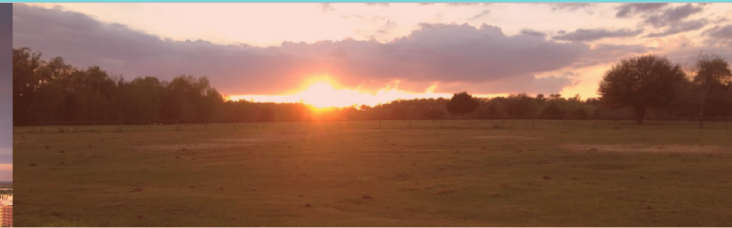
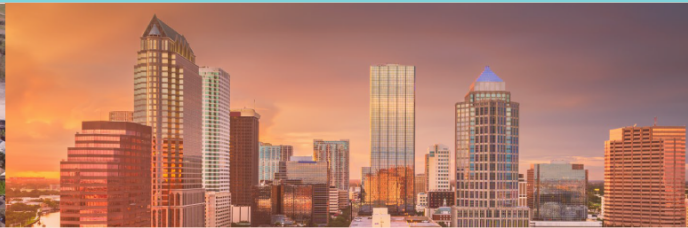


We know this land.



Skyline Dr - Lady Lake

Seller Financing Available!

Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview



Property Description

PROPERTY DESCRIPTION

This 8.67± acre opportunity is located ideally in Lady Lake just outside The Villages. The property is high and dry with no wetlands. The site is in close proximity to future development projects in the surrounding area such as 330 units at the Lady Lake Luxury apartments, 232 units for Build-for-Rent, and adjacent to ALF/ILF/Hotel development. It has also two newly completed projects such as the Village Veranda and Green Key Community.

LOCATION DESCRIPTION

The property is located in Lady Lake, Lake County, along US Highway 441. This site is conveniently located near the Villages and less than 20 minutes from downtown Leesburg.

MUNICIPALITY

Lake County

PROPERTY SIZE

8.67 Acres

ZONING

Residential Professional & Heavy Commercial

FUTURE LAND USE

Professional Services

PARCEL ID

28-18-24-0002-000-05900 & 28-18-24-0500-00B-02500

PRICE

\$875,000 - Seller Financing Available with 30% down

BROKER CONTACT INFO

Tyler Woody

Sales Associate

813.287.8787 x11

Tyler@TheDirtDog.com

Surrounding Area



Additional Photos



Zoning Information

The parcel ending in 05900 (shaded blue) is zoned Residential Professional (RP) and has a Future Land Use Designation of Professional Services (PS).

The parcel ending in 02500 (shaded red) is zoned Heavy Commercial (HC) and has a Future Land Use Designation of Commercial General-Retail Sales & Services (RET).



Residential Professional

RP "Residential Professional." This district is established to implement comprehensive plan policies for managing transitional areas where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. The density cannot exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed twelve (12) units per acre.

1) *Permitted uses.*

- A) Single-family detached dwelling units.
- B) Two-family (duplex) dwelling units.
- C) Customary accessory structures and uses incidental to the principal structure. Accessory structures shall be limited in size to a maximum of 25% of the square footage of the principal structure.
- D) Business services.
- E) Offices.
- F) Financial services.
- G) Personal services.
- H) Multi-family dwelling units.
- I) Medical offices/clinics.
- J) Bed and breakfast inns: Small and medium homestays (See Design Standards for Bed and Breakfast Inns in the MF-12 zoning section).
- K) Agriculture. A minimum of five (5) acres is required for the keeping, harboring or maintaining of livestock or fowl. Accessory structures and uses incidental to agricultural activity shall maintain a setback of two hundred (200) feet from any lot line.
- L) Family child care homes.

2) *Uses permitted as special exception use upon approval.*

- A) Banks.
- B) Day care centers.
- C) Health/exercise clubs.
- D) Office/warehouse facilities.
- E) Veterinary clinics.

3) *Uses expressly prohibited.*

- A) Manufactured homes (RDMH and SDMH).
- B) Wholesalers and distributors.
- C) Industrial land uses.
- D) Retail sales.
- E) Adult entertainment.
- F) Commercial recreational facilities.
- G) Uses prohibited by Town, state or federal law.
- H) Medical marijuana dispensaries.
- I) Non-medical marijuana sales.
- J) Cannabis farms.

