

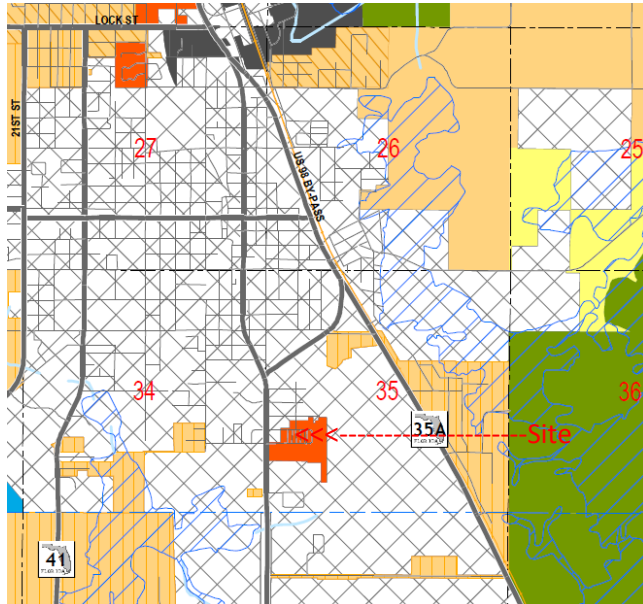
# LAZY BREEZE MOBILE HOME AND RV PARK Site

35-24-21-0050-00F00-0090

38036 LAKE DRIVE  
DADE CITY, FL 33525

**Zoning:** R-MH Mobile Home District, Pasco County

**2025 Land Use Designation:** "ROR" Retail Office Residential



## Lazy Breeze MHP and RV Park

3.73 acres± Site Area

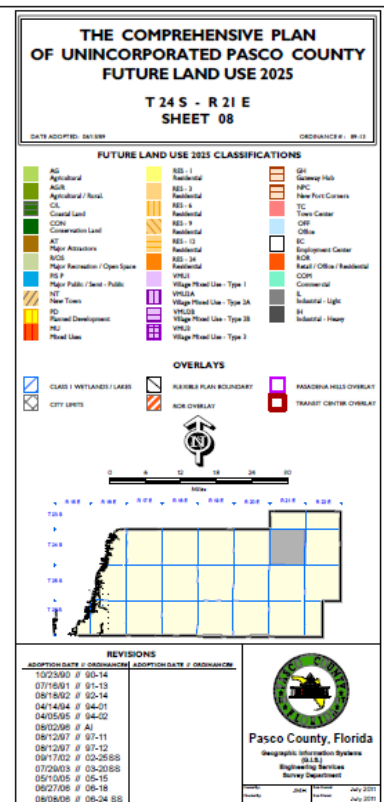
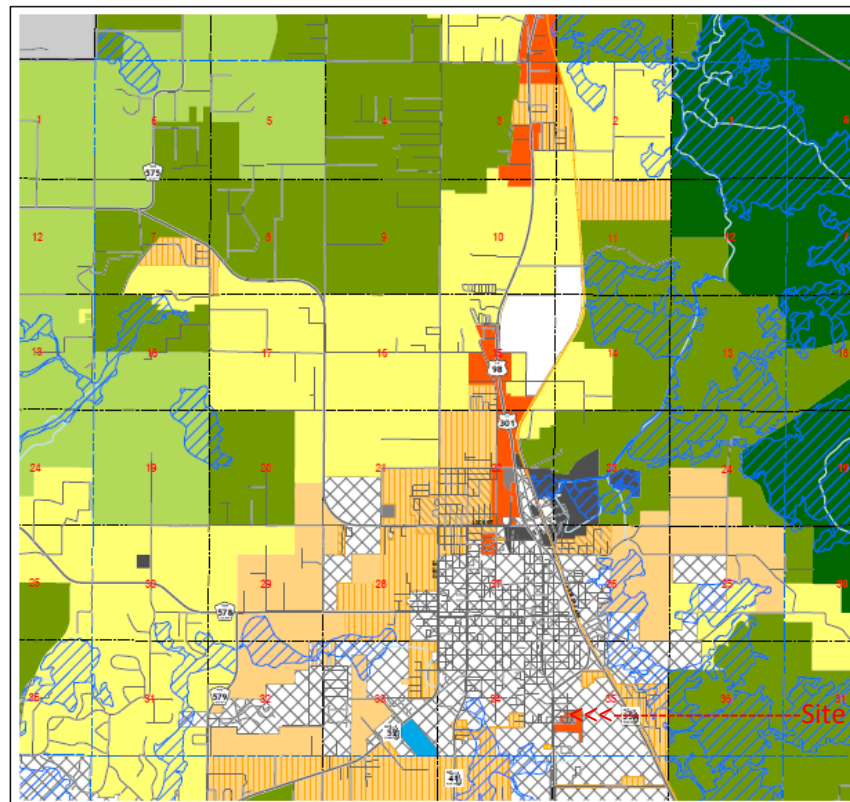
Vested Rights for Existing Pads for

