

INFILL RESIDENTIAL LAKEFRONT LAND

Lakefront Lots
Orange County, FL

**PRICE
REDUCED**



LOCATION

Daetwyler Drive in Belle Isle, Florida

ZONING/FLU

R-2

FRONTAGE

Lake: 215 feet of frontage along Lake Conway

Road: 200 feet on Daetwyler Drive

LAKEFRONT LOTS AVAILABLE - LOTS 1, 2 & 3

PRICE PER LOT - \$495,000

POTENTIAL DEVELOPMENT SCENARIOS

PRICE - **38% PRICE REDUCTION**

NOW: \$3,300,000 WAS: \$5,350,000

- 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.

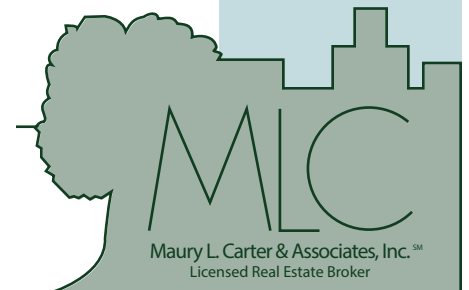
Offering subject to errors, omission, prior sale or withdrawal without notice.

**SELLER MAY CONSIDER OWNER
FINANCING**

SINGLE FAMILY OR TOWNHOME

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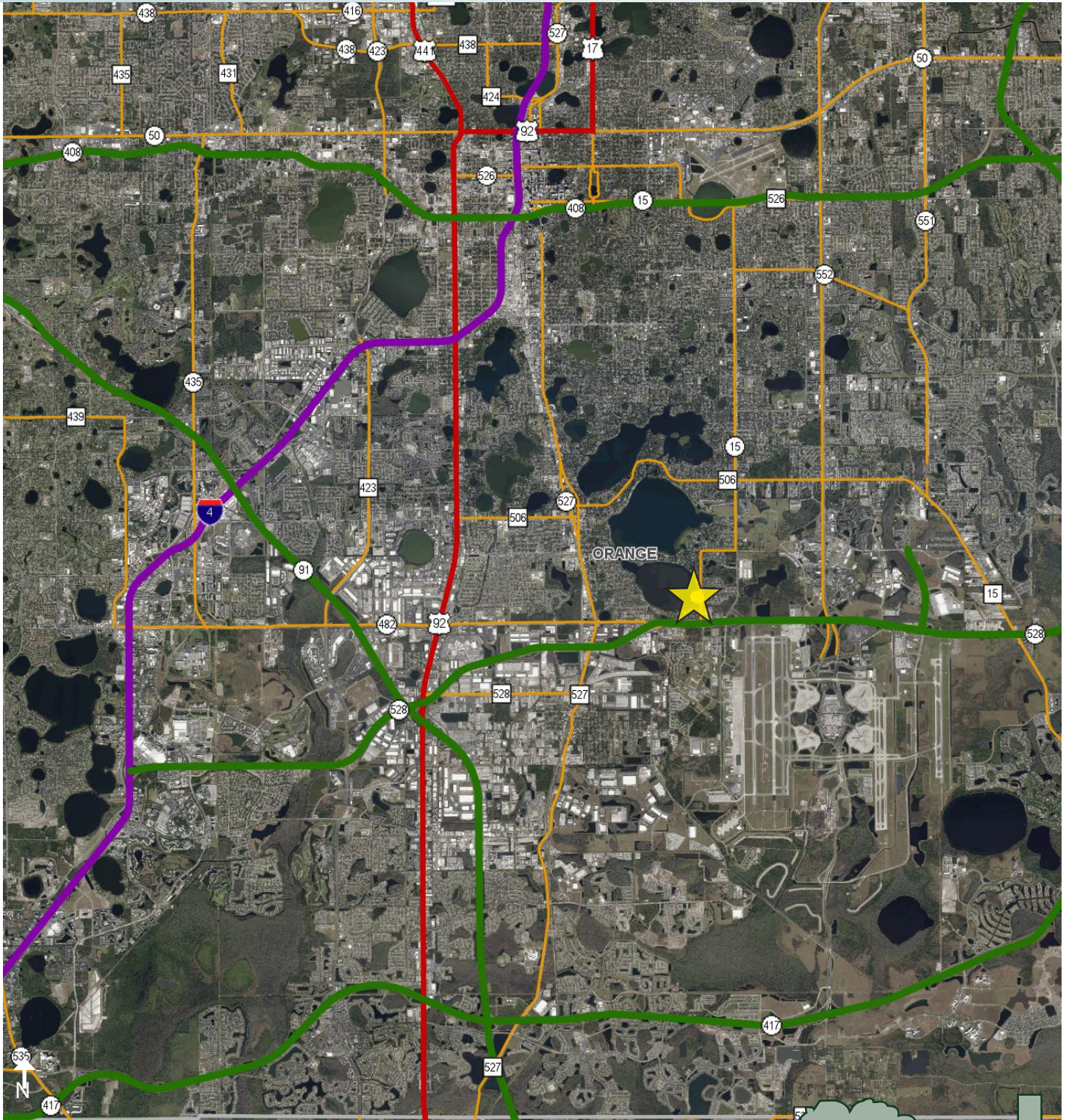
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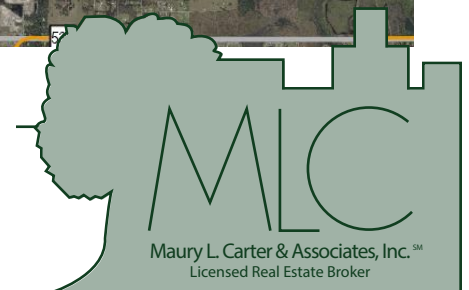
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LOCATION MAP

