

\$674,000

Terra Ceia Bay Lane Palmetto, FL 34221

AVAILABLE SPACE 2.93 Acres

FEATURES

- Close to I 75 & I 275 with easy access to Tampa/St Petersburg airports and amenities.
- Close to Bradenton Riverwalk.
- Close to Beaches and Nature Preserves.
- Easy Access to Sarasota and Lakewood Ranch.
- Small town charm.

AREA

This lot is south of the Skyway Bridge and north of the Manatee River in a development on Terra Ceia Bay. East is west of RT 41 N.



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

OFFICE

SAL

0 8

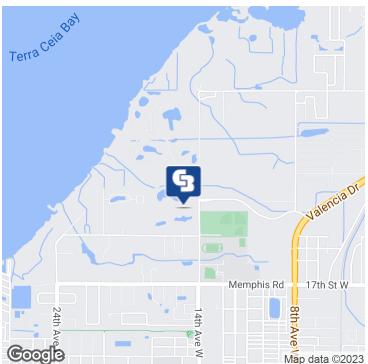
Janet Robinson 941 993 0895 janet.robinson@nrtllc.com CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL COLDWELL BANKER COMMERCIAL REALTY 100 N Tamiami Trl, Sarasota, FL 34236 941.366.8070



Terra Ceia Bay Lane, Palmetto, FL 34221





OFFERING SUMMARY

Sale Price:	\$674,000
Available SF:	
Lot Size:	2.93 Acres
Zoning:	PL_PD-H
Market:	Tampa Bay
Submarket:	Sarasota/Manatee Counties
Price / SF:	\$5.28

CBCWORLDWIDE.COM

Janet Robinson 941 993 0895 janet.robinson@nrtllc.com

PROPERTY OVERVIEW

This property consists of 2.93 gross acres or 127,185 square feet, located at the western section of Terra Ceia Bay Lane overlooking an golf course. The acreage was previously approved for the development of 11 single story town home buildings totaling 22 residential units located within the Terra Ceia Bay Golf Club community. Zoning allows for up to 32 units. Just south of the Tampa Bay Bridge. This rare location offers easy access to I 75 and I 275 which makes Tampa and St Petersburg almost in your backyard. It can be a breeze to get to the Tampa Airports or SRQ Airport. This area has so much to offer including all the amenities on the Manatee River and downtown Bradenton charm. The beaches are less than 20 minutes away or just enjoy your backyard with Florida's nature preserves.

PROPERTY HIGHLIGHTS

- Close to I 75 & I 275 with easy access to Tampa/St Petersburg airports and amenities.
- Close to Bradenton Riverwalk.
- Close to Beaches and Nature Preserves.
- Easy Access to Sarasota and Lakewood Ranch.
- Small town charm.





Terra Ceia Bay Lane, Palmetto, FL 34221







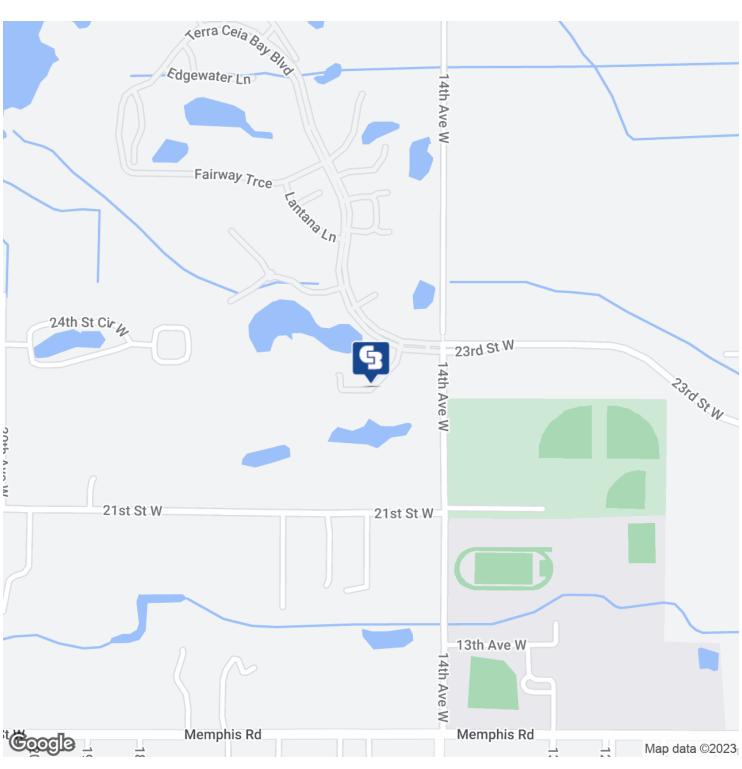
CBCWORLDWIDE.COM



Janet Robinson 941 993 0895 janet.robinson@nrtllc.com



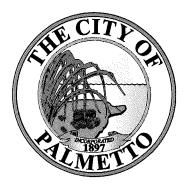
Terra Ceia Bay Lane, Palmetto, FL 34221



CBCWORLDWIDE.COM

Janet Robinson 941 993 0895 janet.robinson@nrtllc.com





Department of Public Works

600 17th Street West Palmetto, Florida 34221 Phone (941) 723-4580 • FAX: (941) 723-4539 Suncom 599-4580

