

Alta Trilogy Luxury Apartments Out Parcel

1000 S Ronald Reagan Blvd. Longwood, FL 32750



LOCATION DETAILS

Conveniently located on South Ronald Reagan Boulevard (CR 427), just west of US 17-92, with an average traffic count of 26,000 cars per day.

Adjacent to Alta Trilogy, a 244-unit luxury apartment complex. Across the street from Lyman High School and Alta Cypress Apartments (342 units) on Dog Track Road. Surrounded by a mix of industrial and commercial sites, with 1,100 new apartments less than 1 mile away. Less than 3 miles from I-4, and less than a 5-minute drive to/from SR 434 and SR 436.



PROPERTY DETAILS

- **±2.21 Acres** total at the corner of Ronald Reagan Blvd and Pineda St.
- Frontage: **+260' on Ronald Reagan Blvd;** **+360' on Pineda St.**
- Commercial zoning and FLU with the City of Longwood allows for many uses
- **Leveled and mostly cleared**

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,090	87,131	217,649
Average HH Income	\$92,142	\$93,249	\$108,928
Median HH Income	\$76,538	\$72,309	\$79,850

CONTACT FOR MORE INFORMATION

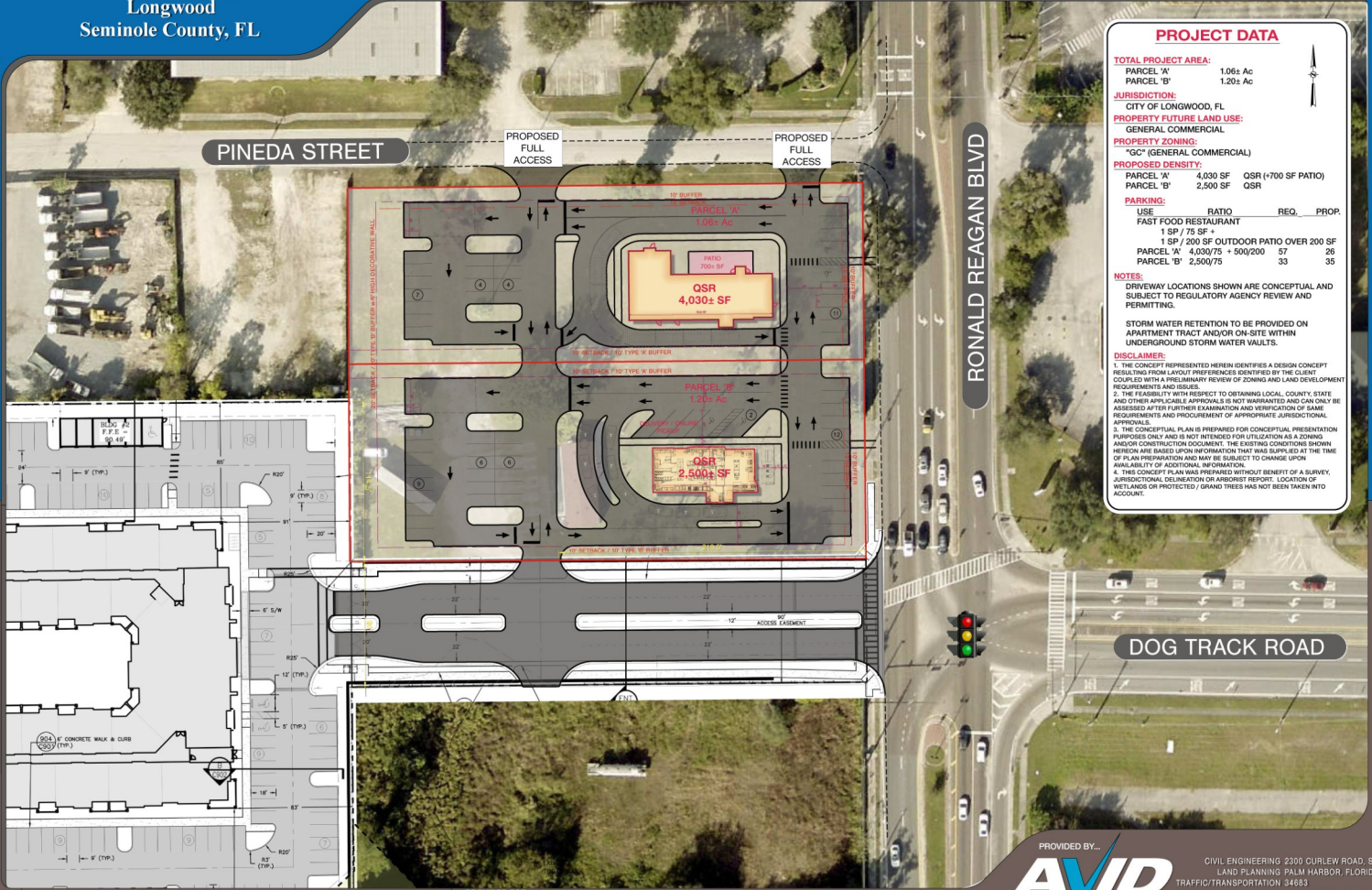
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Ronald Reagan Blvd & Dog Track Road
Longwood
Seminole County, FL

DRAFT CONCEPT PLAN "A2"



PROJECT DATA

TOTAL PROJECT AREA:
PARCEL 'A' 1.06± Ac
PARCEL 'B' 1.20± Ac

JURISDICTION:
CITY OF LONGWOOD, FL

PROPERTY FUTURE LAND USE:
GENERAL COMMERCIAL

PROPERTY ZONING:
"GC" (GENERAL COMMERCIAL)

PROPOSED DENSITY:
PARCEL 'A' 4,030 SF QSR (1700 SF PATIO)
PARCEL 'B' 2,500 SF QSR

PARKING:

USE	RATIO	REQ.	PROP.
FAST FOOD RESTAURANT	1 SP / 75 SF +		
1 SP / 200 SF OUTDOOR PATIO OVER 200 SF			
PARCEL 'A' 4,030/75 + 500/200		57	26
PARCEL 'B' 2,500/75		33	35

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.
STORM WATER RETENTION TO BE PROVIDED ON APARTMENT TRACT AND/OR ON-SITE WITHIN UNDERGROUND STORM WATER VAULTS.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND USES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME, REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. WHILE NEITHER A SURVEY NOR THE RESULTS THEREOF ARE NECESSARY TO PREPARE THIS CONCEPT PLAN, THE CLIENT'S RESPONSIBILITY IS TO OBTAIN A SURVEY AND PROVIDE THE RESULTS THEREOF TO THE DESIGNER. THE DESIGNER'S RESPONSIBILITY IS TO OBTAIN A SURVEY AND PROVIDE THE RESULTS THEREOF TO THE CLIENT. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN A SURVEY AND PROVIDE THE RESULTS THEREOF TO THE DESIGNER. THE DESIGNER'S RESPONSIBILITY IS TO OBTAIN A SURVEY AND PROVIDE THE RESULTS THEREOF TO THE CLIENT.

PROJECT NUMBER: 1015_401
SCALE: 1" = 50'
DATE: 04-23-24
DRAWN BY: Ebsouf PROJ. MGR/PHOTO

PROVIDED FOR... Palkiper Commercial Real Estate Services

PROVIDED BY... **AVID GROUP**

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