



LAND FOR SALE

Multi Family Vacant Land

108 Blue Lake Avenue Deland, FL 32724

FOR SALE | \$259,000

presented by:

MIKE MOSS, SIOR

Principal | Industrial Team Director

321.722.0707 X12

mike@teamlbr.com

EXECUTIVE SUMMARY

• 108 Blue Lake Avenue Deland, FL 32724



OFFERING SUMMARY

Sale Price: \$259,000

Price / Acre: \$179,861

Lot Size: 1.44 Acres

Zoning: Multi Family R6

APN#: 701511010012

PROPERTY OVERVIEW

Multifamily Land Zoned R-6

Build up to 8 Units

Prime Parcel Outside of Deland City Limits

LOCATION OVERVIEW

South of SR 44 at Signalized Intersection

Owner of Property is a Licensed Florida Real Estate Agent

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ADDITIONAL PHOTOS

• 108 Blue Lake Avenue Deland, FL 32724



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R-6 URBAN TWO-FAMILY RESIDENTIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the R-6 Urban Two-Family Residential Classification is to provide for a mixture of one- and two-unit dwellings where that mixture of land use exists or is proposed.

Permitted principal uses and structures: In the R-6 Urban Two-Family Residential Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Cluster and zero lot line subdivisions (refer to subsection 72-304).

Communication towers not exceeding 70 feet in height above ground level.

Essential utility services.

Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(16)).

Fire stations.

Home occupations, class A (refer to section 72-283).

Houses of worship.

Parks and recreational areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Single-family standard or manufactured modular dwellings.

Two-family dwellings.

Zero lot line residential subdivisions (refer to subsection 72-293(8)).

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Cemeteries (refer to subsection 72-293(4)).

Communication towers exceeding 70 feet in height above ground level.

Day care centers (refer to subsection 72-293(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-306(a).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments.

Multifamily standard or manufactured dwellings, provided the following requirements are met.

Minimum project site: One acre.

Maximum project density: Eight dwellings per net acre of land.

Maximum dwellings per building: Six.

Minimum floor area:

480 square feet efficiency unit.

575 square feet one bedroom.

150 square feet each additional bedroom.

Maximum building height: 35 feet.

Minimum building separation requirements:

50 feet between fronts or rears of buildings and 25 feet between any other combination of building arrangements.

Minimum lot and yard size for town houses:

Minimum lot size per dwelling:

Area: 2,000 square feet.

Width: 20 feet.

Minimum yard size per dwelling:

Front yard: Ten feet.

Rear yard: Ten feet.

Side yard:

Abutting any lot: No minimum.

Abutting any street: Ten feet.

Waterfront yard: 20 percent of lot depth, but not less than 20 feet.

Minimum building setback requirements from streets, drives and off-street parking areas:

No building shall be located closer than ten feet from any interior street, drive or off-street parking area.

Maximum building length and width:

No building shall exceed 200 feet in length or width.

Project perimeter setback:

No structure shall be located within 45 feet of the project's perimeter.

Off-street parking and loading space meeting the requirements of section 72-286 shall be constructed.

A landscaped buffer area meeting the requirements of section 72-284 shall be constructed.

Final site plan approval, meeting the requirements of division 3 of the Land Development Code [article III] is required.

Off-street parking areas (refer to subsection 72-293(14)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(1)).

Recreational areas (refer to subsection 72-293(3)).

Schools, parochial or private (refer to subsection 72-293(4)).

Dimensional requirements:

(a) *Single-family dwellings:*

Minimum lot size:

Area: 7,500 square feet.

Width: 75 feet.

Minimum yard size:

Front yard: 25 feet.

Rear yard: 20 feet.

Side yard: 20 feet combined, minimum of eight feet on any one side.

Waterfront yard: 25 feet.

Maximum building height: 35 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Minimum floor area: 600 square feet.

(b) *Two-family dwellings:*

Minimum lot size:

Area: 11,000 square feet.

Width: 75 feet.