October 20, 2017

J.S. Andrews Zirkelbach Construction 1415 10th Street West Palmetto, Florida 34221

Re: Terra Ceia Townhomes Construction Plan Approval

Dear Jerry:

City of Palmetto Staff has reviewed and **approved** the revised construction plan prepared by Maser Consulting, P.A. dated October 19, 2017 submitted for the Terra Ceia Townhome project subject to the following conditions:

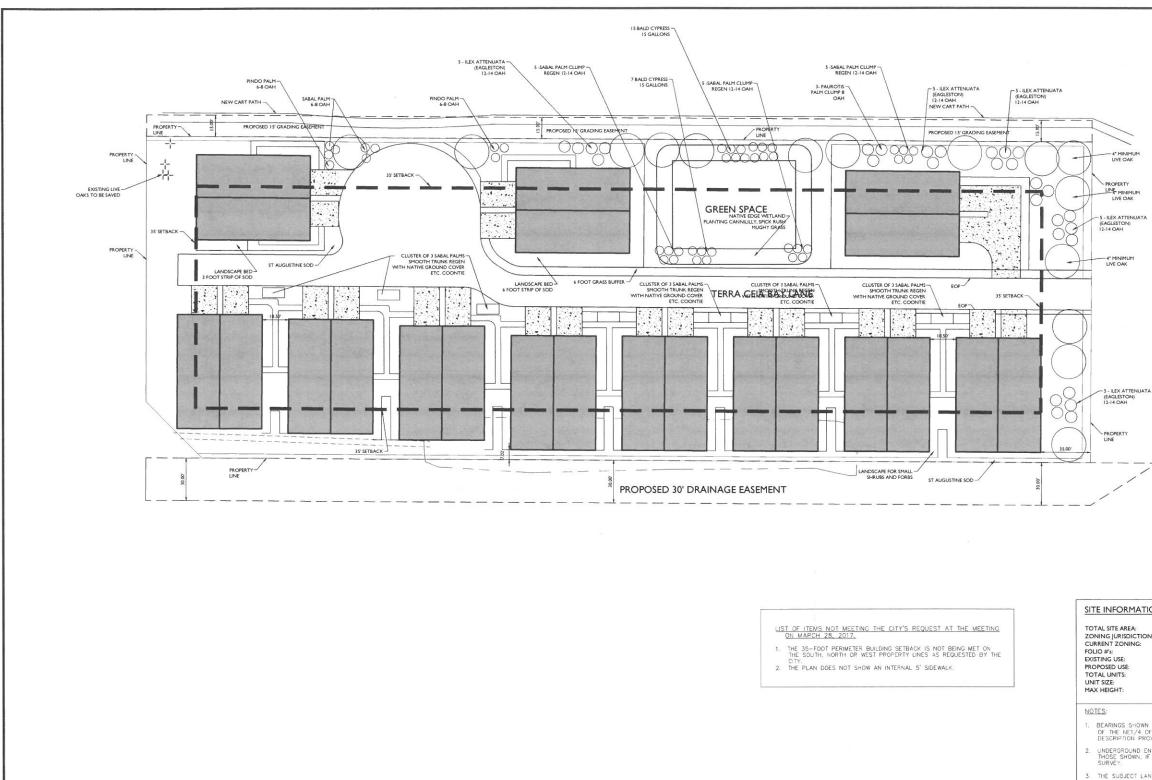
- 1. All construction must comply with the Florida Fire Prevention Code;
- 2. Prior to delivery of any combustible materials to the site, the flowing items shall be completed:
 - a. All-weather stabilized emergency access shall be provided and maintained;
 - Fire hydrants shall be installed and certified by the engineer of record to meet the required fire flow. Hydrants shall be located a maximum of 400 feet from the main entrance of all principal buildings;
 - c. The fire hydrants shall be approved for firefighting use by the City of Palmetto Utilities Department;
 - d. Street signs, if applicable, shall be installed prior to vertical construction; and
 - e. Buildings shall be provided with emergency vehicle access to at least two sides of the building.
- Reclaimed water shall be extended to the site prior to issuance of any certificate of occupancy;
- 4. The developer shall provide executed documents for a legal access/easement use of adjacent property prior to placement of the drainage line along the south boundary line of the Subject Property and prior to issuance of any certificate of occupancy;
- 5. Legal documents creating a maintenance entity for perpetual care of all common open space shall be provided for review and approval by the City Attorney prior to issuance of any certificate of occupancy;
- The developer shall provide evidence of school concurrency analysis from the Manatee County School District prior to issuance of any certificate of occupancy. Please contact Amy Anderson @ (941) 708-8800, Ext 1223;
- 7. All water mains must have a three (3) inch cover or be installed in a steel casing with a six (6) inch cover over the drainage end; and
- 8. Sewer service for Building 5 must be revised to come from the sewer main, not the sewer man hole.

