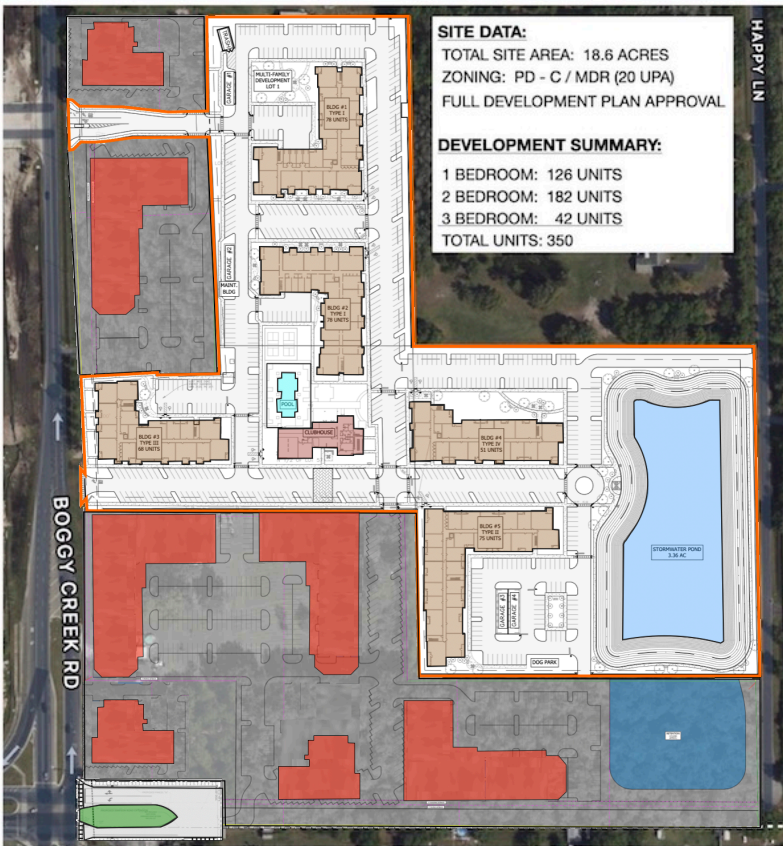


Bennett Place At Lake Nona South

350 Unit Apartment Site

Fully Approved Development Plan



LOCATION: 1 Mile South of the entrance to Lake Nona on Boggy Creek Rd in Orange County, FL.
Downtown Lake Nona / Medical City - 2.6 Miles, Orlando International Airport - 6 Miles
Downtown Orlando - 21 Miles, Disney Springs - 16 Miles, Universal Epic Universe - 15 Miles

SIZE: 18.6 Acres fully approved for 350 Multi-Family Units.

ENTITLEMENTS: Fully Approved Development Plan. Next steps are Construction Plans and Permits.

UTILITIES: All Utilities are available.

ACCESS: Off of Boggy Creek Rd which is a brand new 4-Lane divided corridor. 2022 ADT - 33,000.

GROCERY: Publix is 1.1 miles north of the Property.

PRICE: \$40,000 Per Unit (\$14,000,000).



Maury L. Carter
& Associates, Inc



Dowd Properties, Inc

407-422-3144 / MauryCarter.com

Daryl Carter: DCarter@MauryCarter.com

3333 S. Orange Ave, Suite 200, Orlando, FL 32824

407-592-2352 / DowdLand.com

James Dowd: jim@DowdLand.com

918 Westpark Dr, Suite B, Celebration, FL 34747



MP-MDR
MULTI-FAMILY
MEDIUM-DENSITY
RESIDENTIAL
1-1.5 AC

**PULTE TO BUILD
3,000 NEW HOMES**

MINIMUM
HEIGHT/STORIES

**East
Lake
Tohopekaliga**

**NARCOSSEE
SOUTH**

LEE JANZEN DR

UNDERWOOD AVE
MOORE ST
CARS

Florida Greenway

417

Lake Nona West Shopping Center

Future Lake Nona Development

AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 33,718 N Boggy Creek Rd
- 2 26,957 S Boggy Creek Rd
- 3 33,611 W Simpson Rd

