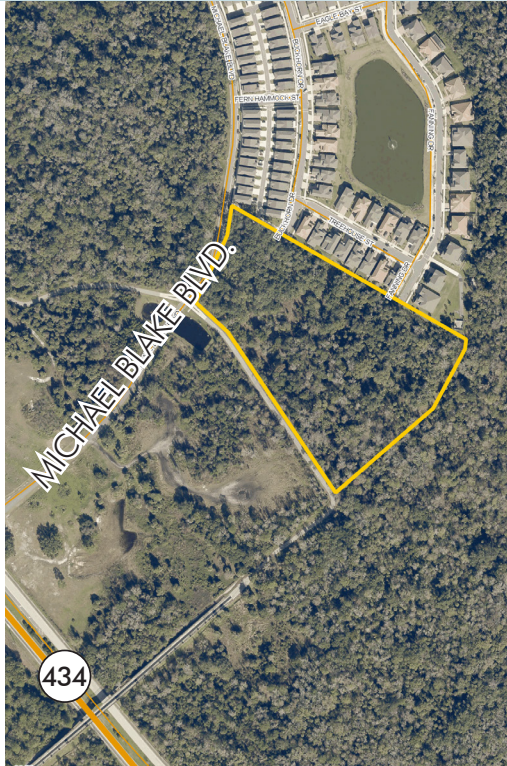


LIVE, WORK, PLAY RESIDENTIAL SITE

10.1 ± acres

Winter Springs, FL

**UNDER
CONTRACT**



LOCATION

Property located along the east side of Michael Blake Boulevard within the City of Winter Springs Town Center, adjacent to the Cross Seminole Trail and within walking distance to the Town Center. Just 2 miles east of the property is the interchange for SR 417/SR 434.

SIZE

10.1 ± acres (estimated 6.5 ± net usable acres)

PRICE

\$1,250,000

ZONING/FLU

Town Center/Transect Zone, T-3 (Suburban)

ROAD FRONTAGE

355' ± Michael Blake Boulevard

UTILITIES

All available on site.

NEARBY SCHOOLS

Excellent public school district! Ratings: Winter Springs High School - B; Indian Trails Middle School - A; Keeth Elementary School - B

DESCRIPTION

This site is rectangularly shaped with potential second story views of Lake Jesup. Excellent walkability to the Town Center shopping district, high school and trails.

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

LAND FOR SALE

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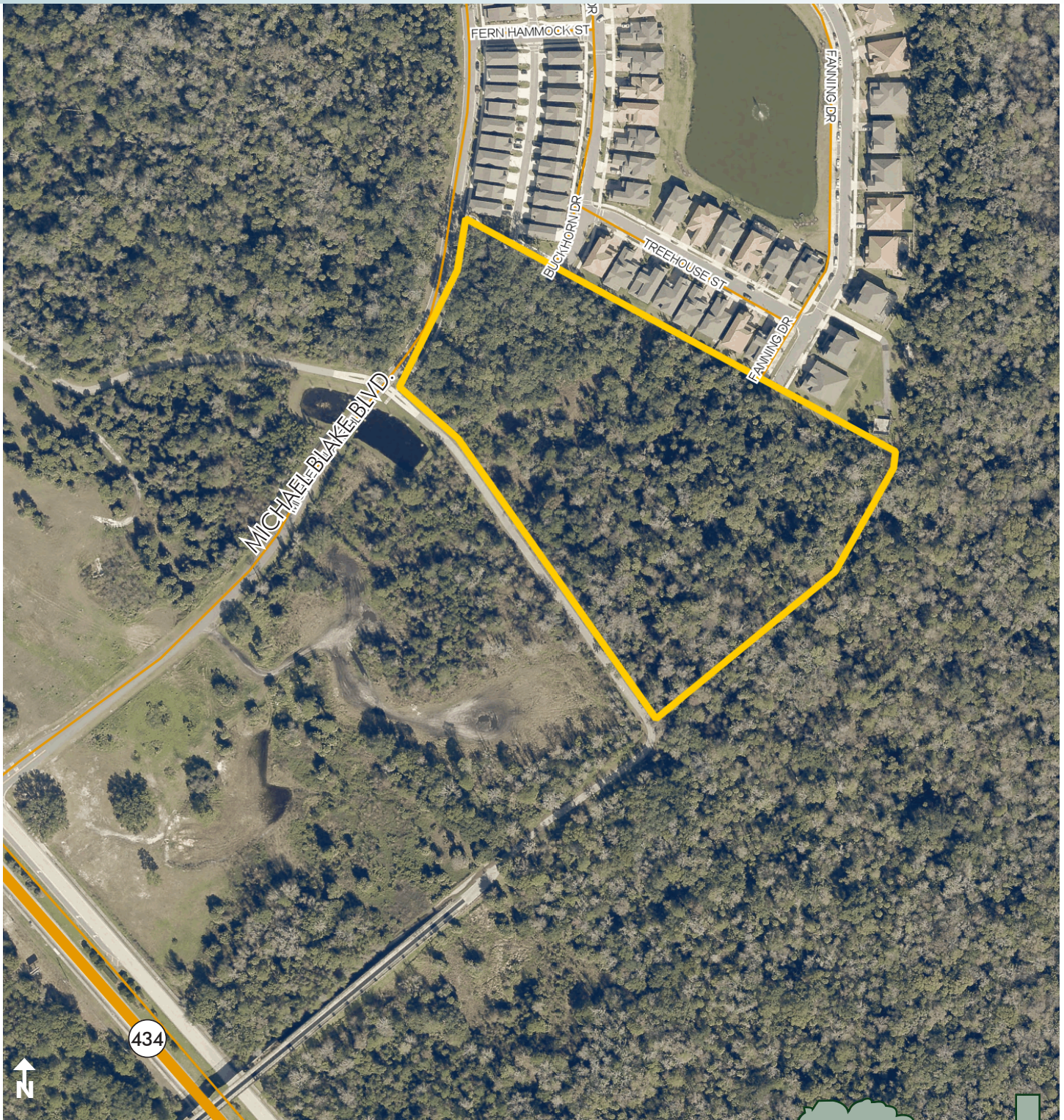


