



Property Details

Owner Name:	RAMIREZ TERESA PEARSON
Assessor's Parcel Number:	C-24-35-28-060-0070-0320
Property Address:	1702 Oleaster Ave, Sebring, FL 33875
County, State:	Highlands County, FL
Subdivision:	ORANGE BLOSSOM
Lot Number:	32
Legal Description:	ORANGE BLOSSOM EST UNIT 6 PB 6-PG 35 LOT 32 BLK 7
TRS:	T35S R28E SEC14
Parcel Size:	0.23 Acres
Terrain Type:	Wooded
Lot Dimensions:	80.75 feet North 125.71 feet East 80.29 feet South 124.79 feet West



Elevation:	38.3 m or 125.7 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

	https://maps.app.goo.gl/1Di6kW69dNf14sMBA
GPS Coordinates (Center):	27.43223, -81.48372
GPS Coordinates (4 corners):	27.4324, -81.4826 NE 27.4321, -81.4836 SE 27.4321, -81.4839 SW 27.4324, -81.4838 NW
City or County Limits:	County
School District:	Highlands county school district
Access To Property:	Yes, Oleaster Ave
Road Type:	Dirt
Who Maintains Roads:	County



Closest Highways:	US Hwy 27 S
Closest Major City:	Lakeland, Florida (1 hr 15 min, 62.5 miles)
Closest Small Town:	Sebring, Florida (14 min, 7.3 miles)
Closest Gas Station:	Mobil, 8000 US Hwy 27 S, Sebring, FL 33876 (12 min, 6.5 miles)
Nearby Attractions:	Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (11 min (5.1 miles) Highlands Hammock State Park, 5931 Hammock Rd, Sebring, FL 33872 (11 min, 5.9 miles) Lake Wales Ridge Wildlife and Environmental Area - Orange Blossom (11 min (5.8 miles)
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$5,324.00
Assessed Actual Value:	\$7,200.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$106.97



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, 750 sq ft minimum - Please see the attachment for more details.
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:	N/A
Subdivision CC&R Availability:	Unable to locate if any
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Book/ Page 2590/1870
Notes:	This parcel is outside the city limits. Information above is based county restrictions, unable to locate subdivision CC&R's, if any.

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:	As per City of Sebring, they do not service this address, it will be on well and septic.

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#28352406000700320C
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

505
18.50
28.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-453-8466
File Number: 17-10591-001
\$3,995.00



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Warranty Deed

This Warranty Deed made this 14th day of July, 2017 between **ROBERT E. FITE**, conveying non-homestead property whose post office address is 20412 42ND AVE. E, Spanaway, WA 98387, grantor, and **TERESA PEARSON RAMIREZ** whose post office address is P.O. BOX 526, Cascade, ID 83611, 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 32, Block 7, ORANGE BLOSSOM ESTATES, UNIT NO. 6, according to the plat thereof as recorded in Plat Book 6, Page 35, of the Public Records of Highlands County, Florida.

Parcel Identification Number: C-24-35-28-060-0070-0320

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 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, 2016**.

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

Signed, sealed and delivered in the presence of TWO SEPARATE DISINTERESTED WITNESSES - ONE OF WHICH CAN BE THE NOTARY PUBLIC:

Suzanne Kipfer
1st Witness
Print Name: Suzanne Kipfer

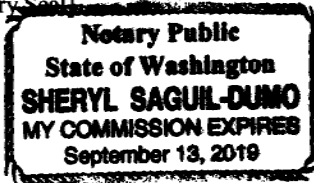
Robert Fite
ROBERT E. FITE

Sheryl Dumo
2nd Witness
Print Name: Sheryl Dumo

State of Washington
County of Pierce

The foregoing instrument was acknowledged before me this 10th day of July, 2017 by ROBERT E. FITE, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Sheryl Dumo
Notary Public
Printed Name: SHERYL DUMO
My Commission Expires: 9/13/19

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)