

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

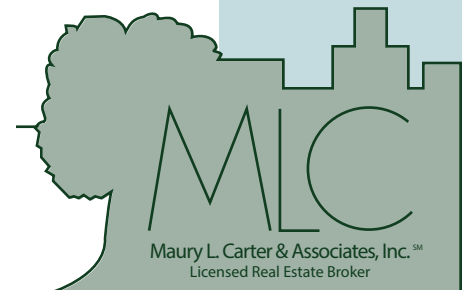
ATTENTION RESIDENTIAL DEVELOPERS...THIS WON'T LAST! Excellent development site on the Conway chain of lakes offering beautiful views of Lake Conway within a short distance from city amenities. This site is located approximately 10 minutes from Orlando International Airport, 20 minutes from Downtown Orlando and 25 minutes from Walt Disney World and the attractions. Extensive economic activity in Orange County make this prime property for residential development. The entire 400 feet of lake frontage is protected by a sea wall with a centrally located boat ramp all grandfathered in on this development site.

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

SINGLE FAMILY OR TOWNHOME

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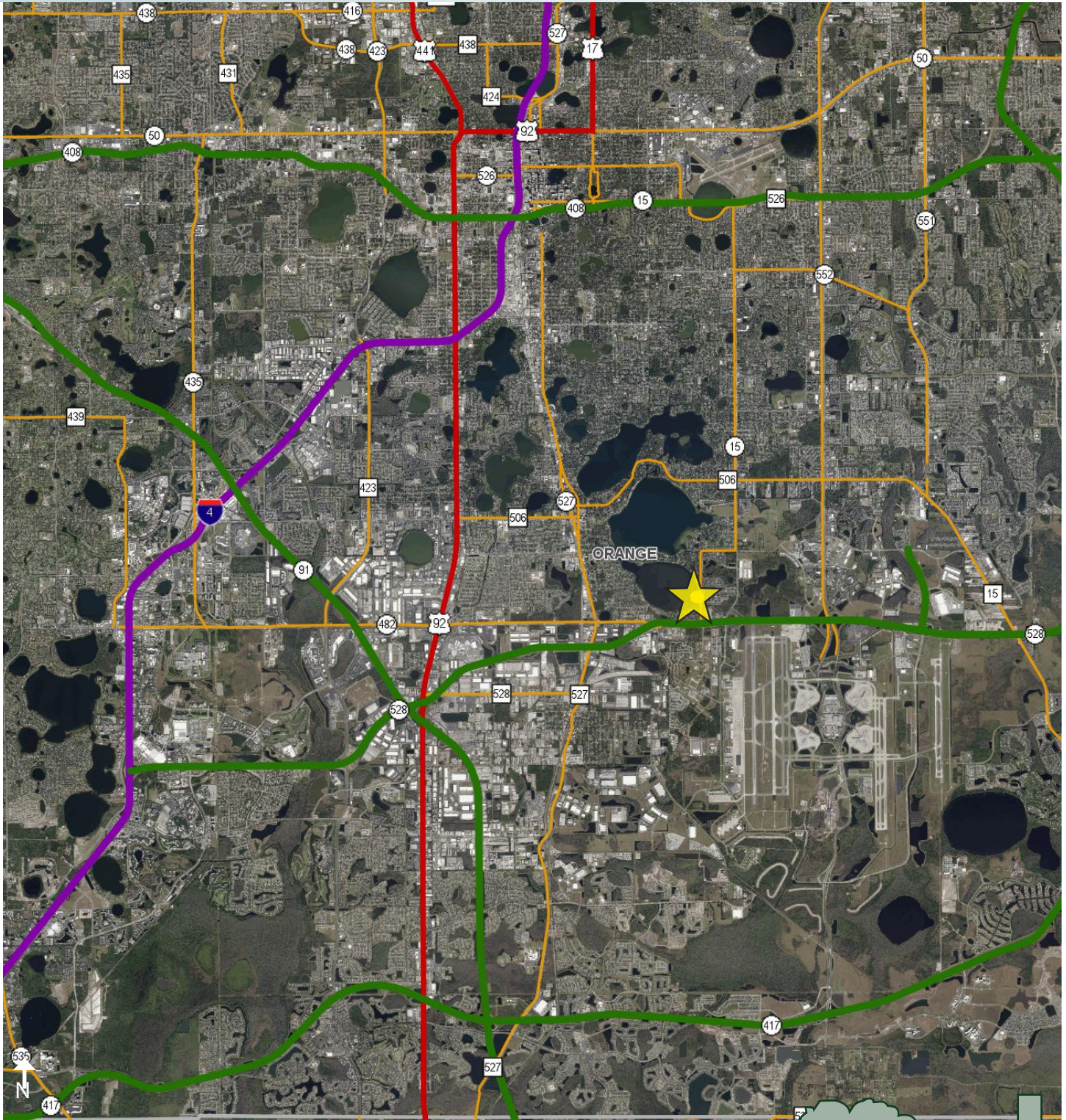


