

INFILL RESIDENTIAL LAKEFRONT LAND

3.76± acres

Orange County, FL

**PRICE
REDUCED**



LOCATION

Daetwyler Drive in Belle Isle, Florida

SIZE

3.76± acres

PRICE - 38% PRICE REDUCTION

NOW: \$3,300,000

WAS: ~~\$5,350,000~~

ZONING/FLU

R-2

FRONTAGE

Lake: 400 feet of frontage along Lake Conway

Road: 330 feet on Daetwyler Drive

POTENTIAL DEVELOPMENT SCENARIOS

- 30 Townhomes or

- 11 Single Family Homes

See pages 5 & 6 for concept plans

DESCRIPTION

ATTENTION RESIDENTIAL DEVELOPERS...THIS WON'T LAST!

Excellent development site on the Conway chain of lakes offering beautiful views of Lake Conway within a short distance from city amenities. This site is located approximately 10 minutes from Orlando International Airport, 20 minutes from Downtown Orlando and 25 minutes from Walt Disney World and the attractions. Extensive economic activity in Orange County make this prime property for residential development. A 40' wide concrete dock, ramp and sea wall are located on the property that will can stay in place with deeded access if the single family development option is chosen. Dock will need to be removed if townhomes are developed.

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

SELLER MAY CONSIDER OWNER FINANCING

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

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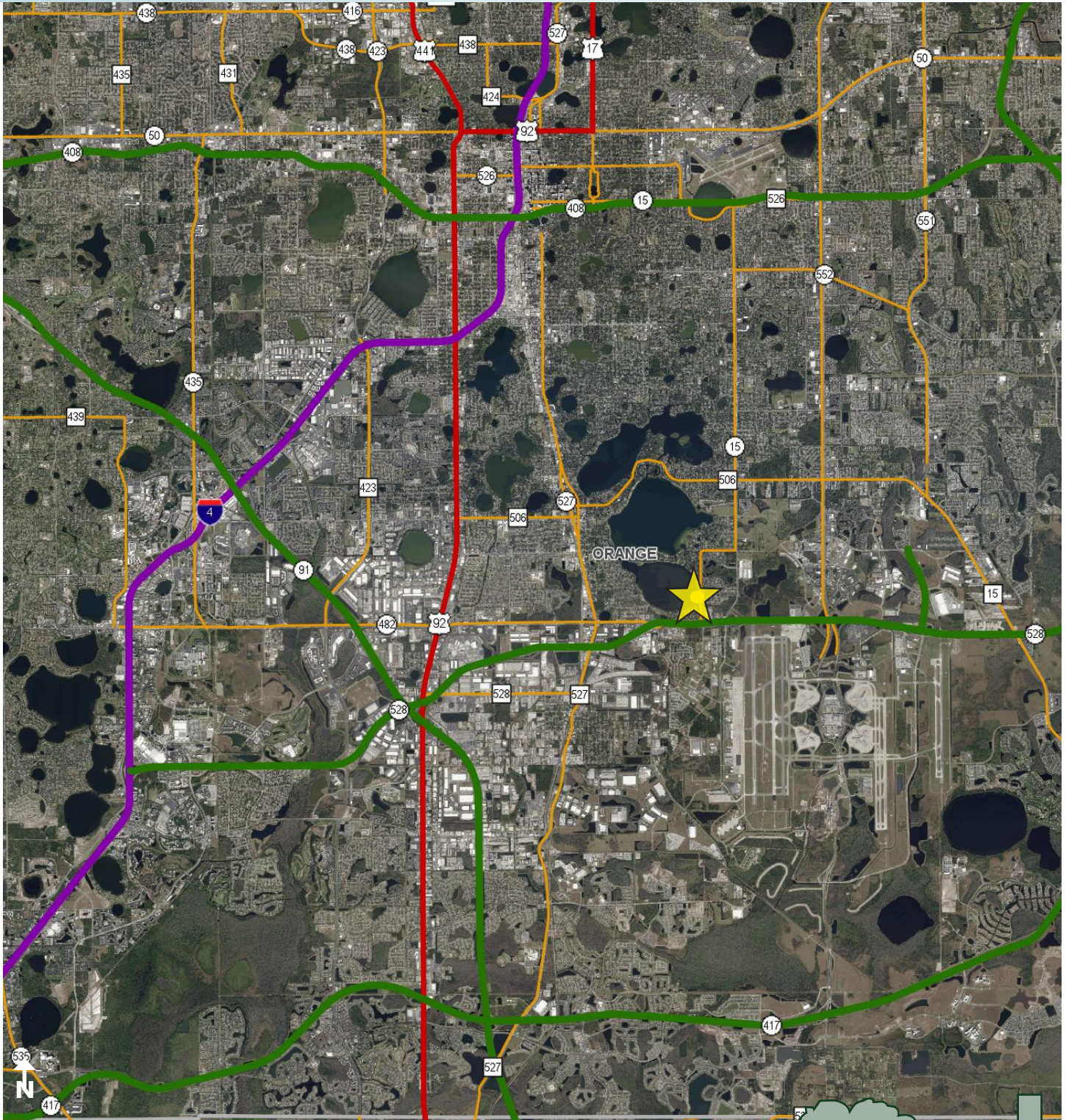
SINGLE FAMILY OR TOWNHOME