4) *Design standards.*

- A) The maximum impervious surface ratio (which includes building coverage) shall be limited to seventy-five (75) percent.
- B) The maximum building height is thirty-five (35) feet.
- C) The minimum lot area shall be ten thousand (10,000) square feet if central sewer facilities are provided. Should septic tanks be utilized the minimum lot area shall be twelve thousand five hundred (12,500) square feet. Projects may be designed to allow clustering of residential units; however, overall density may not exceed twelve (12) units per acre.
- D) The minimum lot width shall be one hundred (100) feet. Minimum lot widths may be waived if clustering of units is provided.
- E) Minimum setback requirements:
 - 1. Front yard setback:
 - a. Local roadway: Twenty-five (25) feet.
 - b. Collector roadway: Thirty (30) feet.
 - c. Arterial roadway: Fifty (50) feet.
 - 2. Side and rear setbacks shall be equivalent to those used for proposed land use as identified in the individual sections.

Heavy Commercial

HC "Heavy Commercial/Wholesale Commercial." This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services and wholesale services.

1) *Permitted uses.*

- A) Adult/vocational education.
- B) Appliance/electronic repair shops.
- C) Athletic/sports facilities.
- D) Auction houses.
- E) Banks.
- F) Bars, lounges, and night clubs. (It shall be unlawful to operate a bar, lounge or night club within two hundred (200) feet of property owned or used by a church or school. Measurement shall be from the structure of the establishment to the nearest property line of the church or school.)
- G) Business services.
- H) Commercial/industrial equipment and supplies.
 - I) Convenience stores without fuel operations.
 - J) Day care centers.
 - K) Adult care facility.
 - L) Financial services.
- M) Furniture and appliance stores.
- N) Commercial recreational facilities.
- O) Health/exercise clubs.
- P) Hotels/motels.
- Q) Kennels: boarding.
- R) Contractors office.
- S) Medical offices/clinics.
- T) Motor vehicle sales.
- U) Motor vehicle service centers.
- V) Motor vehicle service stations.
- W) Offices.
 - X) Office complex.
 - Y) Office supplies.
 - Z) Personal services.
- AA) Restaurants.
- BB) Retail home building materials.
- CC) Retail sales and services.
- DD) Shopping centers.
- EE) Theaters.
- FF) Transportation services.
- GG) Wholesales and distributors.
- HH) Veterinary clinics.

- HH) Veterinary clinics.
 - II) (Licensed) community residential homes with more than six (6) residents.
 - JJ) One single-family dwelling unit for owners/caretakers residence.
- KK) Offset printing.
- LL) Multi-family dwelling units.
- MM) Taxidermy.
- NN) Plumbing contractors.
- OO) Agriculture: A minimum of five (5) acres is required for use as pasture.
- PP) Agriculture: Processing (except for packing and slaughter houses).
- QQ) Martial arts studios.
- RR) Car washes.
- SS) Medical marijuana dispensaries.

2) *Uses permitted as a special exception use upon approval.*

- A) Gun and archery ranges.
- B) Accessory structures and uses incidental to agricultural activities.
- C) Trucking terminals.
- D) Farmers markets.
- E) Motor vehicle repair facilities.
- F) Motor vehicle towing and impoundment facilities.
- G) Games/video arcades.
- H) Boat sales.
- I) Convenience stores with fuel operations.
- J) Equipment rental.
- K) Contractor offices with enclosed storage area.
- L) Mini storage warehouses.
- M) Mobile home sales.
- N) Motor vehicle, RV and boat storage facilities.
- O) Motor vehicle dealer sales.
- P) Tattoo parlors.
- Q) Internet cafés (cybercafé).
- R) Massage parlors.
- S) Religious facilities.

