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Obtaining entitlements and development of vacant land can be a challenging endeavor for even the most experienced developers. The information contained herein is believed to be accurate but is not a substitute for a thorough due diligence investigation by a prospective investor/buyer. Lake Ivanhoe Real Estate Group, LLC does not make any representations regarding the presence or absence of contaminating substances, compliance with state and federal regulations, the condition of the land or sub-surfaces of the land or improvements thereon. The information contained in this offering has been obtained from sources believed to be reliable however, Lake Ivanhoe Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein until such time as is warranted.

Address: 2786 - 2812 W. Kelly Park Rd, Apopka, FL 32712

Jurisdiction: Unincorporated Orange County
Development of the Property requires annexation to the City of Apopka

Land Size: 4.80 acres or 209,100 square feet (+/-)

Lot Dimensions: 330' front x 633' depth (+/-)

Tax Identification: 18-20-28-0000-00-004,005

Real Estate taxes: \$10,780 (2024) – partial homestead

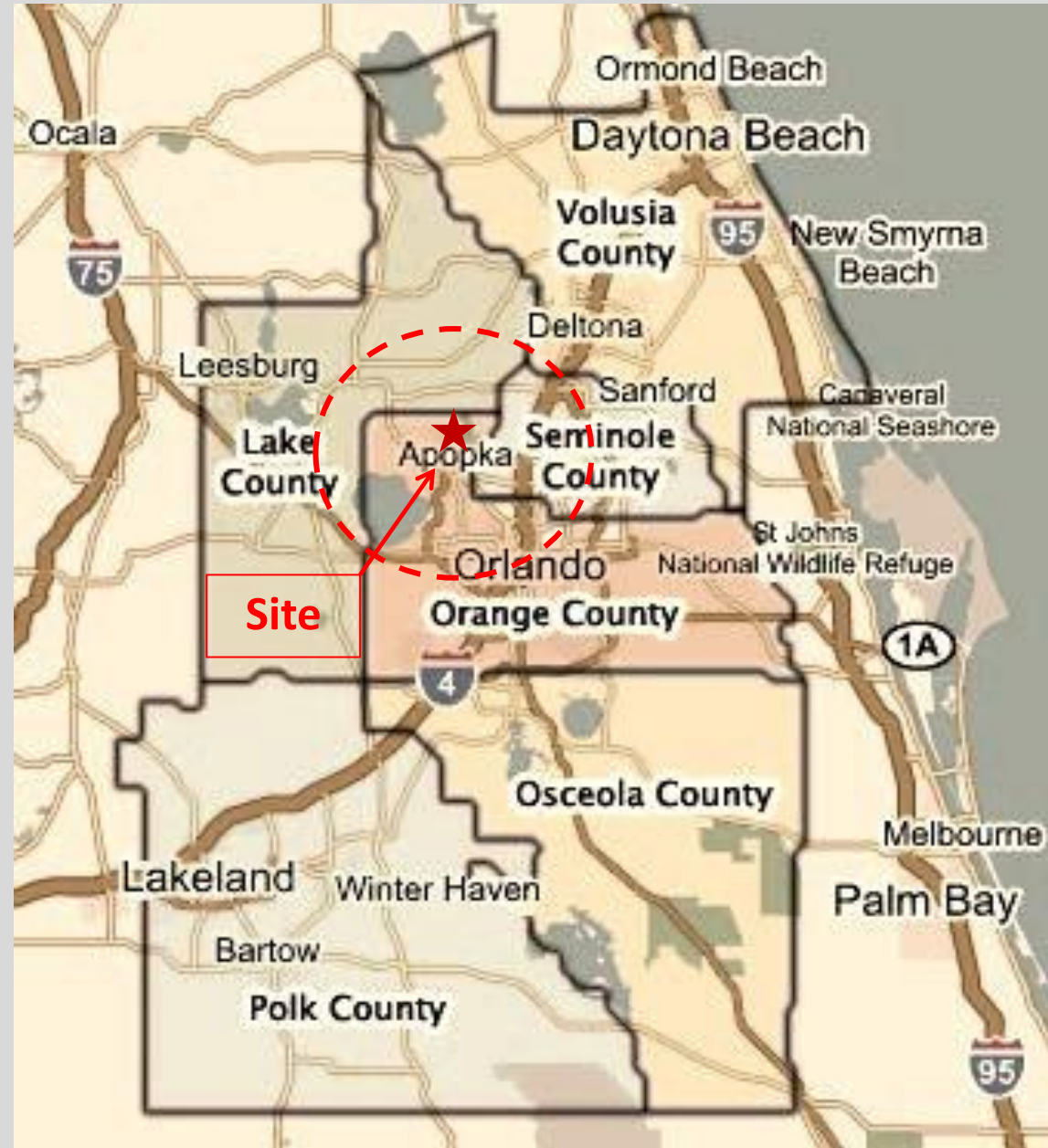
Current Zoning: A-2, Orange County, FL (Annexation req)