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LOCATION MAP

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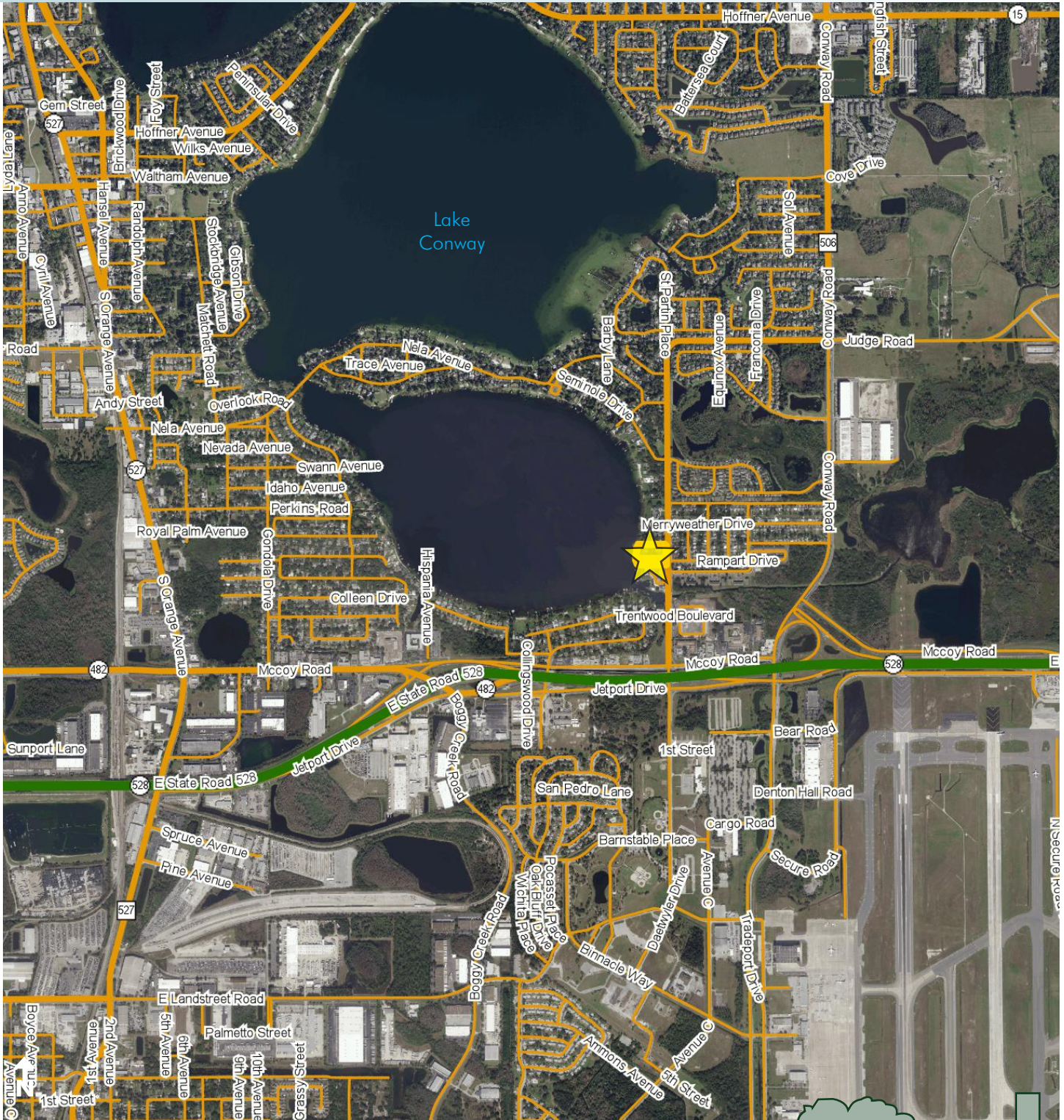