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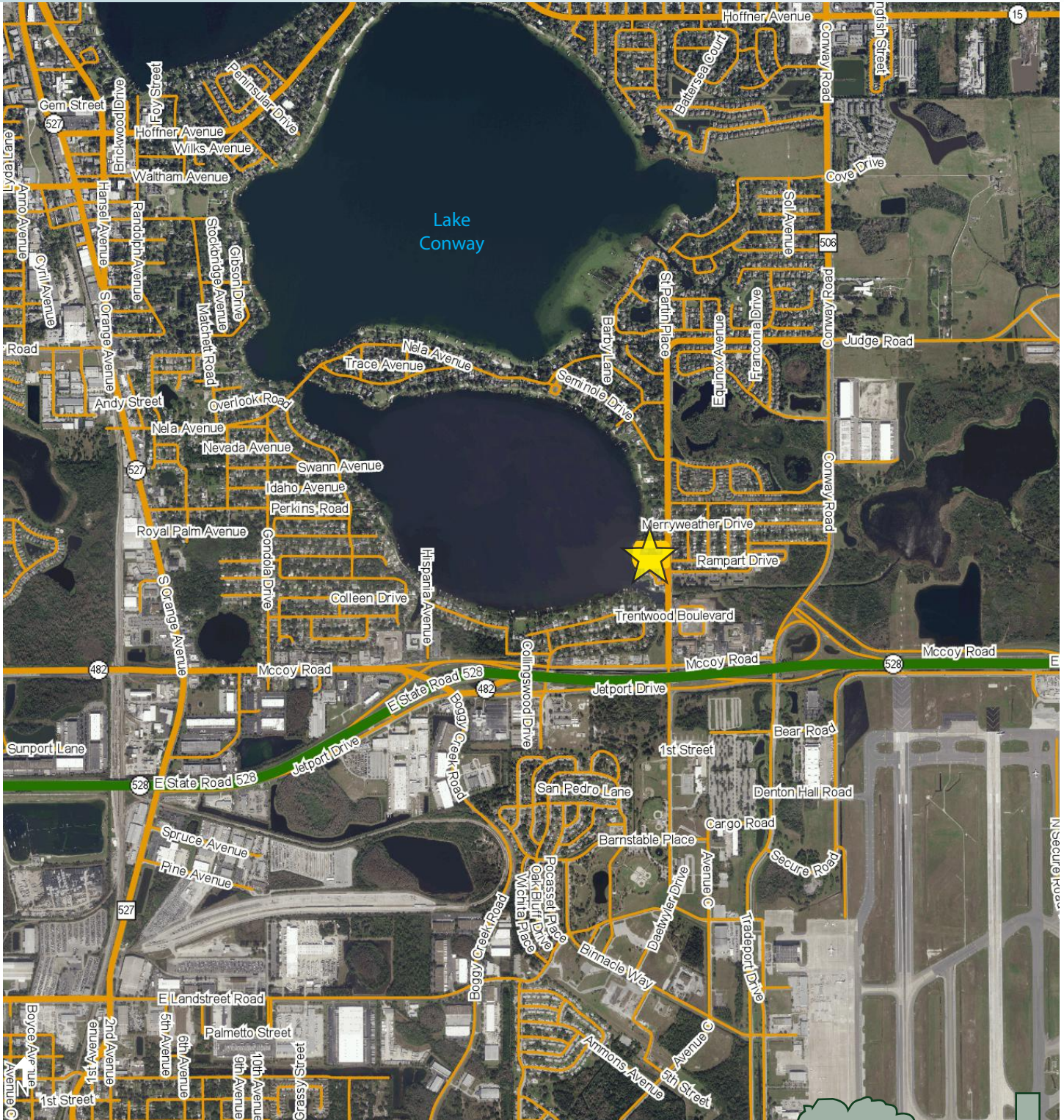
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REGIONAL MAP

