

BOY SCOUT GROVE
Apopka, FL 32703

40+ Acres
FOR SALE



The Boy Scout Grove is a more than 40 acre parcel of land located in northwest Orange County, Florida. The property is situated near major roadways, one mile from the new Florida Hospital Apopka with one-of-a-kind viewsheds of the Lake Apopka Restoration Area — a bird sanctuary recognized by the National Audubon Society. Included are three possible mixed-use development concepts for this thriving local area.

Aerial Views of the Boy Scout Grove Property



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Introduction

The Boy Scout Grove is a 42.82-acre tract located on the west side of South Binion Road and FL-429 in Apopka, Florida.

The project is strategically located in a targeted growth area of the City; the development site offers :

- Close proximity to the FL-429
- One mile from the new Florida Hospital
- One-of-a-kind viewsheds of Lake Apopka Restoration Area
- A renowned bird sanctuary recognized by the National Audubon Society

The property's current entitlements, as shown in the table below, offer a variety of development scenarios for the property.

This report provides three (3) mixed-use development scenarios that leverage the property within the context of the real estate market in this thriving local area.

Entitlements

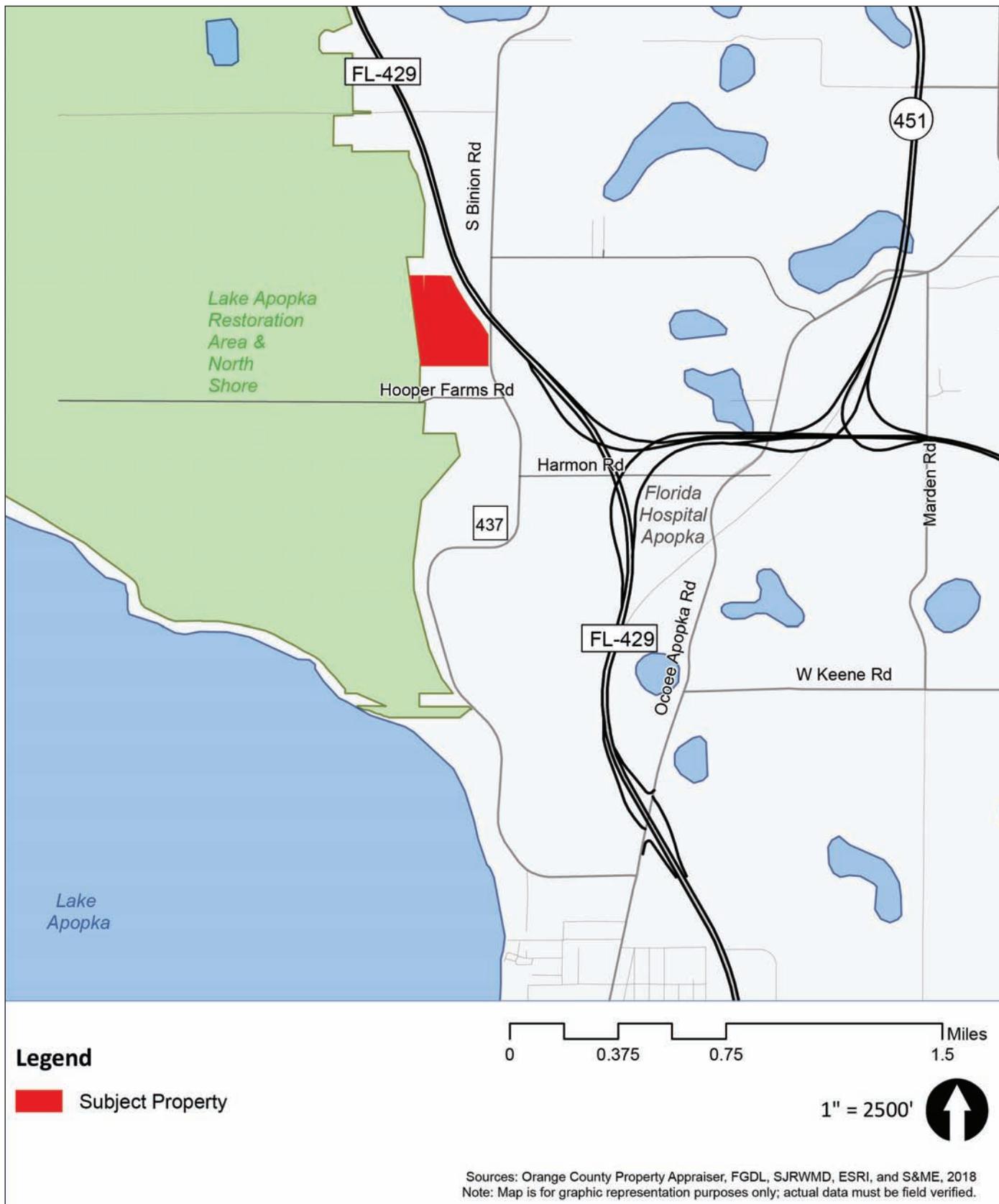
Future Land Use	Mixed Use – Employment Center (EC)
Zoning	Mixed Use – Employment Center (EC)
Density	15 dwelling units per acre
FAR	0.25 to 1.0 (non-residential)