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PROPERTY MAP

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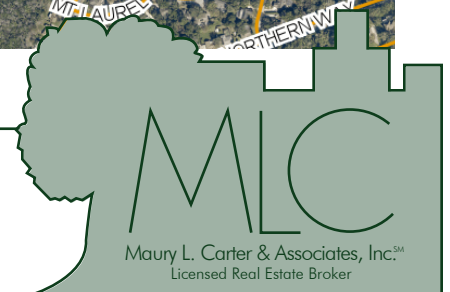
Winter Springs, FL

UNDER CONTRACT



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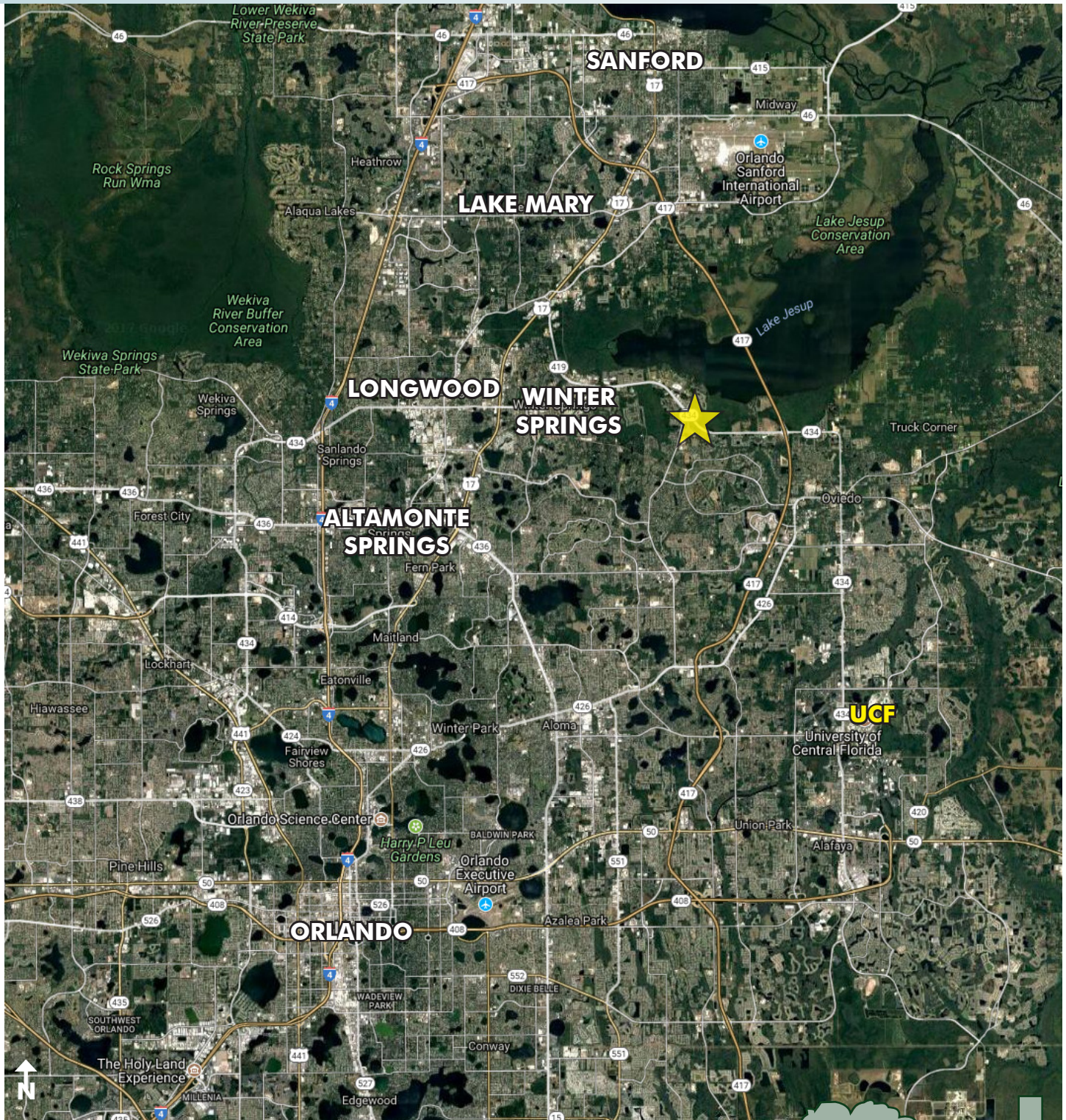