Future Zoning: MU-KPI – Mixed Use Kelly Park Interchange (City of Apopka)

Public Utilities: To be provided by the City of Apopka

Flood Map: Zone "X" / Not in a flood zone

Current Use: Two Residential Dwellings
Current improvements provide no contributory value to the value of the property and are considered an interim use until the property can be developed to its *highest and best use*.



Property Summary

Offered at: \$3,100,000 - (\$645,834/acre)



West Kelly Park Road - Overview



View from W. Kelly Park Road ROW



View of an existing house (interim use)



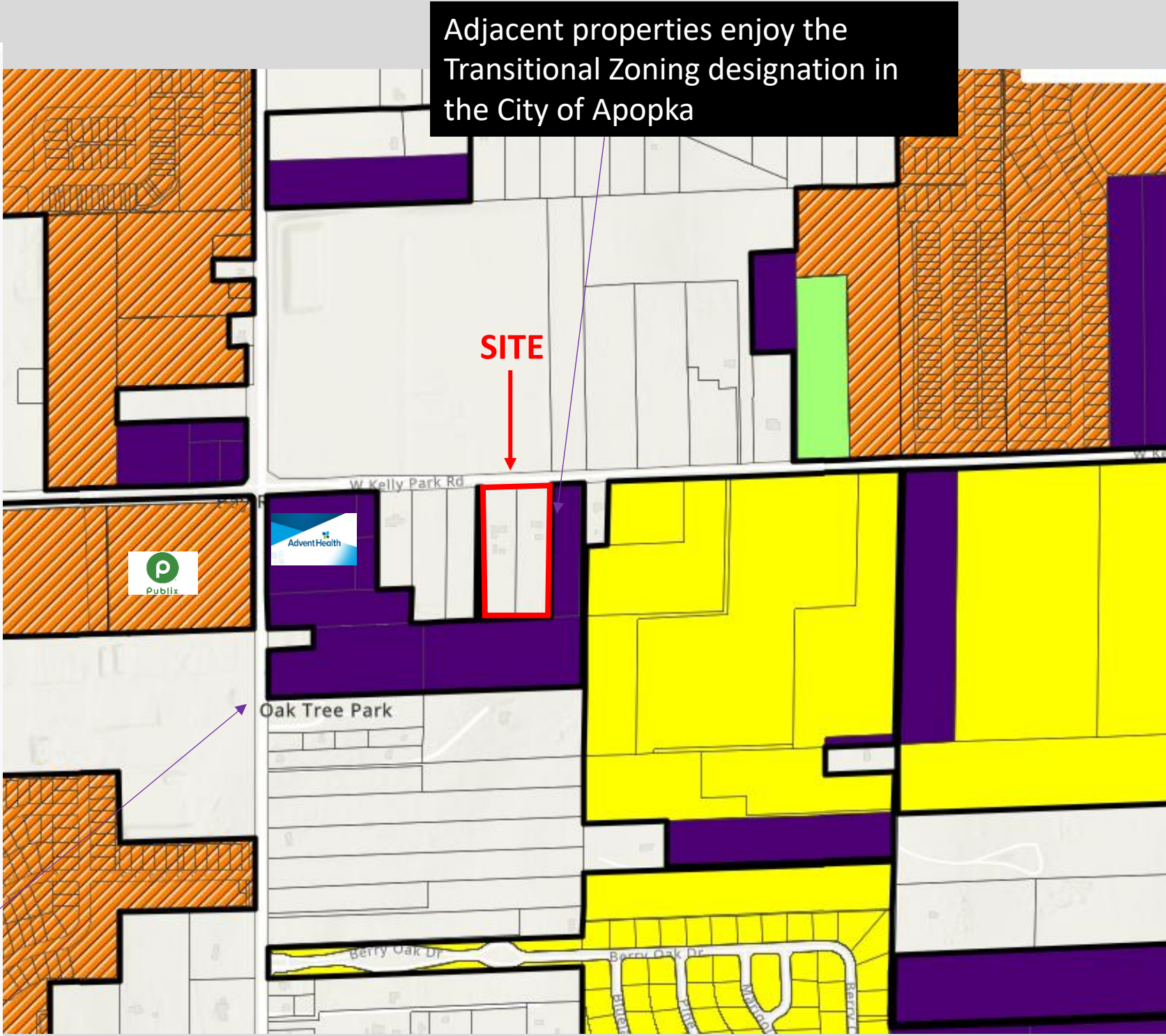
View ROW showing water hydrant and Cable