The Mixed Use - Employment Center (EC) prescribes design guidelines and standards for building placement, building height, setbacks, buffers, and ratios of uses for mixed-use developments.

The densities and intensities above would yield between 470,121 square feet and 1,880,485 square feet of non-residential space and a maximum of 647 dwelling units for the entire 42.82-acre site.

**Developers and other interested parties should contact
Charles Roper, croper@iag.net or 407-832-7767.**

Map 1: Subject Property Context



Conceptual Master Plan 1

The Conceptual Master Plan 1 envisions an amalgam of assisted living facilities with services and amenities to meet a wide range of needs and lifestyles for an aging population.

The property entrance, along a tree lined street, allows for easy access to approximately 37,500 square feet of office and retail buildings — primarily for providing healthcare-related services and products.

After the office and retail space, a roundabout leads to a series of 50 independent living units.

One unique feature of this conceptual master plan is the Boutique Hotel, situated in the southwest part of the site, holding about 50 rooms, a pool, and recreational amenities.

The largest complex on site can house up to 160 assisted care living units including memory care and skilled nursing services.

The complex at the north end of the property houses approximately 80 assisted care living units. These units are designed to provide a more communal living environment than the independent living units, with less emphasis on services and nursing care.

These four complexes are linked by a network of multi-use trails, which provide access to an expansive water feature, a pool, green and open spaces, gazebos, recreational amenities and views of the Lake Apopka Restoration Area, which is recognized by the National Audubon Society.

Table 1: Conceptual Master Plan 1 Development Figures

Total Subject Property Area (in acres)	42.8	
Development Area (gross area, in square feet)		
A. Assisted Care Living Facility (+/- 80 units)	+/-	23,222
B. Assisted Care Living, Memory Care, and Skilled Nursing Facility (120-160 units)	+/-	78,498
C. Independent Living Unit (single)	+/-	800
Total (50 units)	+/-	40,000
D. Medical Offices / Offices / Retail	+/-	37,500
E. Boutique Hotel (+/- 50 keys)	+/-	35,840
Parking Count (number of spaces)		
A. Assisted Care Living Facility	+/-	49
B. Assisted Care Living, Memory Care, and Skilled Nursing Facility	+/-	96
C. Independent Living Unit		-
D. Medical Offices / Offices / Retail	+/-	240
E. Boutique Hotel		shared/valet
Open Space		
Recreational Facilities (in square feet)	+/-	21,827
Multi-purpose Trails (in linear feet)	+/-	7,243 5.45
Retention/Detention Areas (in acres)	+/-	32.05
Overall open area, unpaved (in acres)	+/-	

Figure 1: Conceptual Master Plan 1

This conceptual master plan provides the largest amount of recreational facilities, trails, seasonal water features, and open spaces.



Legend

- A. Assisted Care Living Facility (+/- 80 units)
- B. Combined Facility with Assisted Care Living, Memory Care, and Skilled Nursing (120-160 units)
- C. Independent Living Units (+/- 50 units)
- D. Medical Offices/Offices/Retail (+/- 37,500 square feet)
- E. Boutique Hotel (+/- 50 keys)

Conceptual Master Plan 2

The Conceptual Master Plan 2 is a slight variation of the Conceptual Master Plan 1, with less emphasis on providing specialized care, services, and living unit types.

