



UNICORP

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NATIONAL DEVELOPMENTS, INC.

# Kerina

Orlando, Florida  
Estimated Completion - 4<sup>th</sup> Quarter 2020



MIDDLE SCHOOL SITE

HIGH SCHOOL SITE

APOPKAWINE LAND ROAD

DARYL CARTER PARKWAY

PALM PARKWAY

4

4



MIDDLE SCHOOL SITE

HIGH SCHOOL SITE

APOPKA VINEYARD ROAD

DARYL CARTER PARKWAY

OUTPACE!  
OUTPACE!  
OUTPACE!  
OUTPACE!  
OUTPACE!

# Drake at Midtown





# Zen Luxury Living







# Venetian Isle

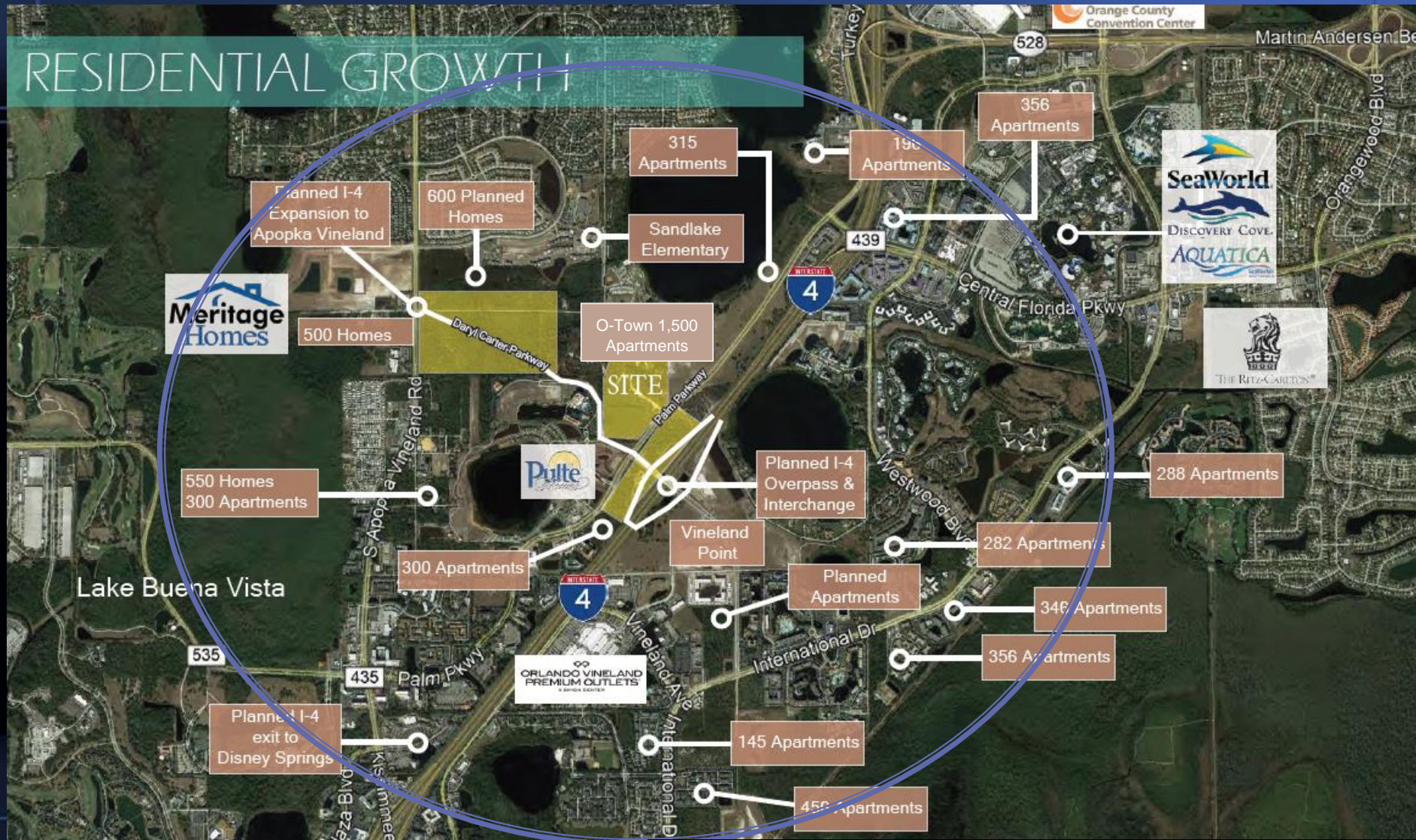




# RESIDENTIAL GROWTH



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**Over 6,500 New Residential Units Being Developed in the Immediate Market, not to mention, additional timeshare and hotel.**