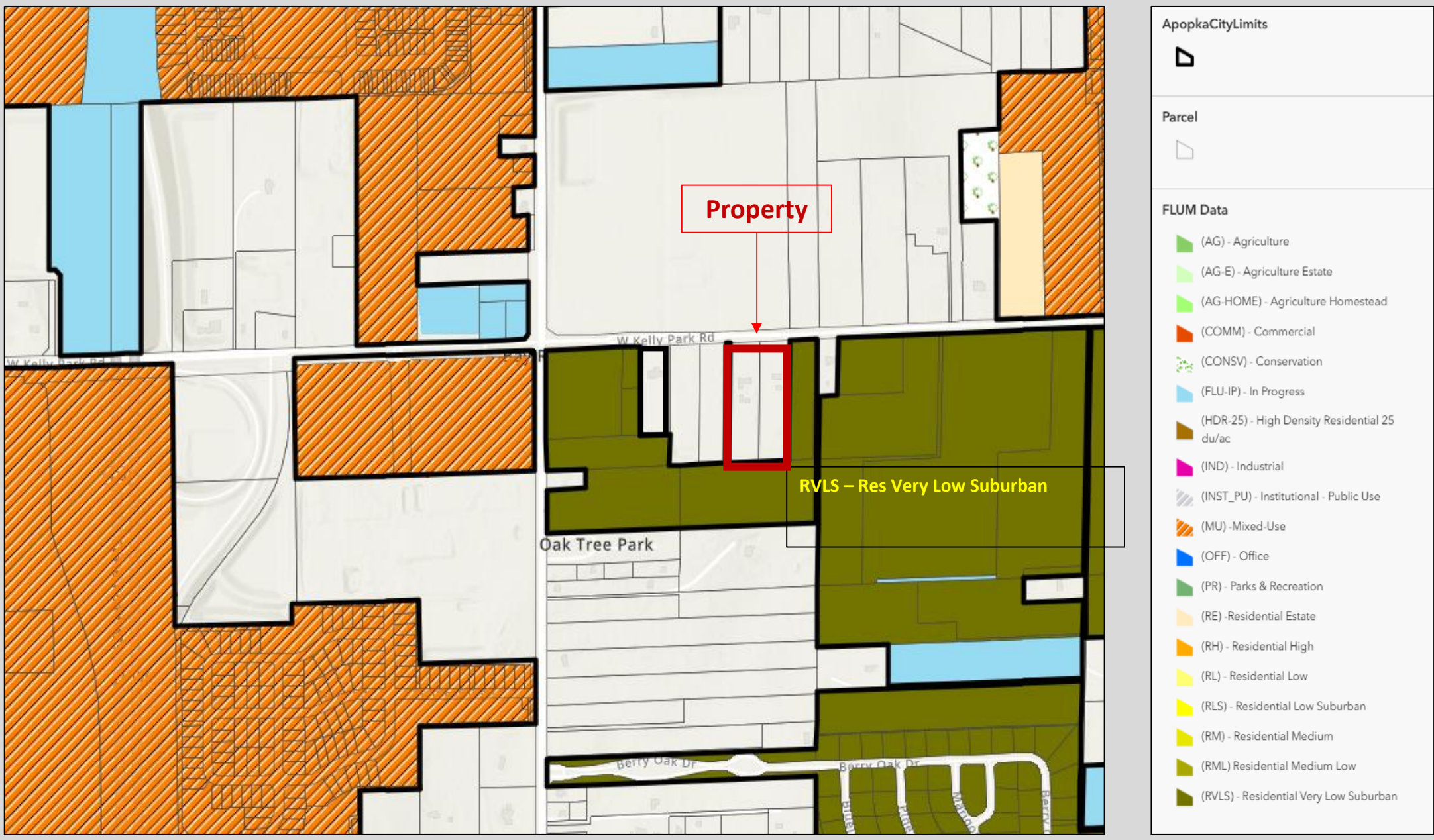
View of W. Kelly Park Road looking westerly from ROW