• Page 2

Thank you for your cooperation with this matter. If you have any further questions regarding these matters, please feel free to contact me at (941) 723-4580.

Sincerely,

UKarla S. Owens, Esq. Development Services Director City of Palmetto 601 17th Street West Palmetto, Florida 34221 (941) 723-4580, Ext. 2135 kowens@palmettofl.org



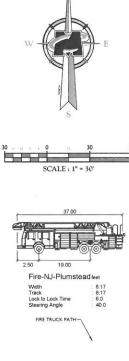
.

.

3. THE SUL RATE M BASE FL EMERGEN

.

)



N

DRMATION:							
e area: Jrisdiction: Zoning: Jse: Use: Its: Ht:	3.42 AC MANATEE COUNTY PD-H (PLANNED DEVELOPMENT - HOUSING) 24 (682:0005 VACANT RESIDENTIAL VILLAS 22 UNITS (SINGLE-STORY) 2,400 SF 35 FEET						
	CON REFER TO THE SOUTH LINE OF THE N1/2 SE1/4 OF SECTION 10 BEING N89'49'43"W						
RGROUND ENCROA SHOWN, IF ANY Y.	ACHMENTS OF IMPROVEMENTS OTHER THAN NOT LOCATED FOR PURPOSES OF THIS						
MAP (FIRM) NUM FLOOD ELEVATION	IS IN ZONE "AE" OF THE FLOOD INSURANCE BER 12081C0162E (EFFECTIVE DATE 3/17/2014). N OF 8 FEET REQUIRED BY F.E.M.A. (FEDERAL INT AGENCY). SUBJECT TO VERIFICATION.						
	N PREPARED PURSUANT TO TITLE COMMITMENT MERICAN TITLE INSURANCE COMPANY, CUSTOMER						

THIS SURVEY HAS BEEN PREPARED PURSUANT TO TITLE COMMITMEN PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CUSTO REFERENCE NUMBER: ZIRKELBACH, FIRST AMERICAN FILE NUMBER: 2060-3346707; EFFECTIVE DATE: APRIL 19, 2015 AT 8:00 A.M..

 THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN. 6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.

THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM DEED AS RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2237 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS 24168.2000/5.

ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.

Cutomer Loyaly through Client Satisfaction m W. masser con stilling.com Engineer Planner Surveyors										
Engineers Printmers Surveyors Landscape Revises & Environmental Scientists Office Location: Red Bank, NY Charles Control (1998) Red Bank, NY Charles Control (1998) Harriston, NY Marmon, NY Environ, NY Environ, NY Charles Control (1998) Red Bank, VA Charles Control (1998) State of LC Controls, 1900 Comptly C 307. New Controls (1991) State of Sciences International Science (1998) Comptly C 307. New Controls (1998) Comptly C 307. New Control (1998)										
Received to be the second seco										
No										
AWN BY DESCRIPTION		д. 52		-	1. I.		10			-
DATE DR.			1				12			-
REV				-			~			Ų
JOHN J. STOECKEL NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 092649-1										
TERRA CEIA TOWNHOMES FOR ZIRKELBACH SIGNATURE HOMES, LLC										
CITY OF PALMETTO										
SCALE: DATE: DRAWN 87: CHICKED 87: 1* = 37 222/17 JOR L58 PROJECT NUMBER: DAWNING NAME L58 16002723A C-CNIPT CHIET										
SHEE										

T.



Terra Ceia Bay Lane, Palmetto, FL 34221



JANET ROBINSON

Commercial Director Florida West Coast

janet.robinson@nrtllc.com Direct: 941.993.0895 | Cell: 941.993.0895

FL #BK648570

AL

PROFESSIONAL BACKGROUND

Janet K. Robinson CCIM has worked in Commercial Real Estate since 1996. Her philosophy is: "If you listen carefully to what the customer needs, you can find a solution." Robinson has her CCIM designation, which was earned by a combination of extensive commercial real estate education and many successful transactions. Janet has extensive experience in Office, Industrial, and Land sales and leasing in the Southwest Florida Region.

Robinson supervises a team of 30 experienced commercial associates on the Florida West Coast. Our team assists investors to increase value and gain a better understanding of their assets. Quarterly, she presents a report updating bankers, real estate brokers, and others on the local real estate market.

Before moving to Sarasota, Janet sold material handling equipment to Coal Mines, Steel Mills, and Utility Companies.

Come join our team and increase your commercial real estate exposure and opportunities.

EDUCATION

BS Elizabethtown College

MEMBERSHIPS

CCIM RASM-CREA FGCAR NTRP PRO

> Coldwell Banker Commercial Realty 100 N Tamiami Trl Sarasota, FL 34236 941.366.8070