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REGIONAL MAP

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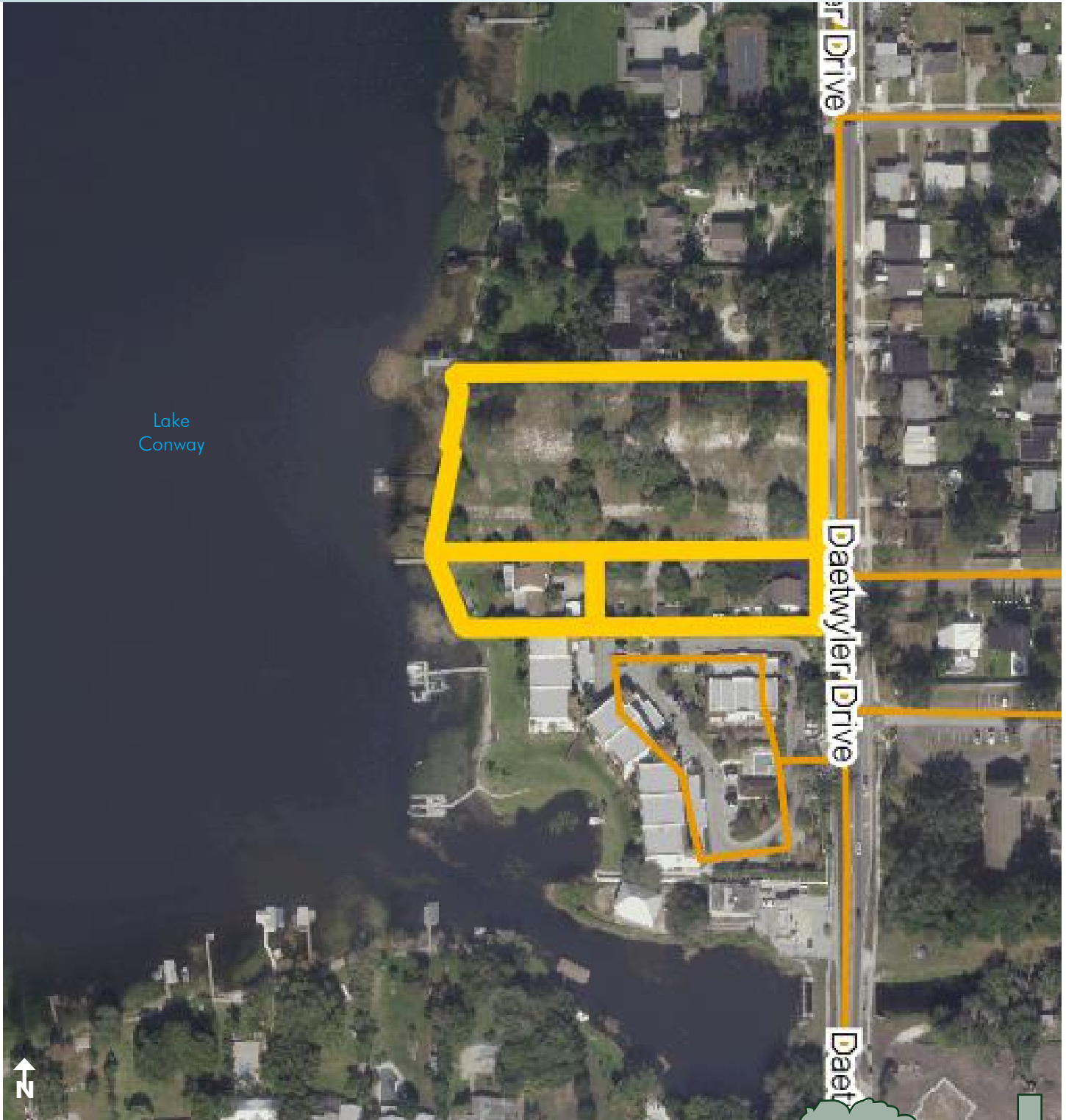