LIVE, WORK, PLAY RESIDENTIAL SITE

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Winter Springs, FL

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LOCATION MAP

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Comprehensive Plan - Goals, Objectives & Policies Specifically Addressing the Town Center District

FUTURE LAND USE ELEMENT

GOAL 1: Quality of Life. To ensure that the character, magnitude, and location of all land uses provides a system for orderly growth and development (as defined in sections 163.3221 and 380.04, Florida Statutes) that achieves a balanced, natural, energy efficient, and economic environment, and enhances the quality of life of all residents throughout and beyond the 2030 planning horizon.

Objective 1.1 Land Use Categories and Future Land Use Map - 2030. The City shall maintain regulations for land use categories and a Future Land Use Map - 2030 (Map I-1) to ensure the coordination of future land uses with existing and adjacent land uses.

Policy 1.1.1: Land Use Categories. Identify appropriate locations for the following land use categories:

Land Use Categories	Maximum Density/Intensity
Town Center District	36.0 dwelling units per gross acre or 2.0 FAR

Policy 1.4.2: Higher Density Infill. Encourage compatible infill and higher density and intensity development within the Town Center and the U.S. 17-92 CRA Corridor. Minimize adverse impacts to adjacent established residential neighborhoods through site layout, orientation of buildings, and a transition of densities. (Cross Reference: See Housing Element, Policy 1.1.8)

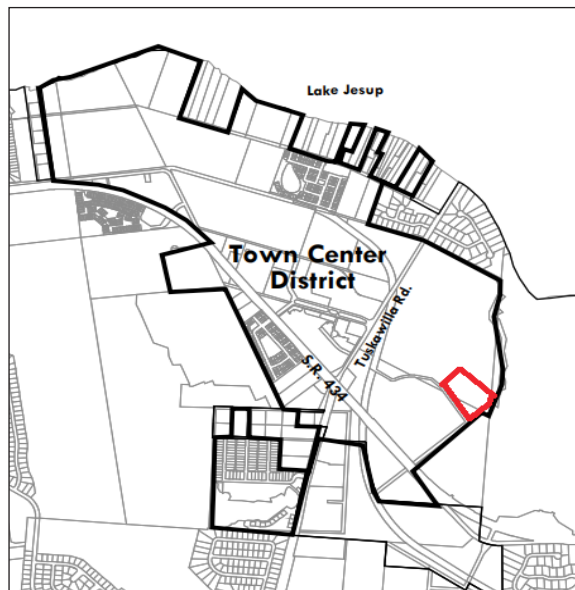
Policy 1.4.3: Public Services and Facilities. Work to ensure the availability of public services and facilities to accommodate development in the Town Center and Greenway Interchange District.

GOAL 2: Town Center. The City seeks to create a Town Center based upon traditional design standards for development that will become the identifying focus of the City's downtown and contribute to an increased and diversified tax base for the City. The primary purpose of the Town Center shall be to create an economically successful, vibrant, aesthetic, compact, multimodal, diverse, mixed use (including horizontal and vertical integration of uses) neo-traditional urban environment, designed on a pedestrian scale and with a pedestrian orientation. The Town Center is to be a place where people can reside in a mix of single and multiple family dwellings, work, gather to shop, relax, recreate, be entertained, attend community events, and enjoy the natural beauty of lands located in the Town Center. The Town Center should be created through public and private investment and development.