Zoning Data

- (AG) - Agriculture
- (AIR) - Orlando Apopka Airport
- (C-C) - Community Commercial
- (C-COR) - Corridor Commercial
- (C-N) - Neighborhood Commercial
- (C-R) - Regional Commercial
- (I-H) - Heavy Industrial
- (I-L) - Light Industrial
- (INST) - Institutional
- (MHP) - Mobile Home Park
- (MU-D) - Mixed-Use Downtown
- (MU-ES-GT) - Mixed-Use-East Shore-Gateway
- (MU-INT) - KPI - Interchange
- (MU-MED) - KPI - Med-Tech
- (MU-N) - KPI - Neighborhood
- (MU-T) - KPI - Transition
- (MU-VC) - KPI - Village Center
- (O) - Office
- (PD) - Planned Development
- (PR) - Parks and Recreation
- (RCE) - Residential Country Estate
- (RMF) - Residential Multi-Family
- (RSF-1A) - Residential Single-Family Estate
- (RSF-1B) - Residential Single-Family Large Lot
- (RTP) - Residential Two-Family
- (T) - Transitional

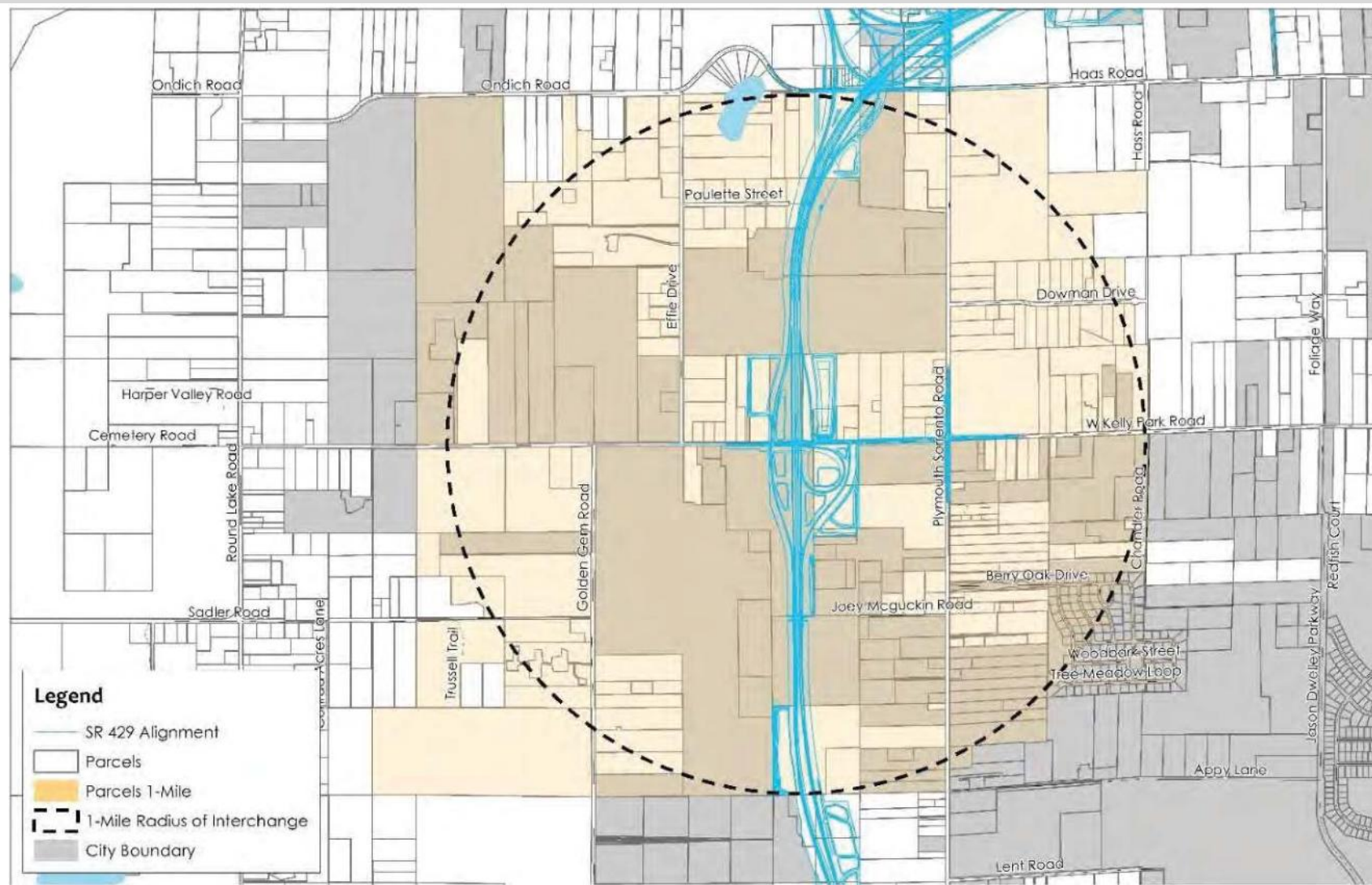


Important: The Property is currently zoned A-2 by Orange County, Florida. As a result, a prospective buyer will need to annex and rezone the Property to secure commercial use entitlements and access to Apopka utilities.



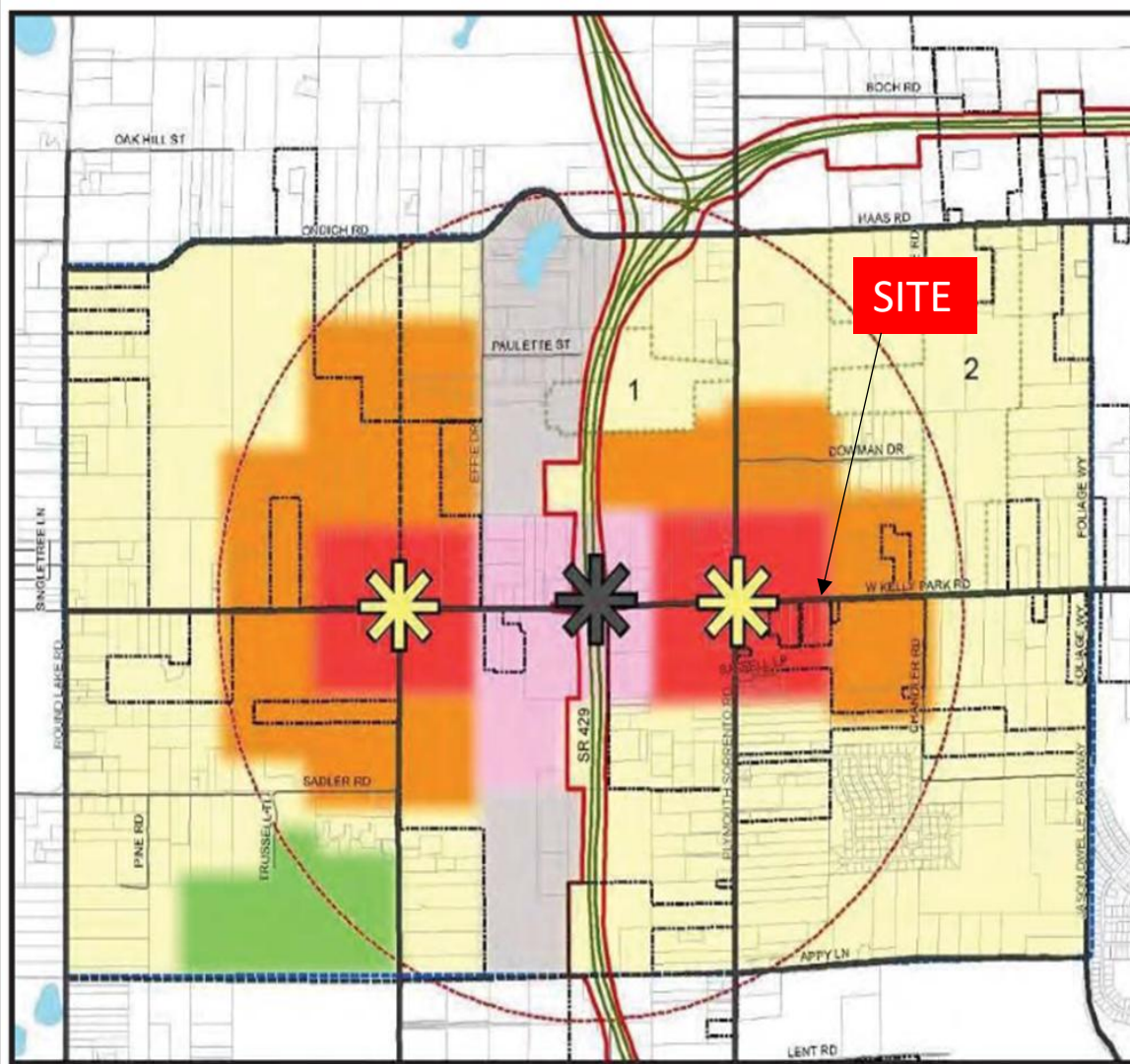
Map showing the current Future land use designations in **Apopka**, FL. Due to the **Wekiva Parkway Interchange Plan** adopted in 2009 as required by the **Wekiva Parkway and Protection Act**, current published zoning as noted above will be modified to Mixed Use –KPI, or other suitable zoning, through the annexation and re-zoning process to conform the new form-based code policy.