Proposed  
Grocery  
Store



Gooding's





Spring Lake

Bayside View Dr

Windbreak Rd

High Pine Rd

Della Dr

Dr. Phillips Blvd

Somerset Shore St

Hinson St

Sand Lake Road

Doctor Phillips



Publix



Publix

FULL  
PARKING  
LOTS

**11 min** (5.1 miles)

via S Apopka Vineland Rd

Fastest route, lighter traffic than usual

### Rosen JCC: Jewish Community Center of Southwest Orlando

11184 S Apopka Vineland Rd, Orlando, FL 32836

↑ Head south on S Apopka Vineland Rd toward Hidden Village Blvd

0.4 mi

↪ Make a U-turn at 5th St

3.7 mi

↪ Turn right onto Sand Lake Rd

0.5 mi

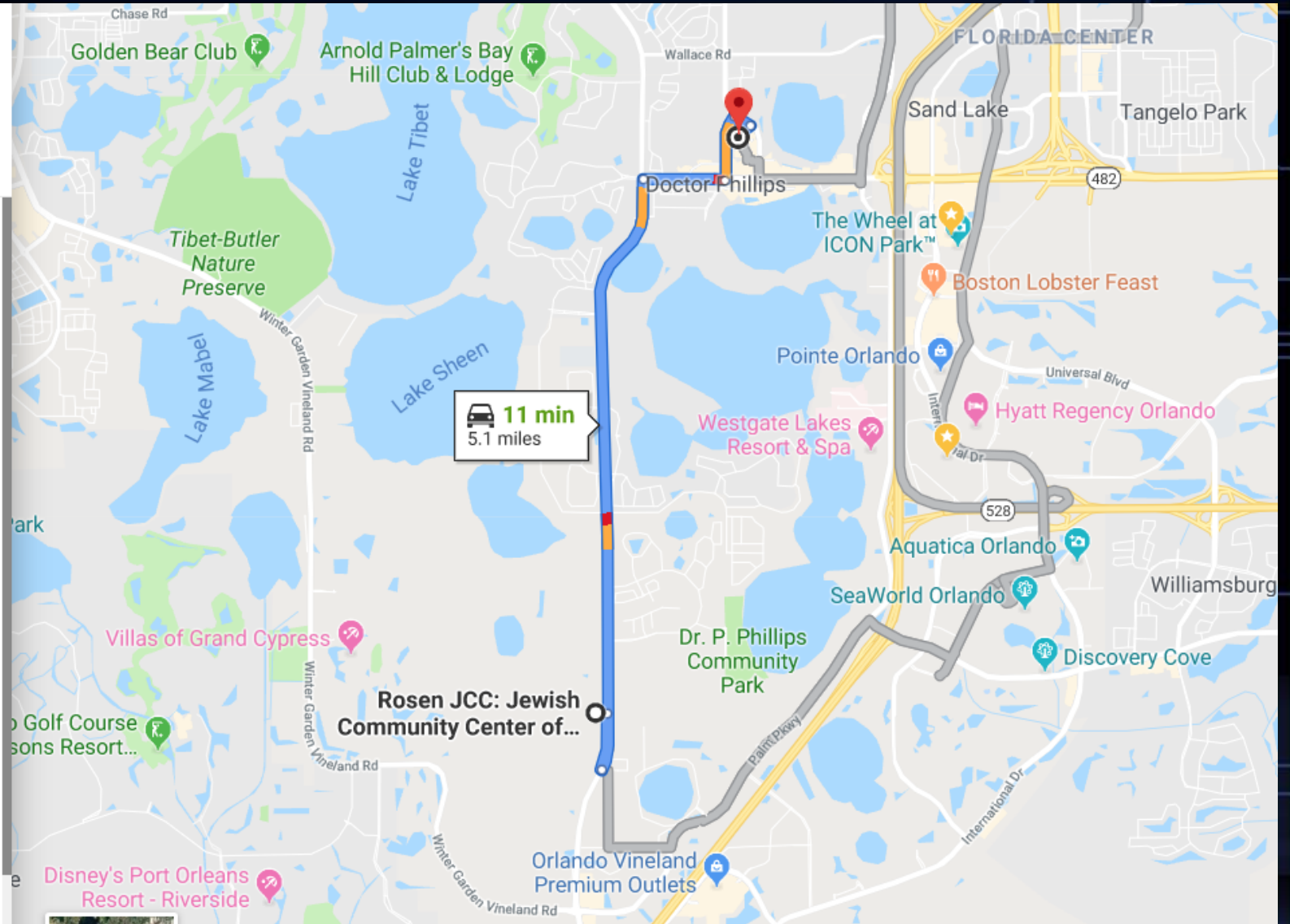
↪ Turn left onto Della Dr

0.4 mi

↪ Turn right onto Dr Phillips Blvd

0.1 mi

↪ Turn right at the 1st cross street at Somerset





- Sand Lake is currently extremely congested.
- New residential will create even more congestion on Sand Lake if the proposed grocery store is not approved.
- Approving a new grocery store eliminates the need of the Apopka Vineland residents to travel to Sand Lake.



- Years ago your staff recommended that Sand Lake Road be widened and were aware of the upcoming growth.
- The residents, much like today, came out and fought against it, not having the knowledge that your staff has.
- Today the same residents are complaining about the congestion and want Sand Lake widened.
- Sand Lake should have been widened when the staff recommended it, despite the crowd against it.

# Let's Not Make the Same Mistake Again

- Your staff recommends approval of our project.
- Planning and Zoning recommended overwhelming approval of our project.
- The unheard voices of the thousands of new residents will want approval.
- The county understands that once the new developments are completed, there will be a need for more neighborhood services. If not approved, all the future and current homeowners will suffer and there will be no cure.

**Please, Commission, take the  
recommendation of your professional staff  
and recommendation of the Planning &  
Zoning Board and approve this project.**





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**Thank You!**