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PROPERTY MAP

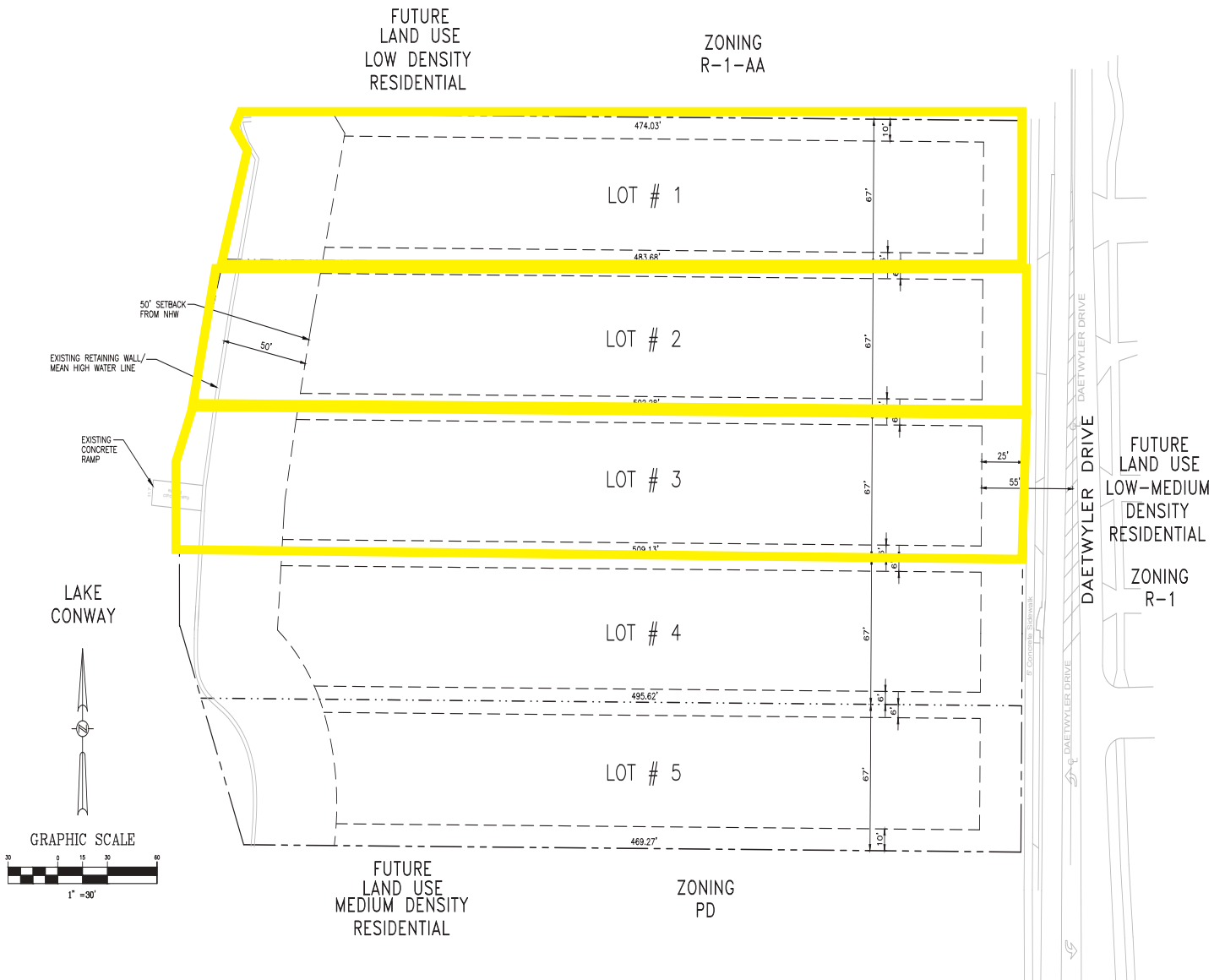
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