Objective 2.1 Location. The Town Center should be generally centered around the intersection of S.R. 434 and Tuskawilla Road, as depicted on the City's Future Land Use Map - 2030. Existing public facilities such as the City Hall, Winter Springs High School, Central Winds Community Park, and the U. S. Post Office are included within the Town Center designation.

Policy 2.1.1: Future Land Use Map Designation. Revise the Future Land Use Map - 2030, as needed from time to time, to designate land "Town Center" consistent with the Objective.

WINTER SPRINGS TOWN CENTER DISTRICT



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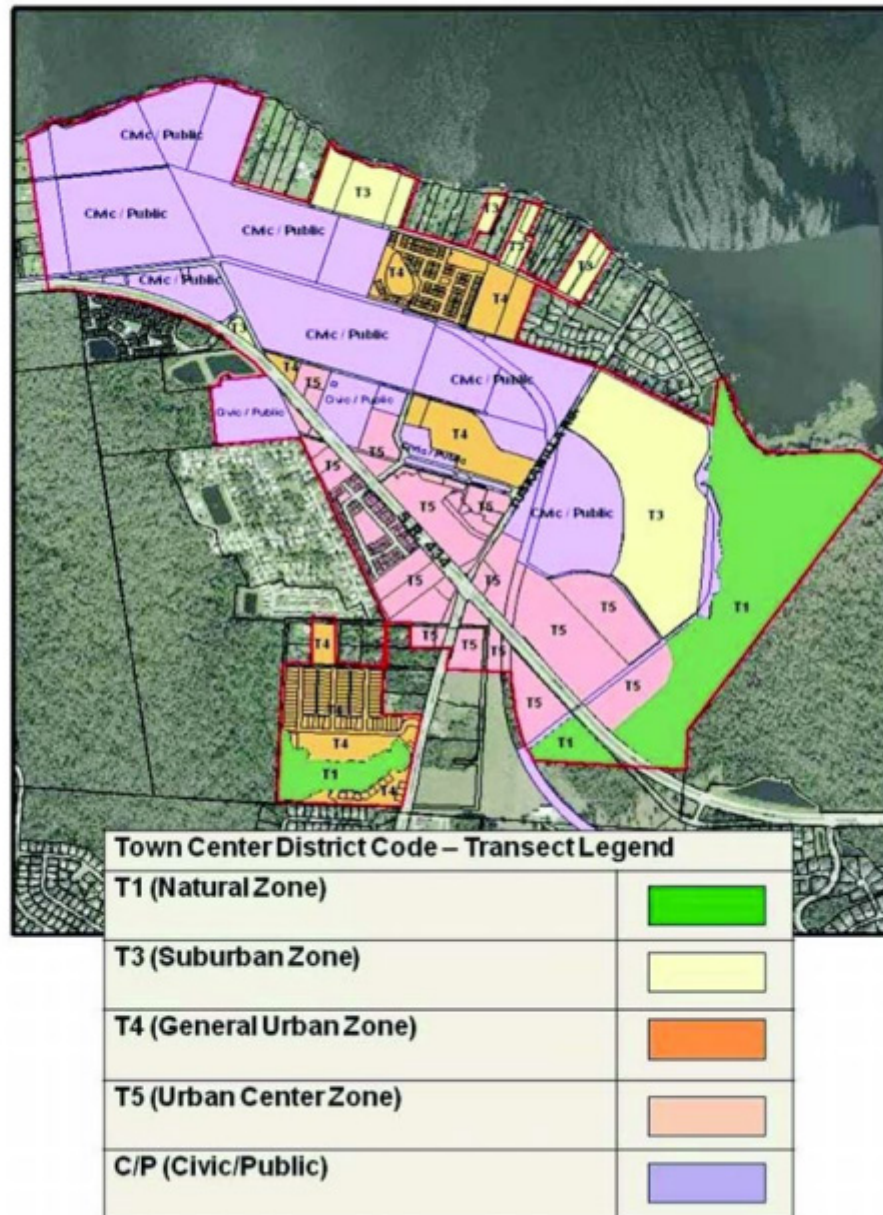
LIVE, WORK, PLAY RESIDENTIAL SITE

10.1 ± acres

Winter Springs, FL

**UNDER
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Town Center District Transect Map



Transect Zone Descriptions

TRANSECT MAP

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