If the two-family dwelling and lot is divided into separate ownership for each unit, then a minimum lot area of 5,500 square feet for each unit and 11,000 square feet for both units combined shall be required, and also a minimum lot width of 37½ feet for each unit and 75 feet for both units combined shall be required.

Minimum yard size:

Front yard: 25 feet.

Rear yard: 20 feet.

Side yard: Ten feet.

Waterfront yard: 25 feet.

Maximum building height: 35 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

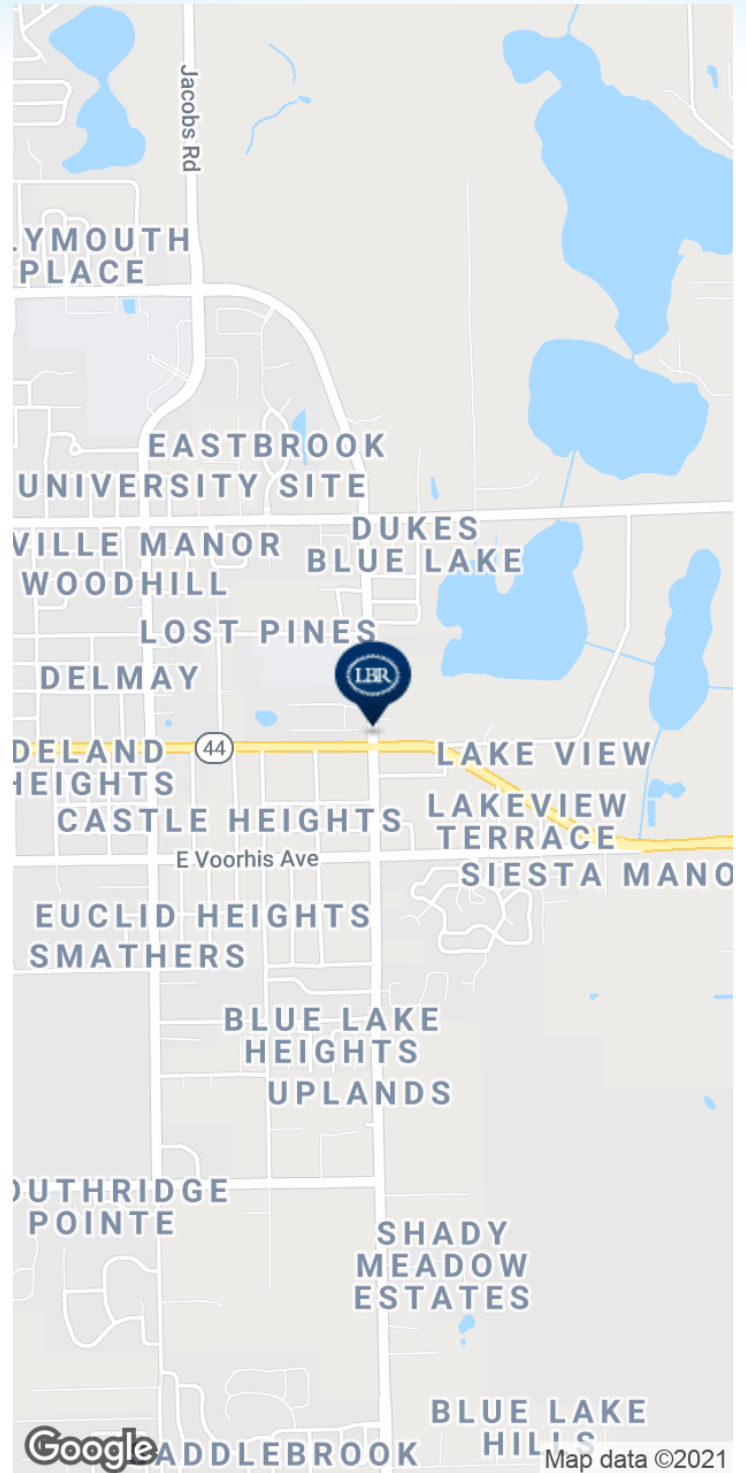