BOGGY CREEK RD

DR Horton

Integra

Arlington

Full Median Opening

SUBJECT PROPERTY

Marriott/Hyatt

M/I Homes

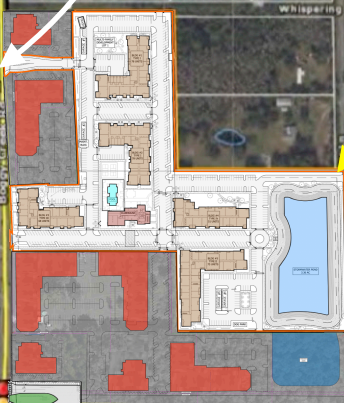
Royal Palm

Simpson Rd Extension

Planned to begin construction in 2025

1

2





IF THIS SHEET DOES NOT REFER TO A 44, IT HAS BEEN CHANGED OR REVISED. VERIFY SCALE ACCORDINGLY. THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

SCOTT + CORMIA
 ARCHITECTURE | INTERIORS
 6515 E. Lake Nona Blvd. Suite 100
 Orlando, Florida 32835
 407.944.4444
 www.scottcormia.com



4 BUILDING 5 - SOUTH ELEVATION COLOR
 SCALE: 3/32" = 1'-0"



3 BUILDING 5 - NORTH ELEVATION COLOR
 SCALE: 3/32" = 1'-0"



2 BUILDING 5 - WEST ELEVATION COLOR
 SCALE: 3/32" = 1'-0"



1 BUILDING 5 - EAST ELEVATION COLOR
 SCALE: 3/32" = 1'-0"

PROJECT
VERO SADE - LAKE NONA NORTH
 2022
 ORANGE COUNTY, FL

NOT FOR BIDDING OR CONSTRUCTION

REVISIONS
 1. REV. 08/2022

DRAWING INFO
 PROJECT # 2022
 DRAWN BY [Name]
 CHECKED BY [Name]
 STREET NUMBER
 NATIONAL EXHIBITION CENTER

A4-51

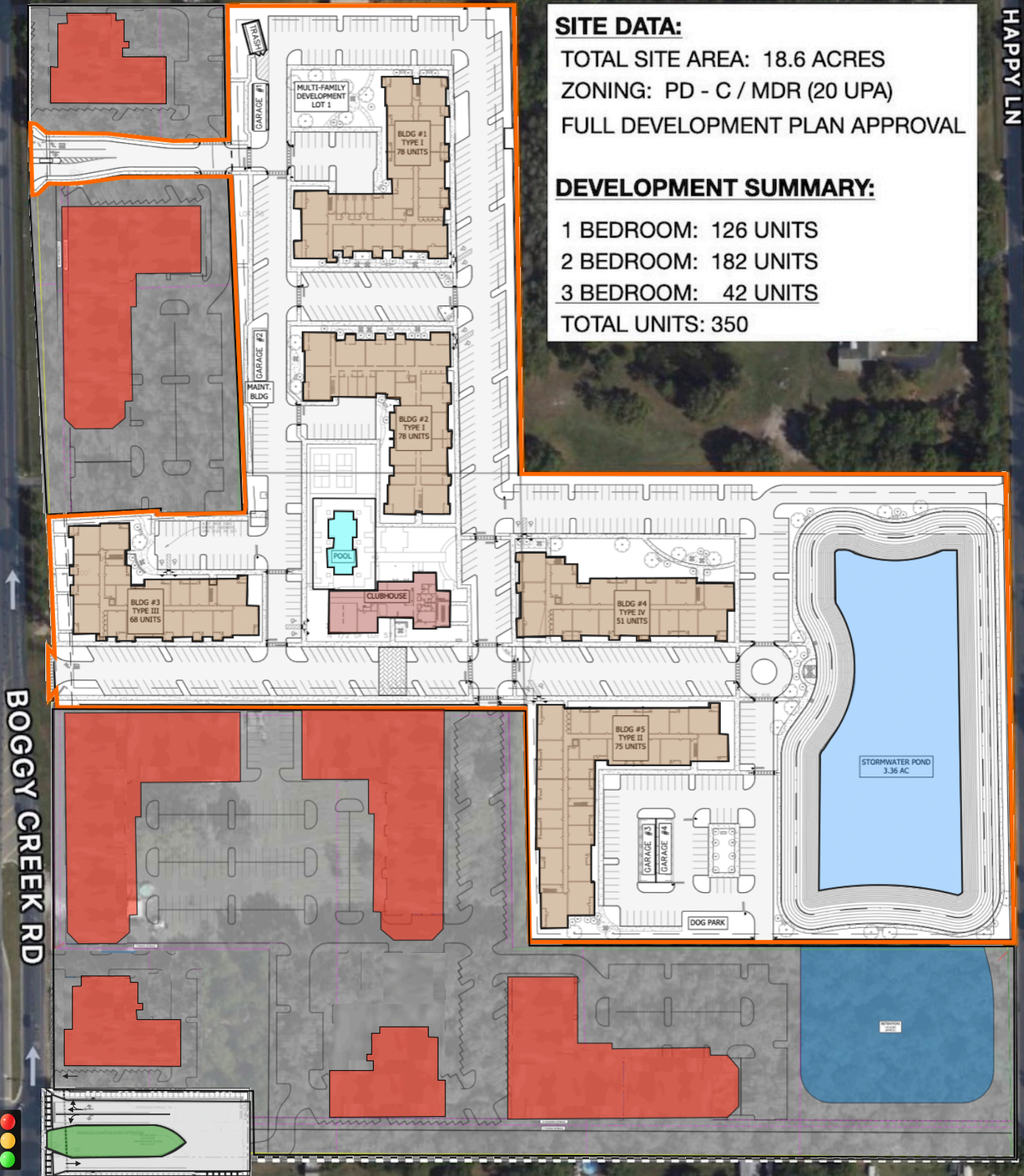
IF THIS SHEET DOES NOT REFER TO A 44, IT HAS BEEN CHANGED OR REVISED. VERIFY SCALE ACCORDINGLY. THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.



SITE DATA:
TOTAL SITE AREA: 18.6 ACRES
ZONING: PD - C / MDR (20 UPA)
FULL DEVELOPMENT PLAN APPROVAL

DEVELOPMENT SUMMARY:

- 1 BEDROOM: 126 UNITS