Accessed via a tree-lined street from South Binion Road, the entrance leads to a roundabout, a pocket park, and is framed by about 97,000 square feet of offices, retail and restaurants.

Following the commercial area to the southwest part of the site leads to a series of 20 independent living units.

The complex at the north end of the property is a large assisted care living facility, with approximately 80 units, a pool, and other amenities.

Similar to the Conceptual Master Plan 1, this plan also features a 50 room Boutique Hotel situated in the middle of the development. Hotel amenities include a pool and recreational facilities.

A multi-use trail provides access to plenty of open space, a system of seasonal water features and connections to the Lake Apopka Restoration Area, which is recognized by the National Audubon Society.

Table 2: Conceptual Master Plan 2 Development Figures

Total Subject Property Area (in acres)		42.8
Development Area (gross area, in square feet)		
A. Assisted Care Living Facility (+/- 80 units)	+/-	71,425
B. Boutique Hotel (+/- 50 keys)	+/-	35,840
C. Retail/Office & Restaurant/Retail	+/-	97,195
D. Independent Living Unit (single)	+/-	800
Total (20 units)	+/-	16,000
Parking Count (number of spaces)		
A. Assisted Care Living Facility	+/-	47
B. Boutique Hotel (+/- 50 keys)	+/-	153
C. Retail/Office & Restaurant/Retail	+/-	344
D. Independent Living Unit		-
Open Space		
Recreational Facilities (in square feet)	+/-	11,42
Multi-purpose Trails (in linear feet)	+/-	2,989
Retention/Detention Areas (in acres)	+/-	5.36
Overall open area, unpaved (in acres)	+/-	28.39

Figure 2: Conceptual Master Plan 2



Legend

- A. Assisted Care Living Facility (+/- 80 units)
- B. Boutique Hotel (+/- 50 keys)
- C. Retail/Office (+/- 73,200) & Retail/Restaurant (+/- 24,000)
- D. Independent Living Units (+/- 20 units)

Conceptual Master Plan 3

The Conceptual Master Plan 3 focuses solely on residential uses, complemented by recreational amenities.

The intent of this master plan is to provide for a variety of townhomes and single family, detached housing units on a range of lot sizes.

A tree-lined street provides the entrance to the property, framed by 68 townhomes and leading to a fountain.

Moving north from this main street are 71 single-family detached housing lots of various sizes, generally broken into 46 large lots and 30 smaller lots.

Situated in the middle of the development area are a central park and a community recreation center with a pool.

Similar to the previous concepts, a network of multi-use trails links this neighborhood and provides access to recreation, open spaces, and connections to the Lake Apopka Restoration Area, which is recognized by the National Audubon Society.

Table 3: Conceptual Master Plan 3 Development Figures

Total Subject Property Area (in acres)		42.8
Development Area (gross area, in square feet)		
A. Single-Family Parcel, typical size	+/-	9,100
Total (41 lots)	+/-	440,197
B. Single-Family Parcel, typical size	+/-	4,400
Total (30 lots)	+/-	153,568
C. Townhome Parcel (single), typical size	+/-	2,750
Total (68 units)	+/-	204,136
Open Space		
Recreational Facilities (in square feet)	+/-	6,729
Multi-purpose Trails (in linear feet)	+/-	4,188
Retention/Detention Areas (in acres)	+/-	6.37
Overall open area, unpaved, less parcel area (in acres)	+/-	18.40

Figure 3: Conceptual Master Plan 3



Legend

A. Single-Family Lots (+/- 46, 70 feet by 130 feet)

B. Single-Family Lots (+/- 30, 40 feet by 110 feet)

C. Townhome Lots (+/- 68, 25 feet by 110 feet)

Family History

This Property is being offered by the Bert E. and Barbara C. Roper FLLLP. The Roper Family is now six generations deep in West Orange County with a lineage dating back to the 1850s. The Family history is rooted in agriculture with citrus as the main focus for the last 80 years. Bert Roper returned from Navy service to work with his Father, L. Frank Roper in the mid-1940s. Bert was a pioneer in the development of frozen concentrated orange juice, the development of modern citrus harvesting practices and organic sustainable agriculture. Bert was married to Barbara Roper for over 60 years and the couple was well known for their community leadership.