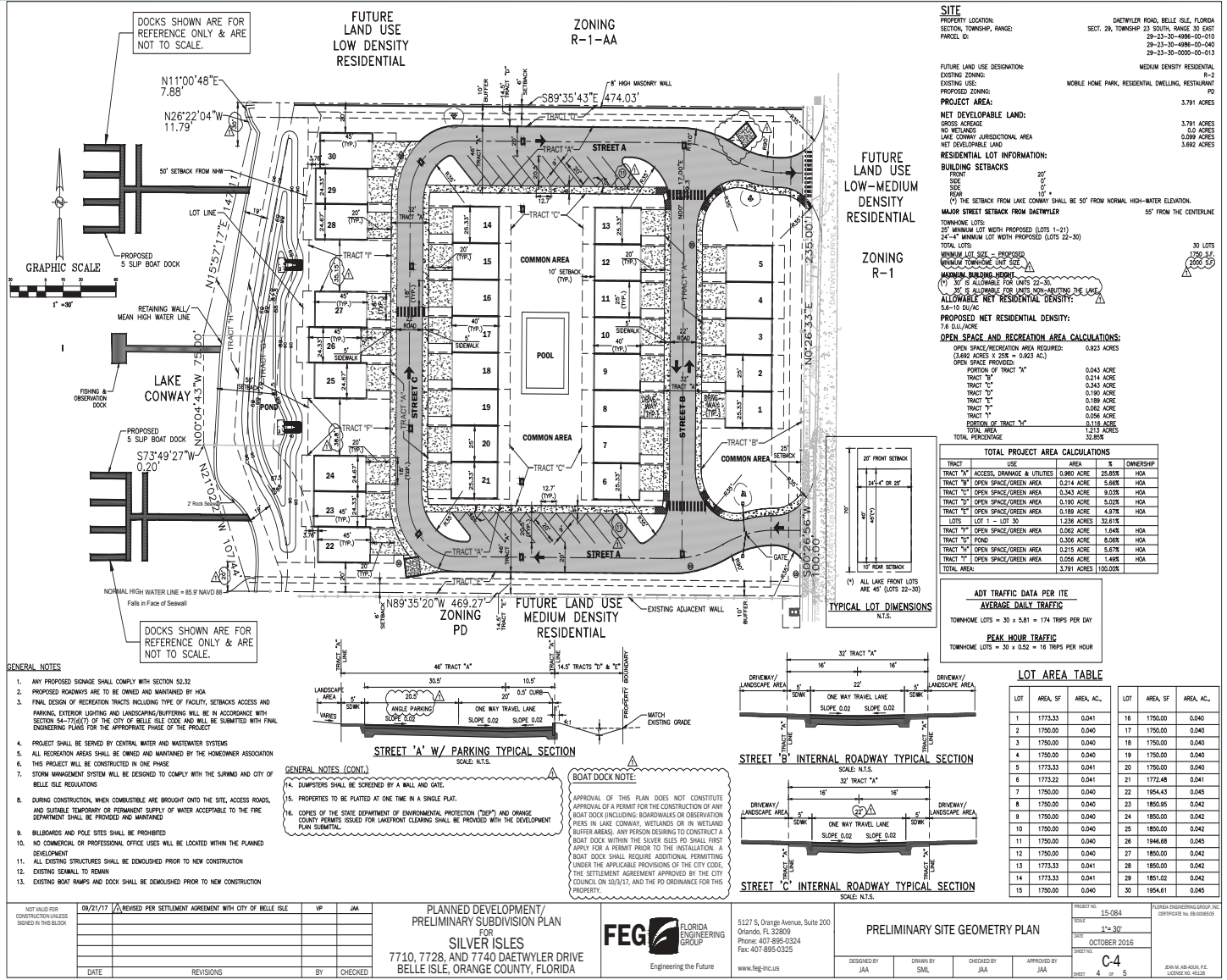
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PRELIMINARY SITE GEOMETRY PLAN