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PROPERTY MAP

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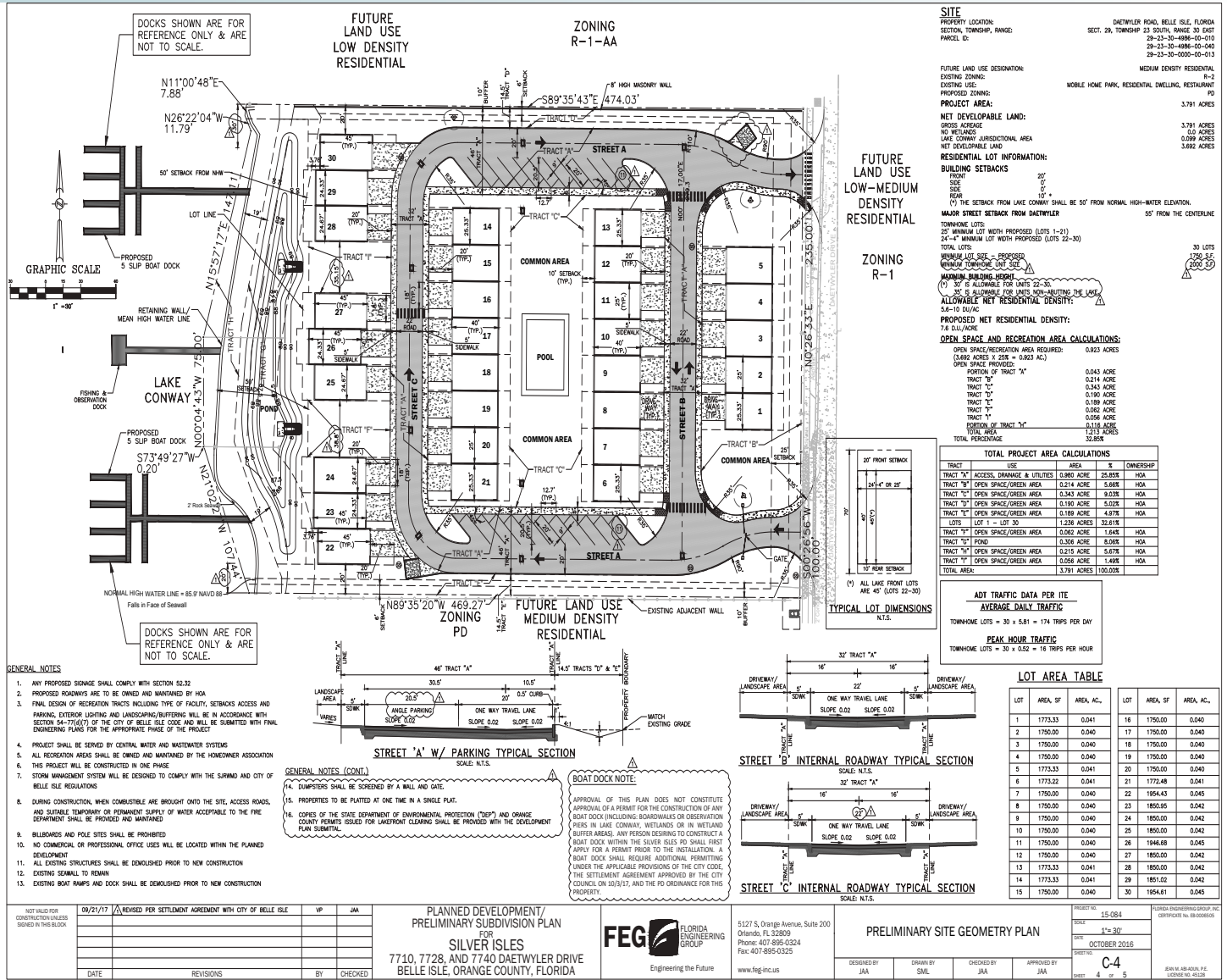
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PRELIMINARY SITE GEOMETRY PLAN