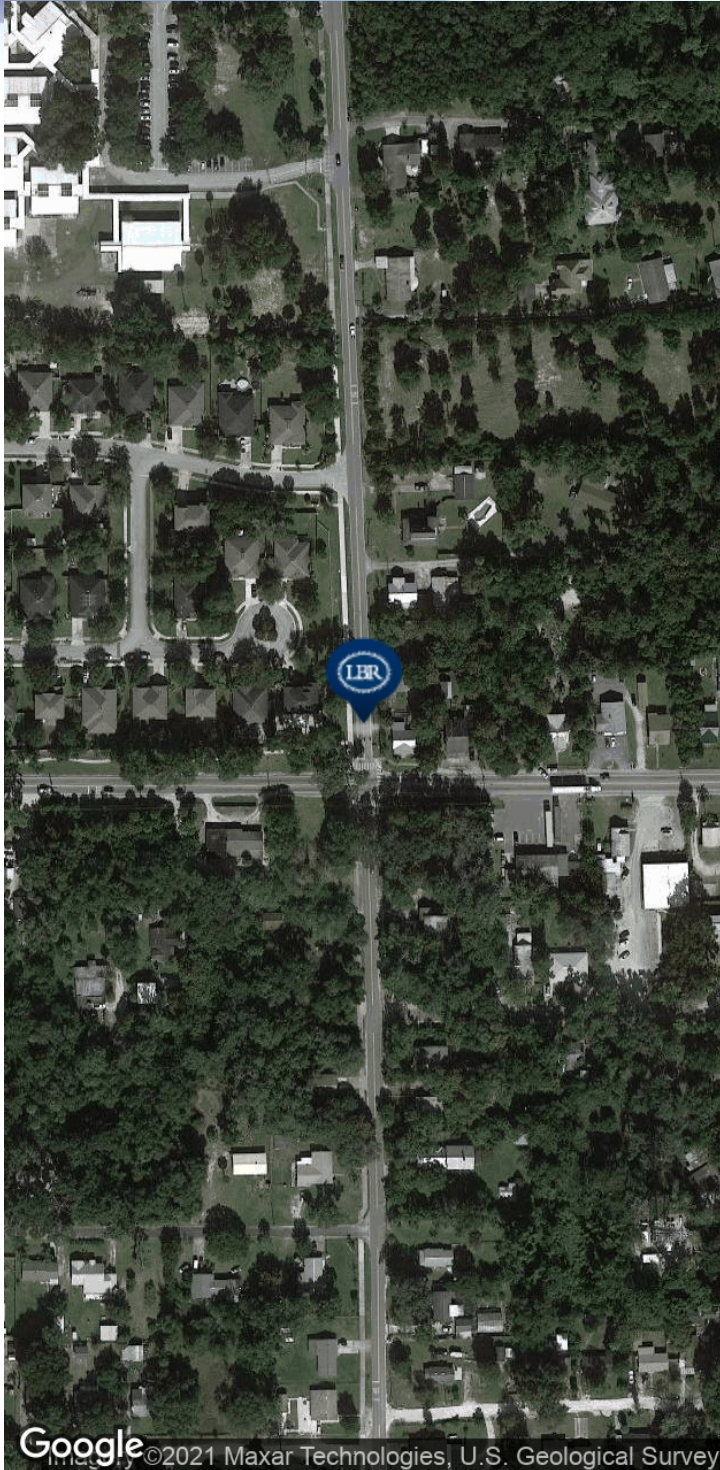
Minimum floor area: 600 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

(Ord. No. 81-39, § XIV, 11-19-81; Ord. No. 82-20, § XIV, 12-9-82; Ord. No. 84-1, §§ III, VII, XIV, 3-8-84; Ord. No. 85-2, § I, 3-14-85; Ord. No. 85-24, § V, 10-10-85; Ord. No. 88-2, § III, 1-19-88; Ord. No. 89-20, §§ VI, VII, 6-20-89; Ord. No. 90-34, § 19, 9-27-90; Ord. No. 92-6, § XXI, 6-4-92; Ord. No. 94-4, § XXIII, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09)

LOCATION MAP

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