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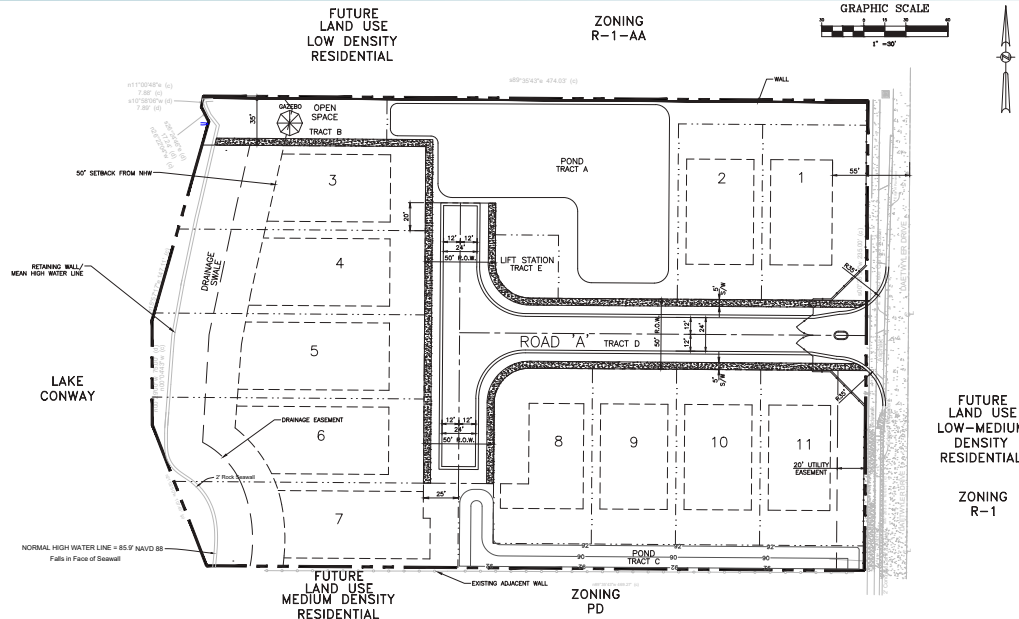
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SITE
PROPERTY LOCATION: DAEIHWYLER ROAD, BELLE ISLE, FLORIDA
SECTION, TOWNSHIP, RANGE: SECT. 29, TOWNSHIP 23 SOUTH, RANGE 30, EAST
PARCEL ID: 28-23-30-0000-00-010
28-23-30-0000-00-040
28-23-30-0000-00-013

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
GROSS AREAAGE: 3.79 ACRES
NO WATER: 3.79 ACRES
NET DEVELOPABLE LAND: 3.79 ACRES

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

MAJOR STREET SETBACK FROM DAEIHWYLER: 50' FROM THE CENTERLINE

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

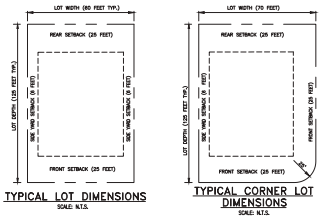
ALLOWABLE NET RESIDENTIAL DENSITY: 0.8-1.0 DU/AC
PROPOSED NET RESIDENTIAL DENSITY: 0.90 D.U./ACRE

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 SWANNO AND CITY OF BELLE ISLE REGULATIONS
 8. DURING CONSTRUCTION, WHEN COMPLETING ONE BROODPOT 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 POND 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				
DATE	REVISIONS	BY	CHECKED	

PRELIMINARY SUBDIVISION PLAN
FOR
ASHLEY ISLES
7710, 7728, AND 7740 DAEIHWYLER 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			
DESIGNED BY: JAA	DRAWN BY: KS	CHECKED BY: JAA	APPROVED BY: JAA
PROJECT NO: 15-085		FLORIDA PROFESSIONAL ENGINEER REG. NO. 15000000	
SCALE: 1" = 30'		DATE: AUGUST 30, 2018	
SHEET NO: C-4		DATE TO BE BUILT: 11-15-18	
SHEET 4 of 8		LIC. NO. 01232	

OVERALL SITE PLAN

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