

7+ Acres Redevelopment Site

Up to 30 DU Multi-Family

City of Arcadia

\$999,500.00



Mac Martin, Broker

863-990-2322

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Gulfland Real Estate

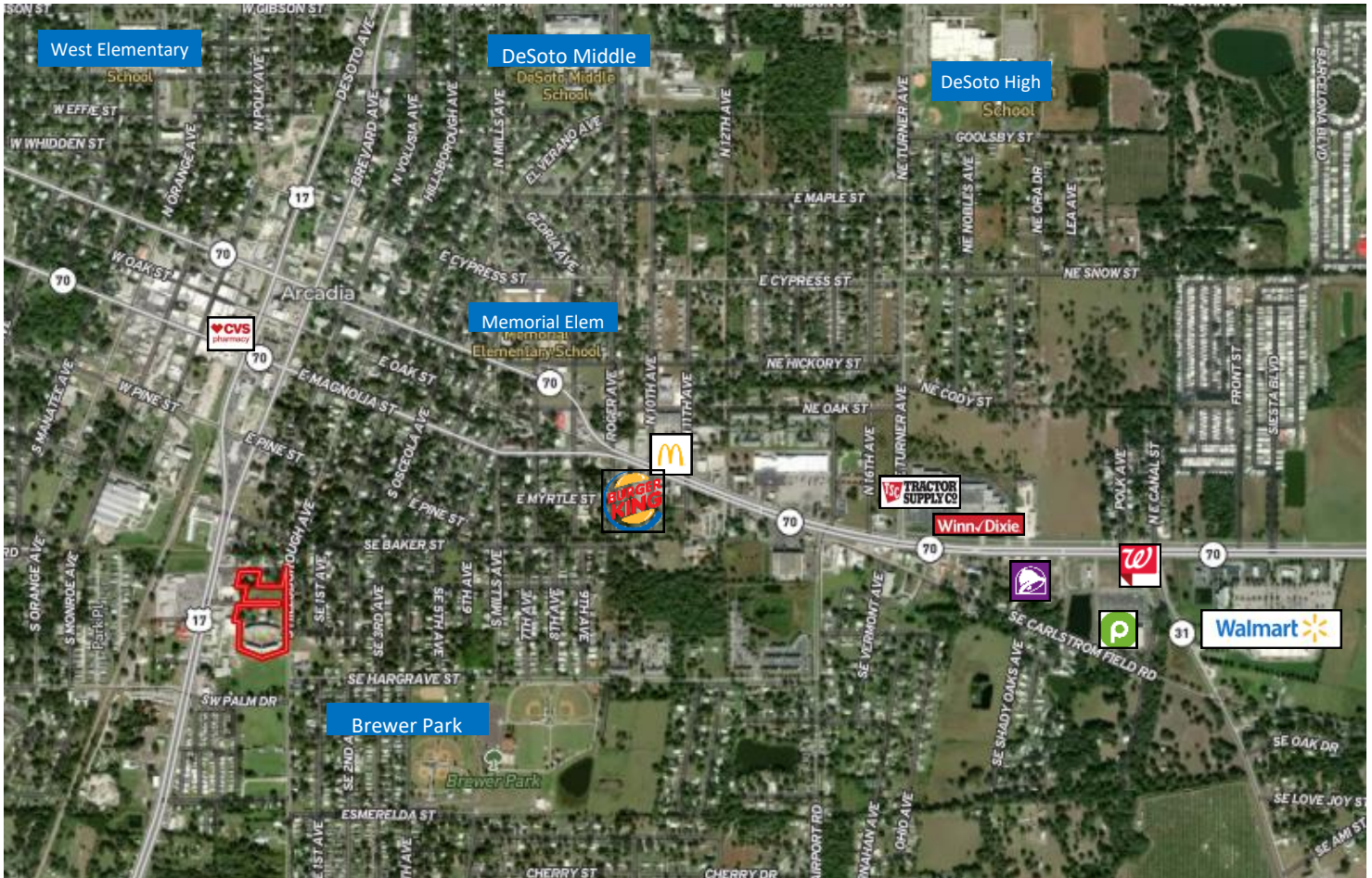
Redevelopment Possibilities

- All of the subject parcels have a Future Land Use of Medium Density Residential and zoning of R-1C, with exception that Parcel ID# 36-37-24-0A00-0910-0000 has a Future Land Use of Recreation and Open Space.
- While the properties had been previously used by the Rodeo Association for public events, event parking, etc. the current zoning does not permit these uses, which would have made them nonconforming uses. However, per Section 3.04.01 of the City's Land Development Code (LDC), nonconforming uses discontinued for 180 consecutive days or more may not be re-established.
- To continue using the properties for public events, similar to how the properties were previously used, a Future Land Use change to Recreation and Open Space and zoning of ROS, Recreation and Open Space would be required. This process would require application review and public hearings before the City's Planning & Zoning Board and approval by the City Council, in accordance with Sections 11.05.00 and 11.06.00 of the City's LDC.
- To utilize the properties for single-family residential development under the current Future Land Use and zoning, see Article 4 of the City's LDC for permitted uses, specifically Table 4.10.01. Dimensional standards including height limitations for development are established by zoning district in Article 5. See Table 5.09.01.
- The Medium Density Residential Future Land Use permits a residential density up to 14 units per gross acre. See attached Future Land Use Element from the City's Comprehensive Plan.
- To utilize the properties for multi-family residential development, a rezoning to City R-3 or R-4 would be required. Depending on desired density a Future Land Use change to High Density Residential may be required. The City's High Density Residential category permits a residential density up to 30 units per gross acre.
- Another option may be to rezone the properties to Planned Unit Development, depending on potential development interest. This is a flexible zoning designation, but includes additional requirements which are outlined in Article 7 of the City's LDC. Again, depending on development intent, a Future Land Use amendment may be required.
- If there's an interest to utilize the properties for business or commercial development, they would require a Future Land Use change to Business and a Business/Commercial zoning. The required change would be based on the intent of the proposed development. Again, see Table 4.10.01 for permitted use types.



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Location is convenient to Shopping,
Recreation and Schools



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- Public Utilities
- No Impact Fees
- No Wetlands
- Nearby Shopping



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Site Photos