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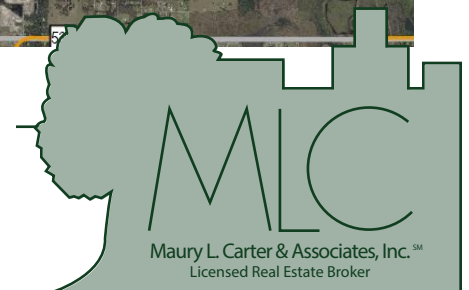
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LOCATION MAP

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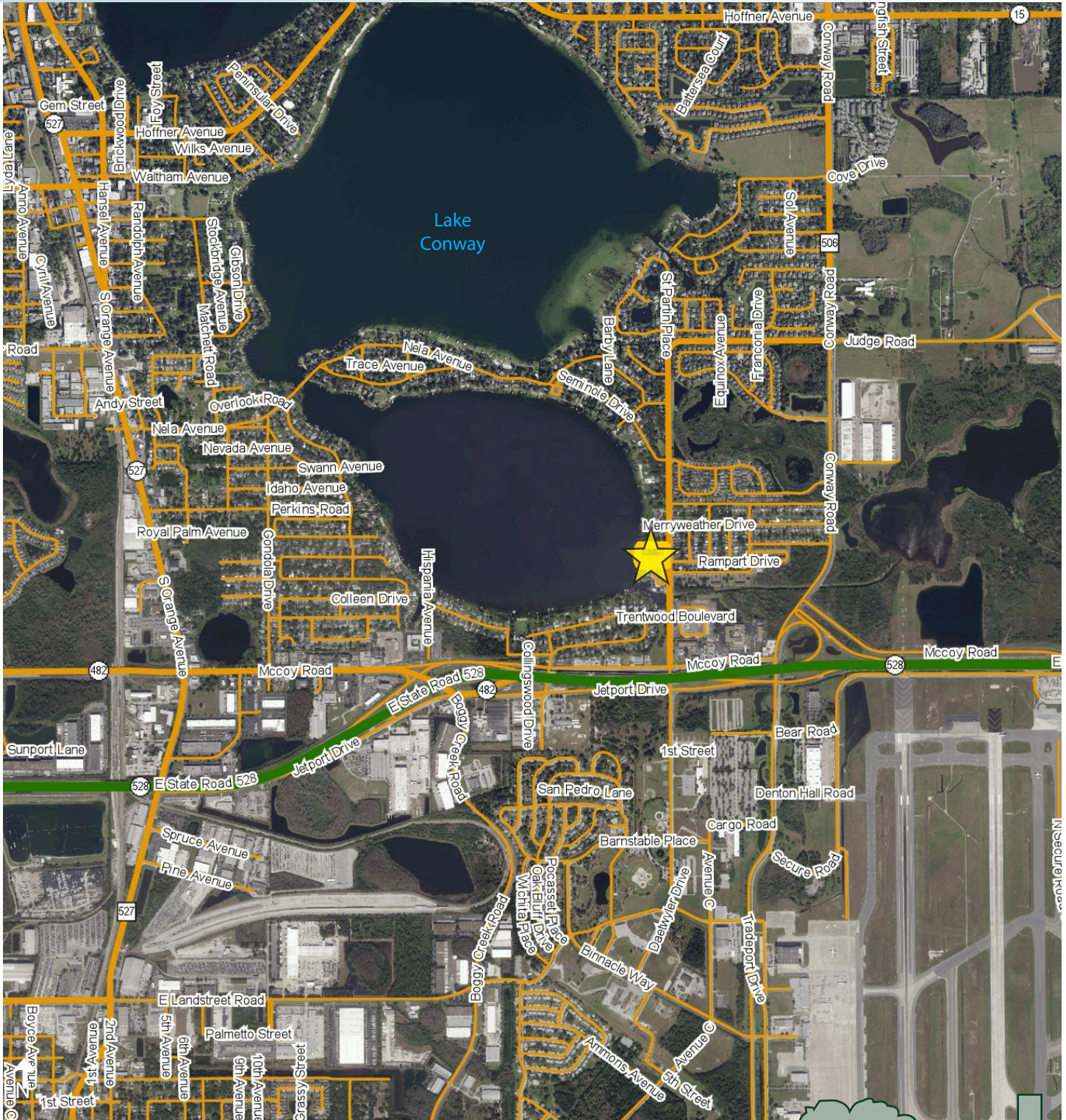


