



Property Details

Assessor's Parcel Number:	C-04-34-28-100-1420-0050
Property Address:	4048 MADRUGA AVE SEBRING, FL 33872
County, State:	Highlands County, FL
Subdivision:	SUN N LAKE EST OF SEBRING UNIT 10
Lot Number:	5
Legal Description:	SUN N LAKE EST OF SEBRING UNIT 10 PB 9 PG 60 LOT 5 BLK 142
TRS:	N/A
Parcel Size:	0.3 Acres (Client)
Terrain Type:	Wooded
Lot Dimensions:	125.82 feet North 132.8 feet East 124.3 feet South 94.82 feet West
Elevation:	30.0 m or 98.4 feet
Flood Zone / Wetlands:	Yes. The location of this parcel falls within a designated "Wetland" zone
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/jiBzgfeUpjZ57bsr8
GPS Coordinates (Center):	27.517947, -81.547219
GPS Coordinates (4 corners):	27.518207, -81.547226 NE 27.517949, -81.546976 SE 27.517736, -81.547278 SW 27.517949, -81.547441 NW
City or County Limits:	County
School District:	Highlands county school district
Access To Property:	No visible direct road access. Per GIS, there is platted access via MADRUGA AVE, but roads are not built out.
Road Type:	N/A
Who Maintains Roads:	County / District
Closest Highways:	US Hwy 27 N
Closest Major City:	Lakeland, Florida (1 hr 17 min (57.9 miles))
Closest Small Town:	Sebring, Florida (16 min (7.8 miles))
Closest Gas Station:	Citgo, 3650 US Hwy 27 N, Sebring, FL 33870 (10 min (3.6 miles))
Nearby Attractions:	Sun N' Lake, 5510 Balboa Blvd, Sebring, FL 33872 (3 min (1.1 miles)) Lake Granada, 3500 Edgewater Dr, Sebring, FL 33872 (6 min (2.3 miles)) Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (13 min (5.3 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$1,000.00
Assessed Actual Value:	\$1,000.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$42.33
Notes:	Values updated above is for the year 2023

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Single Family Residential (R-1)
What can be built on the property?	Single Family Residential - Please see the attachment for more details. Per research, it doesn't appear this lot is buildable as there is no road access. Also, see attached document stating the Sun 'n Lake District plan to purchase lots in certain units for waste water plant.
Time limit to build?	Permit is good for 6 months but it can be extended
Is camping allowed?	Per County, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not allowed to live in, can be stored and used during construction.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Not allowed
Mobile home restrictions if any:	N/A

Are tiny homes allowed?	Per County, Not allowed, the Minimum size: 750 sq. ft. of living space.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	No regulations as per county.
Is property part of an HOA / POA?	Found Sun 'n Lake District, they are not an HOA. https://www.snldistrict.org This parcel does not appear to be part of any HOA within the District. https://www.snldistrict.org/residents/hoa_contacts.php
HOA / POA dues, if any:	Sun n Lake District charge. \$160.97 / Yearly assesment fee. Total amount due as of today \$946.24 (2018-2023)
Subdivision CC&R Availability:	Deed restrictions found and attached, but nothing relavant to note.
CC&R Information:	Pulled from district website.
Deed Availability:	See attached
Deed Information:	Book/ Page: 2168/ 800
Notes:	This parcel is outside the city limits. The information above is based on county restrictions and deed restrictions found within district website. Please review restrictions and district website for details.

Utility Information

Water?	Water unavailable. Would require well.
Sewer / Septic?	Sewer unavailable. Would require septic system.
Electric?	Would have to contact Glades Electric Cooperative (863-946-6200).
Gas?	Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194), etc.
Waste?	Would have to contact Waste Connections (863-655-0005)

Notes:	Per Sun n Lake District, they do not provide water or sewer to this area. The lack of road access will also make utilities difficult to obtain.
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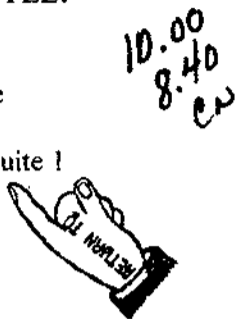
County Contact Information

County Website:	https://www.highlandsfl.gov
Assessor Website:	https://www.hcpao.org
Treasurer Website:	https://www.hctaxcollector.com
Recorder Website:	http://www.hcclerk.org/Home.aspx
GIS Website:	https://www.hcpao.org/gis/default.htm#28340410014200050C
Zoning Link:	https://www.highlandsfl.gov/departments/development_services/zoning/index.php
Phone number for Planning Dept:	(863) 402-6650
Phone number for Recorder:	(863) 402-6565
Phone number for Treasurer:	(863) 402-6685
Phone number for Assessor:	(863) 402-6659
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document.