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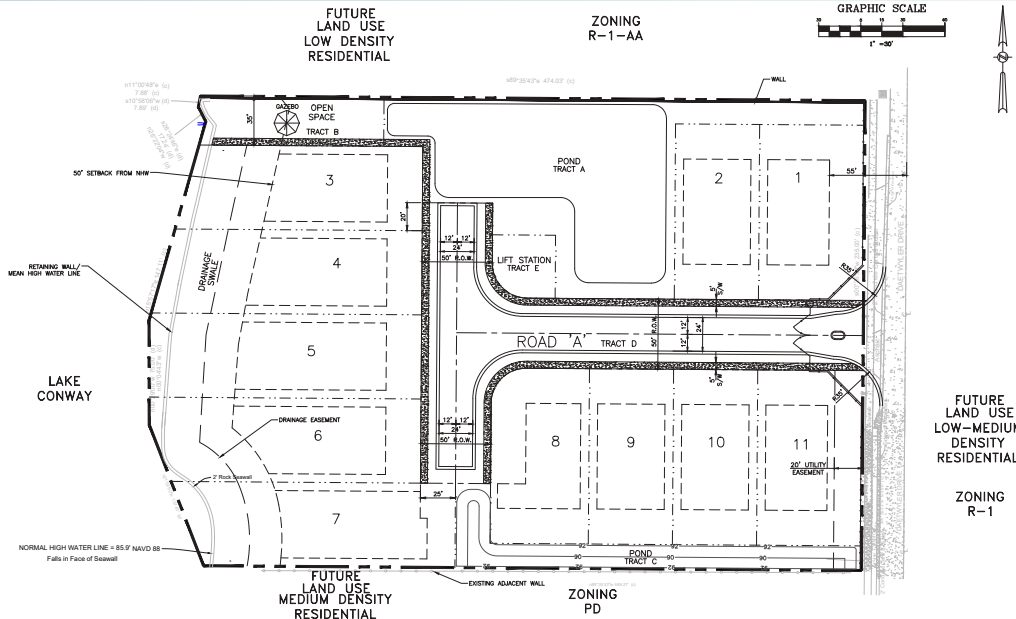
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SITE
PROPERTY LOCATION: DAEHWYLER ROAD, BELLE ISLE, FLORIDA
SECTION, TOWNSHIP, RANGE: SECT. 29, TOWNSHIP 23 SOUTH, RANGE 30, EAST
PARCEL ID: 28-23-30-4886-00-010
28-23-30-4886-00-040
28-23-30-4886-00-040
28-23-30-4886-00-010

FUTURE LAND USE DESIGNATION: MOBILE HOME PARK, RESIDENTIAL DWELLING, RESTAURANT
EXISTING ZONING: R-2
EXISTING USE: MEDIAN DENSITY RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, SUBDIVISION

PROJECT AREA: 3.79 ACRES
NET DEVELOPABLE LAND: 3.79 ACRES
PERCENTAGE OF NET DEVELOPABLE LAND: 100%
NET DEVELOPABLE LAND: 3.79 ACRES

RESIDENTIAL LOT INFORMATION:
BUILDING SETBACKS FOR R-2 ZONING:
FRONT: 25'
SIDE: 5'
REAR: 25'
STREET: 25'
THE SETBACK FROM LAKE CONWAY SHALL BE 50' FROM NORMAL HIGH-WATER ELEVATION.
MAJOR STREET SETBACK FROM DAEHWYLER: 50' FROM THE CENTERLINE

