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FROM DREAMS TO DEEDS

Property Details

Owner Name:	SENCORENCO ALEXEI
Assessor's Parcel Number:	C-24-35-28-100-0030-044A
Property Address:	5421 Rhubarb St, Sebring, FL 33875
County, State:	Highlands County, FL
Subdivision:	ORANGE BLOSSOM EST
Lot Number:	44A
Legal Description:	ORANGE BLOSSOM EST UNIT 10 PB 6-PG 51 + OR 487-PG 205 LOT 44A BLK 3 FORMERLY S 1/2 OF LOT 44 BLK 3
TRS:	N/A
Parcel Size:	0.43 Acres
Terrain Type:	Wooded
Lot Dimensions:	233.66 feet North 79.92 feet East 231.62 feet South 79.93 feet West



Elevation:	35.0 m or 114.8 feet
Flood Zone / Wetlands:	Yes. The location of this parcel falls within a designated "Flood-Zone & Wetland" area.
Notes:	See deed attached for complete legal description. Listing found: https://www.zillow.com/homedetails/5421-Rhubarb-St-44A-Sebring-FL-33875/2054330659_zpid/

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/T3zxjFu3moNum1V68
GPS Coordinates (Center):	27.451970, -81.498323
GPS Coordinates (4 corners):	27.452088, -81.497966 NE 27.451870, -81.497966 SE 27.451875, -81.498678 SW 27.452093, -81.498685 NW
City or County Limits:	County
School District:	Highlands county school district
Access To Property:	No visible direct road access. There appears to be platted access via Rhubarb St, but the road does not appear to be developed.
Road Type:	Dirt
Who Maintains Roads:	County



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Closest Highways:	US Hwy 27 S
Closest Major City:	Lakeland, Florida (1 hr 17 min (62.5 miles))
Closest Small Town:	Sebring, Florida (15 min (7.4 miles))
Closest Gas Station:	Circle K, 2101 Hammock Rd, Sebring, FL 33872 (8 min (3.2 miles))
Nearby Attractions:	Veterans Beach Park & Boat Ramp (Lake Jackson), 4251 Lakeview Dr, Sebring, FL 33870 (13 min (5.2 miles)) Highlands Hammock State Park, 5931 Hammock Rd, Sebring, FL 33872 (14 min (5.9 miles)) Hidden Beach Park, Sebring, FL 33870 (18 min (8.3 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:	N/A
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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. Developing this lot may be difficult due to possible access issues and wetlands being present, further review recommended.
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?	County could not confirm association status and no relevant information could be found online. Would recommend confirming with the property owner.
HOA / POA dues, if any:	Unable to confirm.
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached
Deed Information:	Book/ Page: 2665/ 897
Notes:	This parcel is outside the city limits. Information above is based county restrictions, unable to locate subdivision CC&R's, if any. Developing this lot may be difficult due to possible access issues and wetlands being present, further review recommended

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).
Waste?	Would have to contact Waste Connections (863-655-0005)
Notes:	Per City of Sebring Utilities and US Water Service there is no service in this area, well and septic would be required.

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#2835241000030044AC
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

Prepared by and return to:

Susan T. Rhodes
Attorney at Law
The Rhodes Law Firm, LLC
370 East Interlake Blvd.
Lake Placid, FL 33852
863-465-2899
File Number: 18-Measday.8
Sale Price: \$1,900.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16 day of November, 2018 between David J. Measday and Kathleen Beasley whose post office address is 134 Fairway Drive, Lake Placid, FL 33852 & 2101 W. Prospect Rd, Suite 200, Fort Lauderdale, FL 33309, grantor, and Alexei Sencorenco whose post office address is 420 N 23rd Street, Haines City, FL 33844, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County Florida** to-wit:

Lot 44A, being a portion of Lot 44, in Block 3, of ORANGE BLOSSOM ESTATES, UNIT No. 10, more particularly described as follows: The Southerly One-Half of Lot 44, in Block 3, of ORANGE BLOSSOM ESTATES, UNIT No. 10 according to the plat thereof as recorded in Plat Book 6, Page 51, of the Public Records of Highlands County, Florida

Parcel Identification Number: C243528-1000030044A

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does not constitute the Homestead property of the grantors as defined by Florida Law. The Subject Property, is, in fact Vacant and unimproved land.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan C Rhodes
Witness Name: Susan T Rhodes

David W. Rhodes
Witness Name: DAVID W RHODES

Myrae Gaim
Witness Name: Myrae Gaim

Myriam Ganoza
Witness Name: MYRIAM GANOZA

David J. Measday (Seal)
David J. Measday

Kathleen Beasley (Seal)
Kathleen Beasley

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of November, 2018 by Kathleen Beasley, who is personally known or has produced a driver's license as identification.

[Notary Seal]

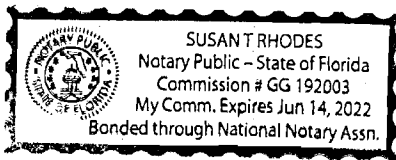


[Signature]
Notary Public
Printed Name: Fanny Leon
My Commission Expires: July 24/20

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me this 19 day of November, 2018 by David J. Measday, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Susan C Rhodes
Notary Public
Printed Name: Susan T Rhodes
My Commission Expires: 6-14-2022

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)