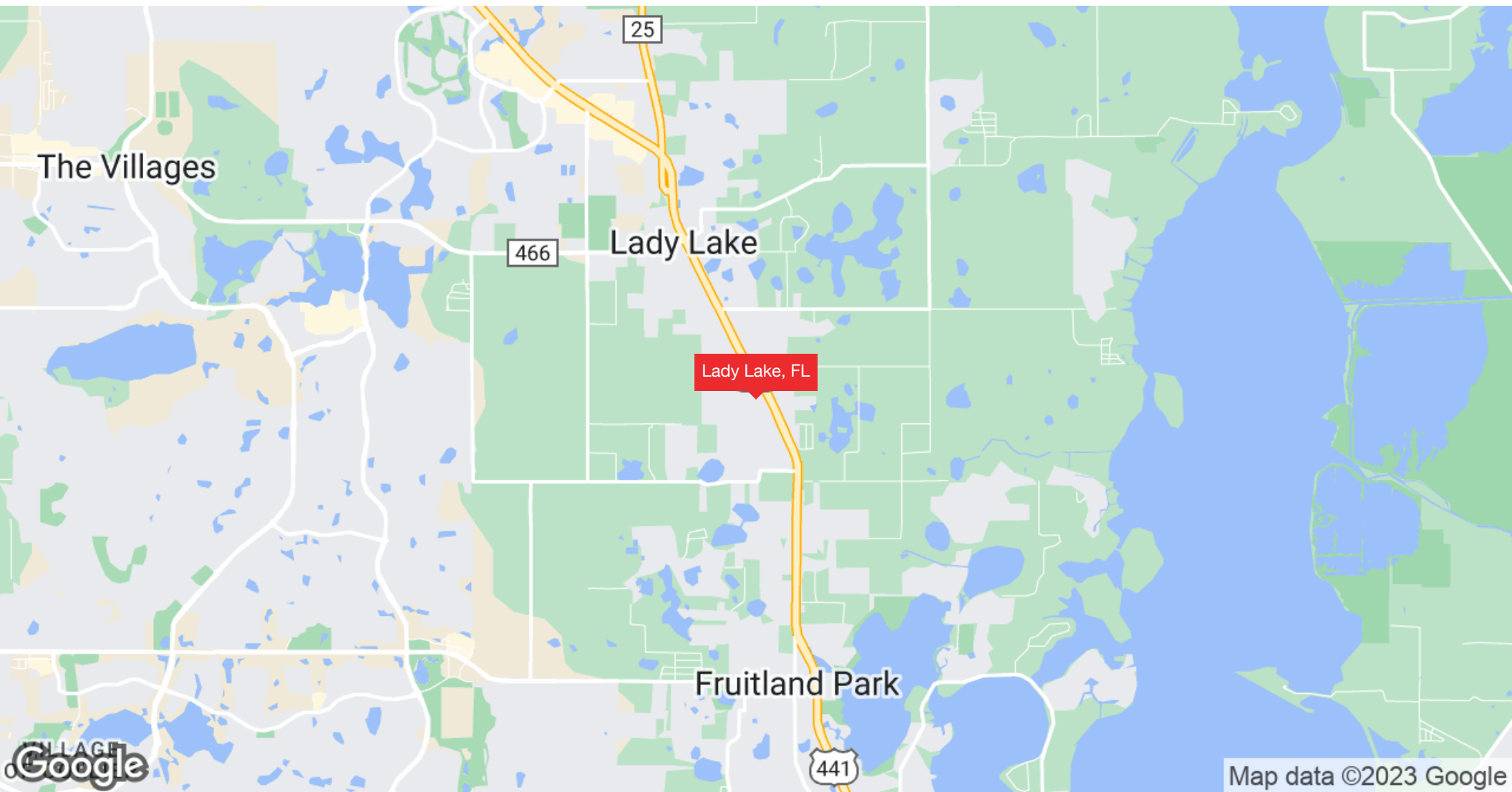
3) *Uses expressly prohibited.*

- A) Industrial uses.
- B) Adult entertainment.
- C) RV parks.
- D) Flea markets.
- E) Agriculture: processing-packing and slaughter houses.
- F) Pawn shops.
- G) Uses prohibited by Town, state and federal law.
- H) Sweepstakes cafes/establishments housing simulated gaming devices.
- I) Non-medical marijuana sales.
- J) Cannabis farms.

4) *Design standards.*

- A) The maximum impervious surface ratio (which includes building coverage) shall be limited to eighty (80) percent.
- B) Maximum building height is forty-five (45) feet with a limitation of three (3) stories for multi-family apartments, condominiums, assisted living facilities, skilled nursing facilities, independent living facilities, hotels and motels. Buildings used for all other uses of the HC district other than above, may build to a maximum height of fifty-five (55) feet. For the purposes of this section, habitable, occupancy use area shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy. The height limitations of this chapter shall also apply to all architectural features not intended for human occupancy.
- C) Density is limited to four (4) units per acre unless central sewer facilities are available at which time densities shall not exceed twelve (12) units per acre.
- D) No minimum lot size is required.
- E) No minimum lot width is required.
- F) Setbacks of the HC "Heavy Commercial" zoning designation shall be governed by the requirements as set forth in [chapter 20](#) (Commercial Design Standards).
- G) Setback for Hotel/Motel, Multi-Family and Condominium Developments shall be a minimum of thirty (30) feet from adjacent single-family residential zoning districts for two-story developments, and a minimum of fifty (50) feet from adjacent single-family residential zoning districts for three-story developments.

Regional Map



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