SINGLE FAMILY LOTS: 11 LOTS
MINIMUM LOT WIDTH PROPOSED: 7,000 S.F.
MINIMUM LOT WIDTH PROPOSED: 30 FEET

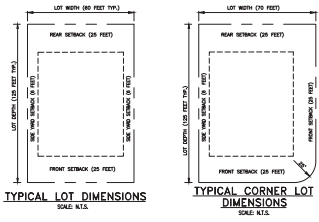
ALLOWABLE NET RESIDENTIAL DENSITY: 0.8-1.0 DU/AC
PROPOSED NET RESIDENTIAL DENSITY: 0.90 DU/ACRE

TRACTS SUMMARY			
TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.542	STORMWATER POND	H.O.A.
B	0.124	OPEN SPACE	H.O.A.
C	0.140	STORMWATER POND	H.O.A.
D	0.554	ROAD	H.O.A.
E	0.043	LIFT STATION	O.C.U.

- GENERAL NOTES**
1. ANY PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 52.32
 2. PROPOSED ROADWAYS ARE TO BE OWNED AND MAINTAINED BY HOA
 3. FINAL DESIGN OF RECREATION TRACTS INCLUDING TYPE OF FACILITY, SETBACKS ACCESS AND PARKING, EXTERIOR LIGHTING AND LANDSCAPING/BUFFERING WILL BE IN ACCORDANCE WITH SECTION 54-77(6)(7) OF THE CITY OF BELLE ISLE CODE AND WILL BE SUBMITTED WITH FINAL ENGINEERING PLANS FOR THE APPROPRIATE PHASE OF THE PROJECT.
 4. PROJECT SHALL BE SERVED BY CENTRAL WATER AND WASTEWATER SYSTEMS
 5. ALL RECREATION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION
 6. THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE
 7. STORM MANAGEMENT SYSTEM WILL BE DESIGNED TO COMPLY WITH THE SWFWMD AND CITY OF BELLE ISLE REGULATIONS
 8. DURING CONSTRUCTION, WHEN COMPLETING ARE BROUGHT ONTO THE SITE, ACCESS ROADS, AND SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED
 9. BILLBOARDS AND POLE SITES SHALL BE PROHIBITED
 10. NO COMMERCIAL OR PROFESSIONAL OFFICE USES WILL BE LOCATED WITHIN THE PLANNED DEVELOPMENT
 11. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION
 12. EXISTING SEAWALL TO REMAIN
 13. EXISTING BOAT RAMPS AND DOCK SHALL BE DEMOLISHED PRIOR TO NEW CONSTRUCTION
 14. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK INCLUDING BROWNIANUS OR OBSERVATION PIER IN WETLANDS OR WETLAND BUFFER AREAS. ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK WITHIN THIS COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION OF THE BOAT DOCK.

ADT TRAFFIC DATA PER ITE
AVERAGE DAILY TRAFFIC
SINGLE FAMILY LOTS = 11 x 0.57 = 105.27 TRIPS PER DAY

PEAK HOUR TRAFFIC
SINGLE FAMILY LOTS = 11 x 1.01 = 11.11 TRIPS PER HOUR



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	PRELIMINARY SUBDIVISION PLAN FOR ASHLEY ISLES 7710, 7725, AND 7740 DAEHWYLER DRIVE BELLE ISLE, ORANGE COUNTY, FLORIDA	FEG FLORIDA ENGINEERING GROUP Engineering the Future www.feginc.us	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325	OVERALL SITE PLAN	PROJECT NO. 15-085 SCALE: 1" = 30' DATE: AUGUST 30, 2018 SHEET NO. C-4 OF 4 OF 8	FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 100000000	
DATE	REVISIONS	BY	CHECKED	DESIGNED BY JAA	DRAWN BY KS	CHECKED BY JAA	APPROVED BY JAA

OVERALL SITE PLAN

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