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REGIONAL MAP

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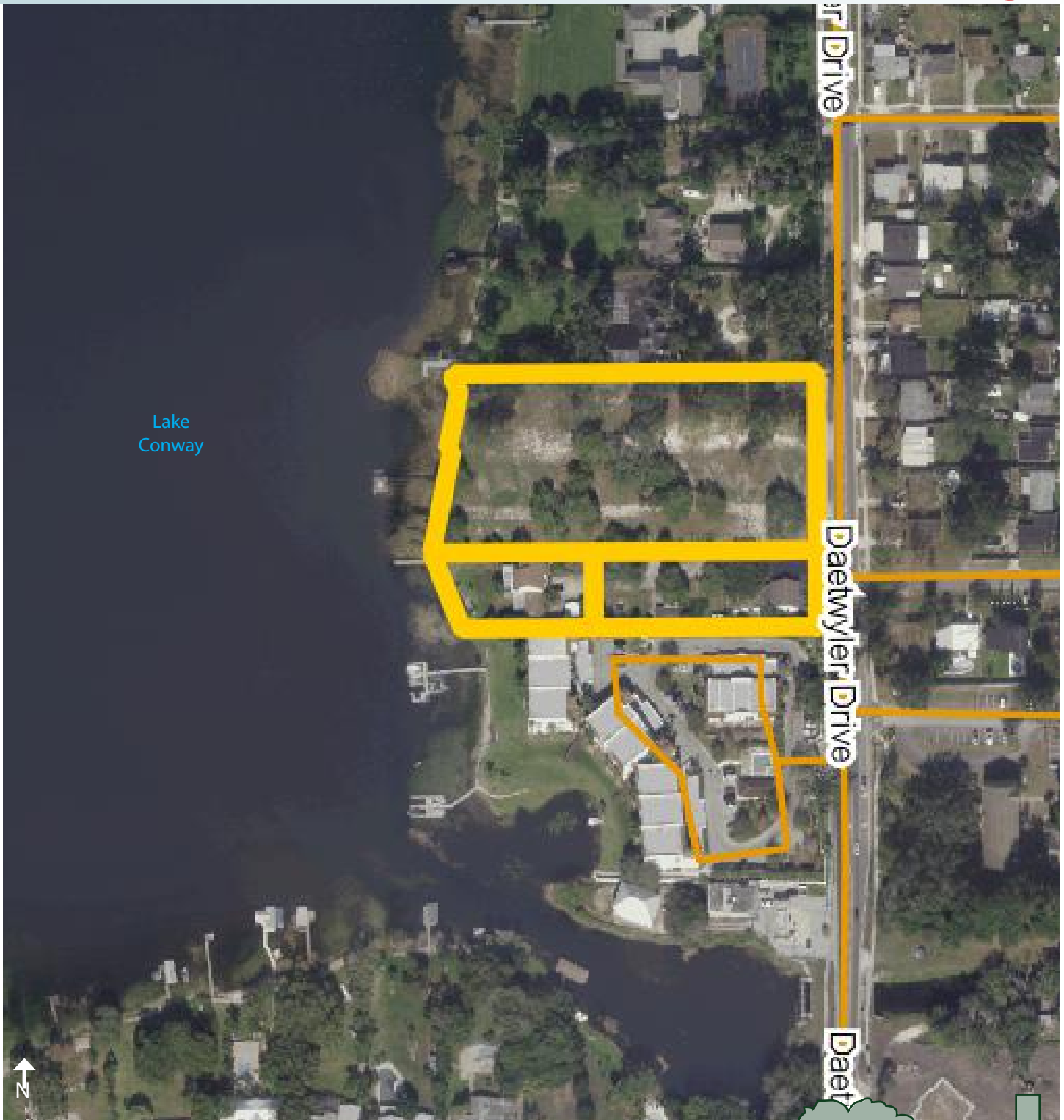