The Family has supported many charitable, social and arts organizations. Over many years, Bert and Barbara focused on programs to support migrant workers, adult literacy, the Salvation Army, Public Television, local, national and international YMCA projects. The Roper YMCA and the Garden Theatre in Winter Garden are two of their outstanding achievements. Two of their children Becky and Charlie Roper live in the area and continue the commitment to Central Florida.

This property is referred to as the Boy Scout Block by the Family. This is a reference to the former Boy Scout Camp located just north of the property, that Bert attended in the 1930s. The Camp is now known as Camp WeWa operated by the YMCA. All four of Bert and Barbara's children and all of their nine grandchildren attended Camp Wewa.

Barbara and Bert Roper at their home in Windermere.



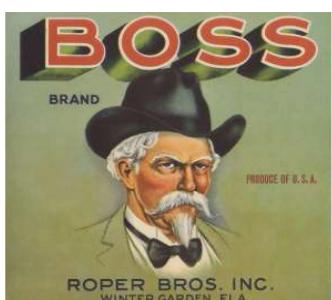
Roper YMCA in Winter Garden

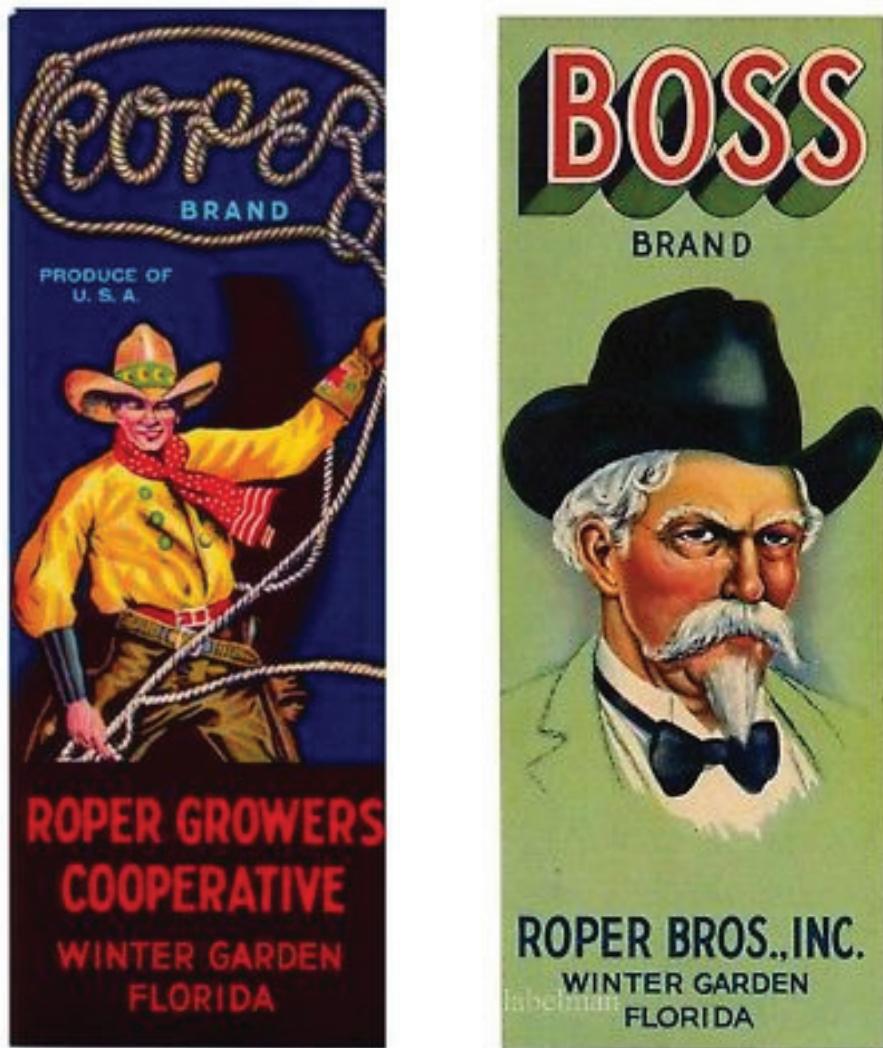


Garden Theatre in Winter Garden



Roper Bros, Inc. Produce Crate Labels





Developers and other interested parties should contact
Charles Roper
croper@roperproperties.com or 407-832-7767.