This instrument was prepared
**WITHOUT EXAMINATION OF TITLE
OR OPINION AS TO TITLE:**
and please return to:

Brad A. Galbraith, Esquire
Galbraith Associates, P.C.
1045 Crosspointe Drive, Suite 1
Naples, FL 34110
(239) 593-0996
Purchase Price \$1,200.00



WARRANTY DEED

THIS WARRANTY DEED made the 18th day of November, 2008, between Capistrano Development, LLC, a Florida limited liability company, whose address is 1648 San Marco Road, Marco Island, FL 34145, hereinafter called the Grantor(s), and James A. Coakley, whose address is 80 North Sailors Quay, Brick Township, NJ 08723, hereinafter called the Grantee.

The Grantee shall have the power and authority to protect and conserve, or to sell or lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

Whenever used herein, the terms "Grantor(s)" and "Grantee(s)" shall include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration paid by the Grantee(s) to the Grantor(s), receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situated in Highlands County, Florida:

**Lot 5, Block 142, SUN 'N LAKE ESTATES OF SEBRING, UNIT 10, according to the map or plat thereof, as recorded in Plat Book 9, Page 60, of the Public Records of Highlands County, Florida.
Property ID Number: C043428-100142000050**

SUBJECT to covenants, restrictions, easements and zoning of record and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

On November 18, 2008, this deed was signed, sealed and delivered by Grantor(s) to Grantee(s) in the presence of the undersigned witnesses.

Capistrano Development, LLC
A Florida limited liability company

Witness: Lynda S. Courtright
Printed: Lynda S. Courtright

Jon D. Zschiegner
By: Jon D. Zschiegner
It's: Managing Member

Witness: Lisa M. Ferguson
Printed: Lisa M. Ferguson

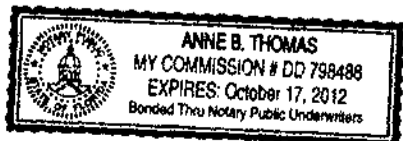
STATE OF FLORIDA)
)SS:
COUNTY OF COLLIER)

On November 18, 2008, acknowledged before me, the undersigned Notary Public, in and for said County and State, by Jon D. Zschiegner, who is personally known to me, personally appeared before me at the time of notarization and acknowledged signing the foregoing document.

Witness my hand and official seal.

Anne B. Thomas

Notary Public Printed: Anne B. Thomas



HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 Special use permit approved by the BCC. (Ord No. 05-06-05 § 15; Ord No. 05-06-30 § 15)

(Ord. No. 99-18 § 23) (Res. of 8-18-70, § 5 (sched. EU); Ord. No. 90-02; Ord. No. 93-15, §§ 19-21; Ord. No. 94-4, §§ 9, 10; Ord. No. 96-10, § 1; Ord. No. 96-30, § 5; Ord. 98-04 §4; Ord. 98-22 § 2, Ord. 99-3, § 4; Ord. No. 99-18 §§ 4, 23 Ord No. 00-01-11 §11; Ord No. 00-01-25 § 6)(Ord No. 03-04-1)(Old Sec. 12-83) (Ord. No. 05-06-05, §§ 13--15; Ord. No. 05-06-30, §§ 13--15; Ord. No. 06-07-37, § 6; Ord. No. 07-08-32, §§ 7, 8; Ord. No. 09-10-03 § 2)

Sections 12.05.202--12.05.209. Reserved.

Section 12.05.210. R-1A residential district.