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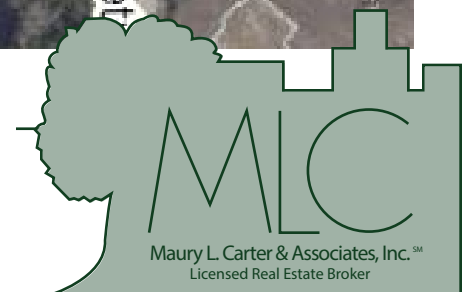
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PROPERTY MAP

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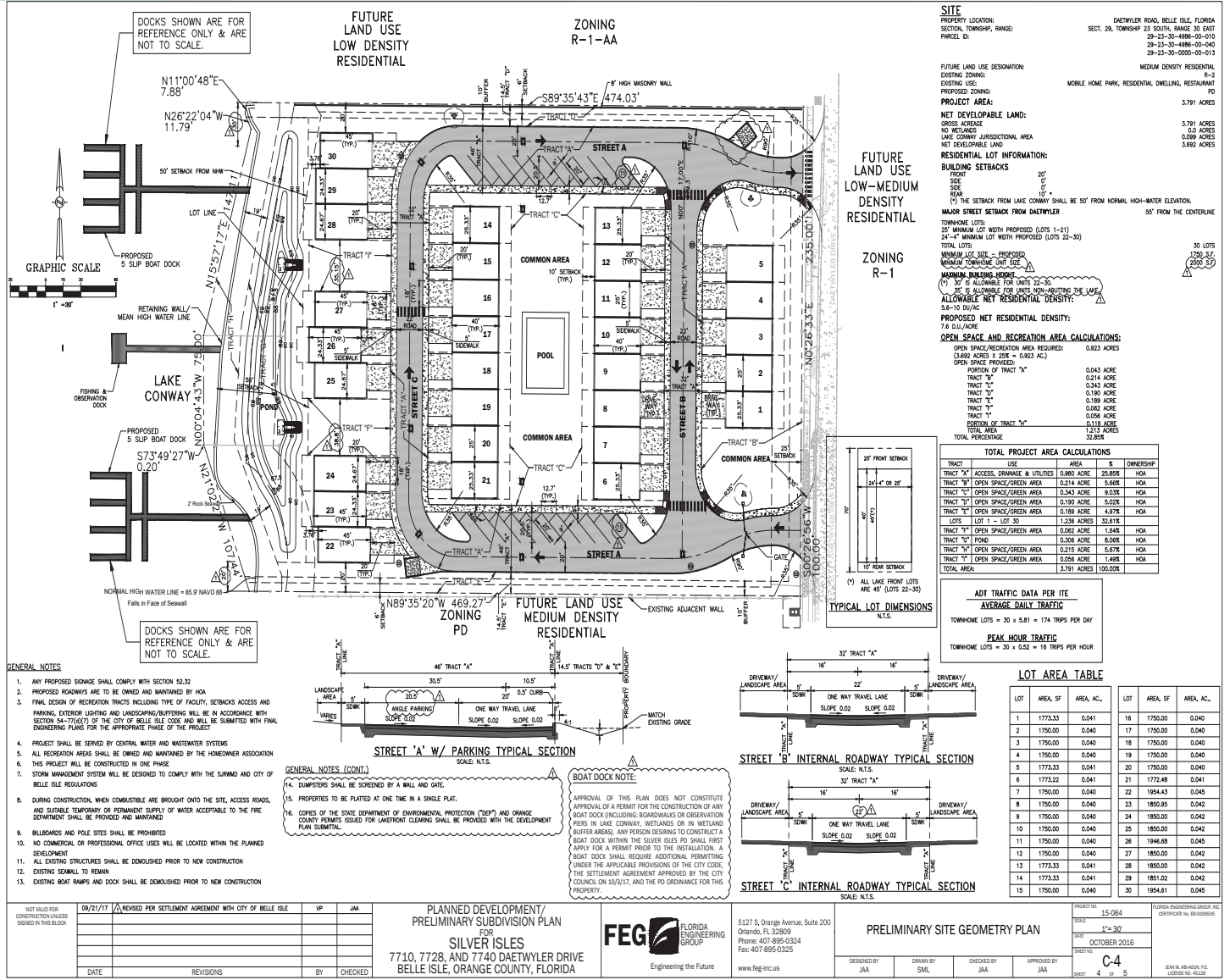
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PRELIMINARY SITE GEOMETRY PLAN