- 2 BEDROOM: 182 UNITS
- 3 BEDROOM: 42 UNITS
- TOTAL UNITS: 350



BOGGY CREEK RD



OVERALL SITE PLAN

LAKE NONA NORTH / BENNET PLACE PD

FLORIDA DP

ORANGE COUNTY
SHEET NUMBER
DP3.0

07/11/2023
SCALE AS SHOWN
DATE
PROJECT NO. 0450010
KHA PROJECT

199 S. GRADE AVENUE, SUITE 1000, ORLANDO, FL 32801
WWW.KH.COM
DESIGNED BY: KIMLEY-HORN & ASSOCIATES, INC.
PROJECT NO. 26166

GENERAL NOTES

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- SEE SHEET DP3.0-3 FOR DRAINAGE AND GRADING DETAILS.
- SEE SHEET DP3.0-4 FOR WATER AND SEWER DETAILS.
- PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED, WPA 1 (75% FLOW).
- CONTRACTOR SHALL OBTAIN WATER, SEWER, AND GAS SERVICE FROM GRADE COUNTY UTILITIES. GRADE COUNTY WILL NOT INSTALL OR OPERATE WATER, SEWER, OR GAS SERVICE UNLESS THE CONTRACTOR OBTAINS ALL NECESSARY PERMITS AND APPROVALS FROM GRADE COUNTY. THE LOCATION AND DEPTH OF EXISTING UTILITY LINES SHALL BE VERIFIED AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN EXISTING UTILITY LINES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES.
- THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BIC ARE INVALID.
- IN ACCORDANCE WITH SECTION 26-1222, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN SHALL BE IDENTIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM GRADE COUNTY AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS.