- A. **Intent.** The R-1A residential district is intended to be single-family residential area, medium population density with minimum lot area.
- B. **Permitted principal uses and structures are as follows:**
 1. Any use permitted in EU district.
 2. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.
 3. Schools, public and private (see definitions in # 263). (Ord. No. 06-07-37 § 7)
- C. **Permitted accessory uses and structures.** Permitted accessory uses and structures in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in the EU district.
- D. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are any special exception in EU district except the following:
 1. The keeping or pasturing of livestock or animals.
 2. Unattached guesthouse.
 3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.
- E. **Minimum lot requirements** in regard to area and width, in this district are 10,000 square feet lot area; minimum 80-foot frontage.
- F. **Maximum lot coverage by all buildings and maximum impervious surface.** The maximum lot coverage by all buildings in this district shall be 35 percent and the maximum impervious surface is up to 60 percent site coverage. (Ord No. 05-06-05 § 16; Ord No. 05-06-30 § 16)

HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

- G. **Minimum yard requirements.** The minimum depth of front and rear yards and width of side yards, for a residence in this district shall be:
1. **Front:** 25 feet.
 2. **Side:** Seven and one-half feet.
 3. **Rear:** 25 feet.
 4. **Corner:** 15 feet side street setback.
- H. **Maximum height of structures.** Maximum height of structures shall be as follows:
1. **Residence:** No dwelling shall exceed 35 feet in height, except as provided in Section 12.05.302. See definition of Height of buildings in Section 12.02.104.
 2. **Permitted nonresidential:** Same as EU Estate District. (Ord. No. 09-10-03 § 3)
- I. **Permitted nonresidential structure or use yards.** Yards of permitted nonresidential structures or uses in this district shall be subject to the same requirements as for the EU district.
- J. **Minimum floor area** in this district shall be 1,000 square feet, 750 square feet ground floor level, excluding carports, porches, patios, storage, and utility rooms.
- K. **Limitation on signs shall apply in this district.** No signs intended to be read from off the premises, except:
1. Same as EU district.
- L. **Limitations on uses.** The following limitations on uses apply in this district:
1. Wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131.
 2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 special use permit approved by the BCC. (Ord No. 05-06-05 § 17; Ord No. 05-06-30 § 17)

(Res. of 8-18-70, § 5 (sched. R-1A); Ord. No. 90-02; Ord. No. 91-11, § 2; Ord. No. 93-15, §§ 22, 24; Ord. No. 94-4, § 11; Ord. No. 99-18 §§ § 5, 24, 43 Ord No. 00-01-11 §12; Ord No. 00-01-25 § 7)(Ord No. 03-04-1)(Old Sec. 12-84) (Ord. No. 05-06-05 §§ 16, 17; Ord. No. 05-06-30, §§ 16, 17; Ord. No. 06-07-37, § 7; Ord. No. 09-10-03 § 3)

HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

Section 12.05.211. R-1 residential district.

Regulations for the R-1 residential district shall be the same as the R-1A district, except the minimum floor area shall be 750 square feet with same exclusions.

(Res. of 8-18-70, § 5 (sched. R-1)(Ord No. 03-04-1) (Old Sec. 12-85) (Ord. No. 05-06-05)

Section 12.05.212. R-2 two-family dwelling district.

A. **Permitted principal uses and structures** in the R-2 two-family dwelling district shall be:

1. Any use permitted in R-1 district, subject to the limitations, requirements and procedures specified for such use, unless such use is specifically permitted in this district.
2. Two-family dwelling, which may be under multiple ownership with proper fire separation as required under section 704.4 Standard Building Code.
3. Two one-family dwellings.
4. Church.
5. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.

B. **Permitted accessory uses and structures** in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in R-1 district.

C. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Public utility buildings.
2. Same as for R-1 district, except that churches are permitted in R-2 districts.
3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.

D. **Minimum lot requirements** in this district, in regard to area and width, are: Residential: 10,000 square feet; frontage, 80 feet.

E. **Maximum impervious surface and maximum lot coverage.** Maximum lot coverage by all buildings in this district shall be 40 percent and the maximum impervious surface is up to 60 percent site coverage.
(Ord No. 05-06-05 § 18; Ord No. 05-06-30 § 18)