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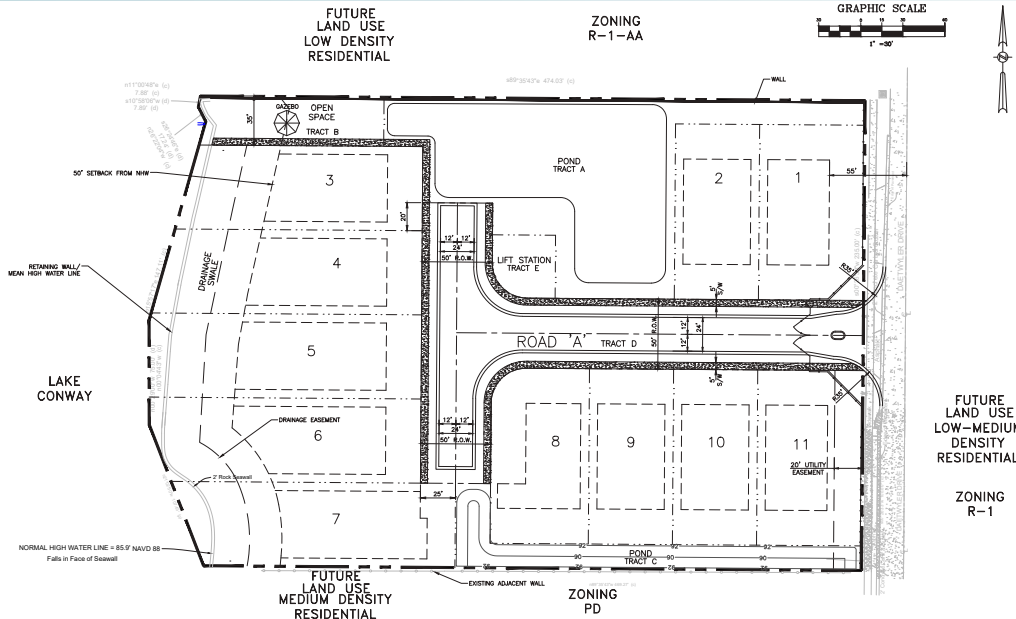


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SITE
 PROPERTY LOCATION: DAEHWYLER ROAD, BELLE ISLE, FLORIDA
 SECTION, TOWNSHIP, RANGE: SECT. 29, TOWNSHIP 23 SOUTH, RANGE 30, EAST
 PARCEL ID: 28-23-30-0000-00-010
 28-23-30-0000-00-040
 28-23-30-0000-00-013

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

RESIDENTIAL LOT INFORMATION:
BUILDING SETBACKS FOR R-2 ZONING:
 FROM FRONT 25'
 FROM REAR 25'
 FROM SIDE (STREET) 25'
 FROM SIDE (LOT) 5'
 (*) 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 AREA PROPOSED: 39 FEET

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

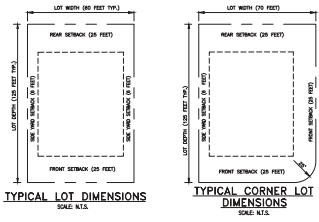
TRACTS SUMMARY			
TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.542	STORMWATER POND	H.O.A.
B	0.124	OPEN SPACE	H.O.A.
C	0.140	STORMWATER POND	H.O.A.
D	0.554	ROAD	H.O.A.
E	0.043	LIFT STATION	O.C.U.

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 BROWARD COUNTY OR BROWARD COUNTY IN WELLSBORO WELLSBORO 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 DAEHWYLER DRIVE
 BELLE ISLE, ORANGE COUNTY, FLORIDA

FEG FLORIDA ENGINEERING GROUP
 Engineering the Future
 5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feginc.us

OVERALL SITE PLAN			
DESIGNED BY: JAA	DRAWN BY: KS	CHECKED BY: JAA	APPROVED BY: JAA
PROJECT NO.: 15-085		FLORIDA PROFESSIONAL ENGINEER REG. NO. 150000000	
SCALE: 1" = 30'		DATE: AUGUST 30, 2018	
SHEET NO.: C-4		DATE TO BE FILED: 11-16-18	
SHEET 4 OF 8		LIC. NO. 01232	

OVERALL SITE PLAN

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