Kelly Park Interchange Form - Based Code Area



A large number of the sites within [the Wekiva Parkway Vision Plan](#) area already have a Mixed-Use (MU) future land use designation. The remainder of the properties have the option to apply for the same MU designation or keep their current designation. The zoning district that will implement the MU future land use in this part of the City is the Wekiva Parkway Interchange Mixed-Use Zoning district (Policy 20.21), also referred to as Mixed Use-Kelly Park Interchange (MU-KPI).

Detailed information on the [mixed-use Kelly Park Interchange \(MU-KPI\) designation](#) can be found Apopka Land Development code, Section 10, Appendix A.



Kelly Park Interchange Regulating Plan

The Kelly Park Interchange Regulating Plan is organized around five, character zones: Village Center, Employment, Interchange, Transition and Neighborhood. The regulating plan calls for higher densities and intensities in areas closest to the interchange transitioning into lower densities/intensities as sites get farther away from the interchange to ensure compatibility with the surrounding areas.



The establishment of the Wekiva Parkway Interchange Mixed-Use (renamed to Kelly Park Interchange Mixed-Use) zoning district and associated standards are found in the Land Development Code.

National Flood Hazard Layer FIRMette



81°33'40"W 28°45'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

Flood Map Information



New Publix – 1,500' from Property at intersection



Kelly Park – Rock Springs - 3.2 miles east

Active Residential Builders in the West Kelly Park Neighborhood:



Lake Ivanhoe Real Estate Group, LLC (LIREG) is a boutique land and commercial real estate brokerage located in and serving the Central Florida markets. Prior notable clients include Dollar Tree, Family Dollar Stores, Sherwin Williams, CVS, Florida Can Industries, United Parcel Service, and a variety of other local clients. Since 2023, LIREG has narrowed its focus to educate and represent both private and institutional property owners seeking personal, specialized commercial representation in the areas of land development, land sales representation, retail site selection and development, and industrial projects.

Chris Stephens, CCIM, MAI has been a licensed Florida real estate broker since 1998. During the same period, Chris was separately licensed as a real estate appraiser and performed real estate appraisals while obtaining his membership into the Appraisal Institute (MAI). He also has obtained his Certified Commercial Investment Member designation (CCIM) designation. In 2009, Chris, together with his business partner, Carlos A. Barrios, P.E., secured private funding and established retail development company focused on single tenant net leased properties. The company, Stephens Barrios Development Company, established and operated with Mr. Barrios was very successful, bringing a variety of special skills real estate skills to national companies seeking to expand their footprint in the Southeastern United States.

Areas of Specialization:

- Vacant Land Sales and Land and Development
- Entitlement and Zoning
- Landlord Representation
- Retail Expansion Consulting / National Companies
- Permitting and Valuation



Florida Real Estate Broker
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For additional Information,
please call: **407-491-5153**