PHASE I AREA CALCULATIONS

194,645 SF = 4.44 AC
14,823 SF = 3.36 AC
15,224 SF = 3.48 AC
15,224 SF = 3.48 AC
TOTAL AREA
683,339 SF / 15.55 AC

PHASE II AREA CALCULATIONS

15,836 AC
19,234 SF = 4.44 AC
14,823 SF = 3.36 AC
15,224 SF = 3.48 AC
15,224 SF = 3.48 AC
TOTAL AREA
582,339 SF / 13.37 AC

REQUIREMENTS CALCULATIONS

15,836 AC
19,234 SF = 4.44 AC
14,823 SF = 3.36 AC
15,224 SF = 3.48 AC
15,224 SF = 3.48 AC
TOTAL AREA
582,339 SF / 13.37 AC

REQUIREMENTS CALCULATIONS

15,836 AC
19,234 SF = 4.44 AC
14,823 SF = 3.36 AC
15,224 SF = 3.48 AC
15,224 SF = 3.48 AC
TOTAL AREA
582,339 SF / 13.37 AC

DEVELOPMENT SUMMARY

PHASE	USE	AREAS	SPACES
PHASE 1 USE	MULTIFAMILY RESIDENTIAL	15,836 AC	150 UNITS
	MULTIFAMILY RESIDENTIAL	19,234 SF	180 SPACES
PHASE 2 USE	MULTIFAMILY RESIDENTIAL	14,823 SF	140 UNITS
	MULTIFAMILY RESIDENTIAL	15,224 SF	150 SPACES

REQUIREMENTS CALCULATIONS

15,836 AC
19,234 SF = 4.44 AC
14,823 SF = 3.36 AC
15,224 SF = 3.48 AC
15,224 SF = 3.48 AC
TOTAL AREA
582,339 SF / 13.37 AC

BUILDING SEPARATION MINIMUMS

TYPE	MINIMUM	REMARKS
1 STORY	20 FT	
2 STORY	25 FT	
3 STORY	30 FT	
4 STORY	35 FT	
5 STORY	40 FT	

TRANSITION ZONE 1 DEVELOPMENT SUMMARY

REQUIREMENTS	REMARKS
1 STORY	20 FT
2 STORY	25 FT
3 STORY	30 FT
4 STORY	35 FT
5 STORY	40 FT

TRANSITION ZONE 2 DEVELOPMENT SUMMARY

REQUIREMENTS	REMARKS
1 STORY	20 FT
2 STORY	25 FT
3 STORY	30 FT
4 STORY	35 FT
5 STORY	40 FT

TRANSITION ZONE 3 DEVELOPMENT SUMMARY

REQUIREMENTS	REMARKS
1 STORY	20 FT
2 STORY	25 FT
3 STORY	30 FT
4 STORY	35 FT
5 STORY	40 FT

TRANSITION ZONE 4 DEVELOPMENT SUMMARY

REQUIREMENTS	REMARKS
1 STORY	20 FT
2 STORY	25 FT
3 STORY	30 FT
4 STORY	35 FT
5 STORY	40 FT

TRANSITION ZONE 5 DEVELOPMENT SUMMARY

REQUIREMENTS	REMARKS
1 STORY	20 FT
2 STORY	25 FT
3 STORY	30 FT
4 STORY	35 FT
5 STORY	40 FT

KEY MAP

LEGEND

[Symbol]	EXISTING UTILITY LINES
[Symbol]	PROPOSED UTILITY LINES
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS

Always call 811 two business days before you dig to find underground utilities and avoid them.

sunshine-gi.com