36 Mobile Home Sites

15 Travel Trailer Sites

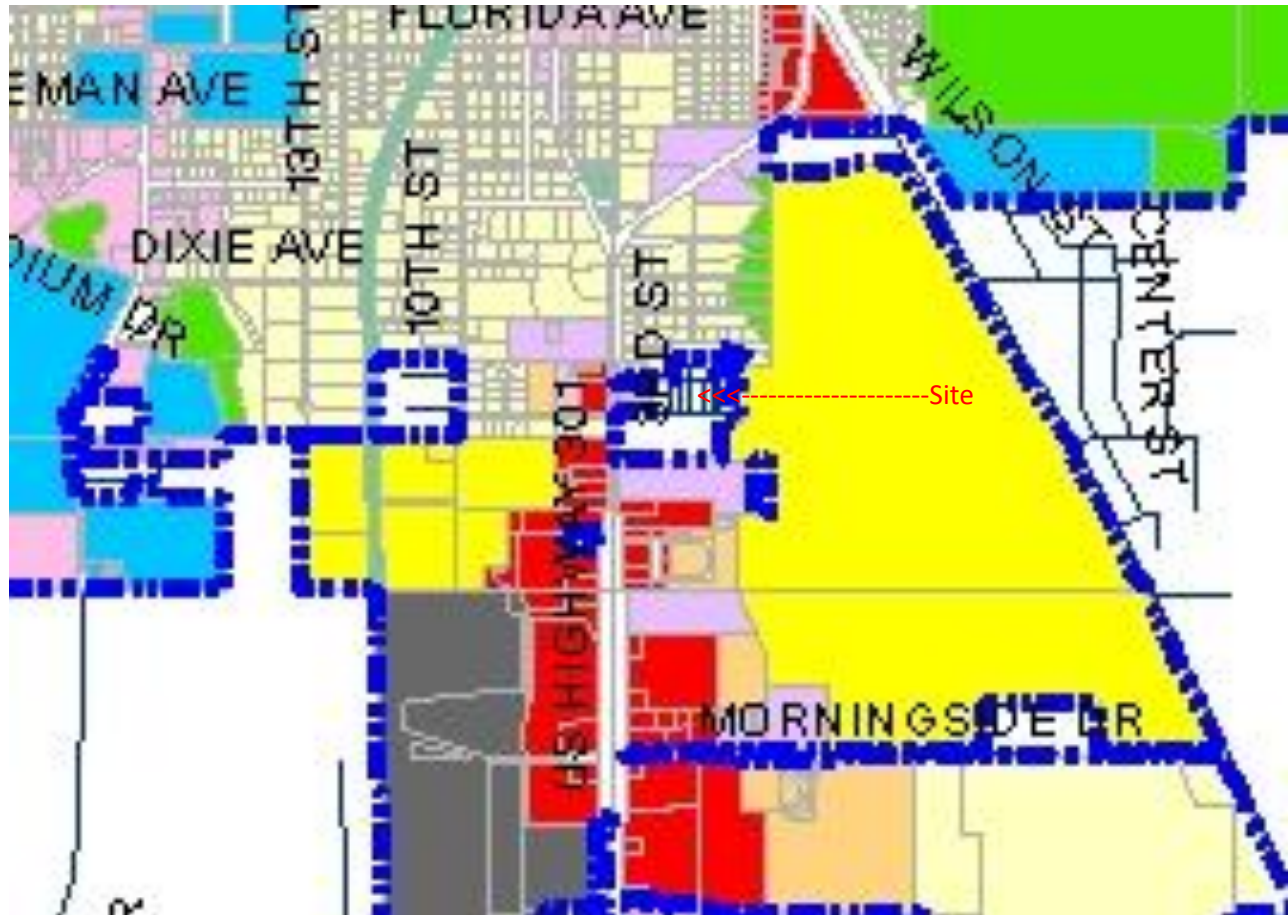
1 Recreation Building

13.7 du/ga



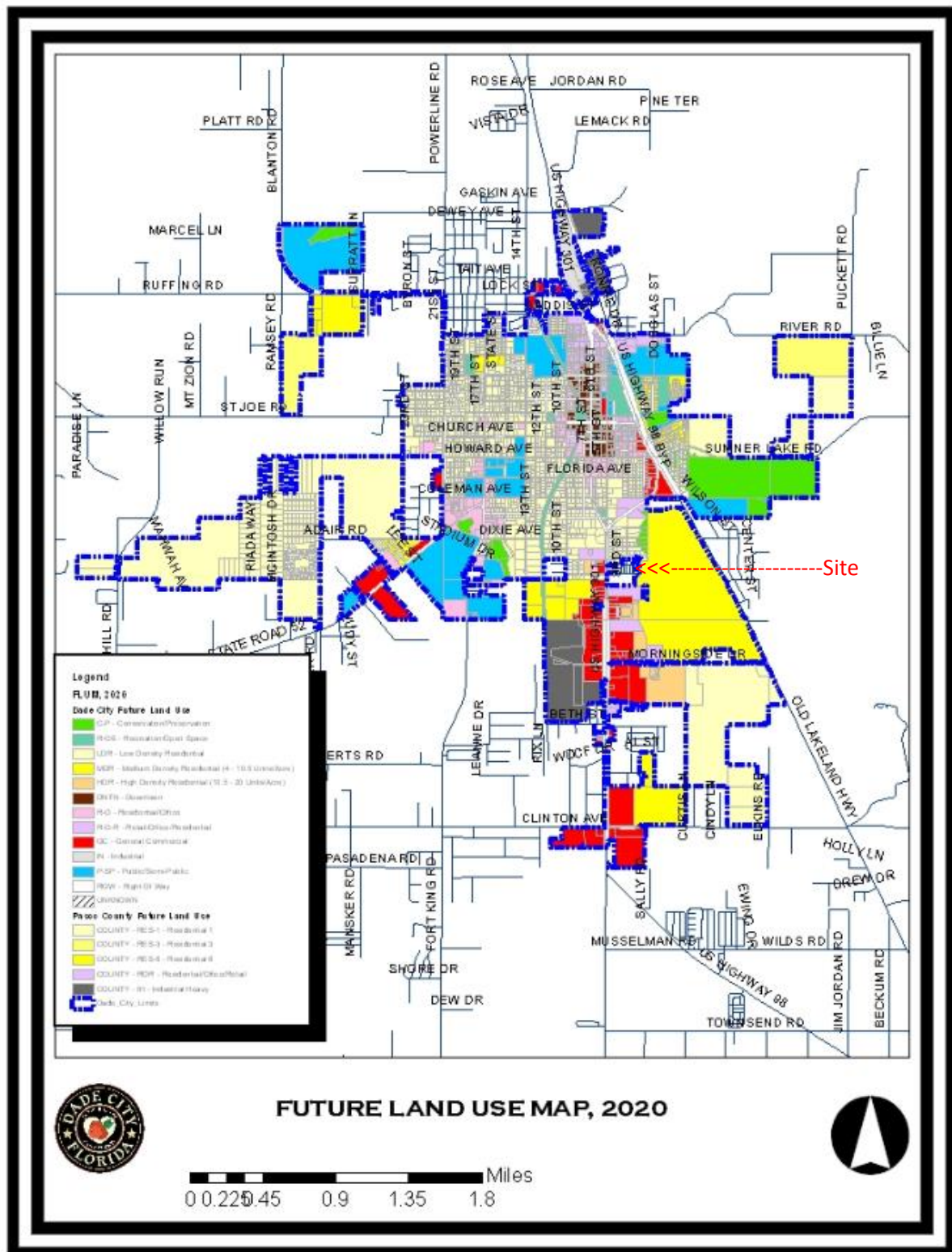
City of Dade City Future Land Use Map 2020 ↑

The adjacent abutting sites to the south and west which have been annexed are designated R/O/R, Retail/Office/Residential on the City of Dade City Comprehensive Land Use Plan. The abutting property to the east is MDR, Medium Density Residential, which permits 4.0 to 10.5 units per acre. To the north, the residential properties are designated LDR, Low Density Residential, permitting 0 to 6 dwelling units per gross acre.



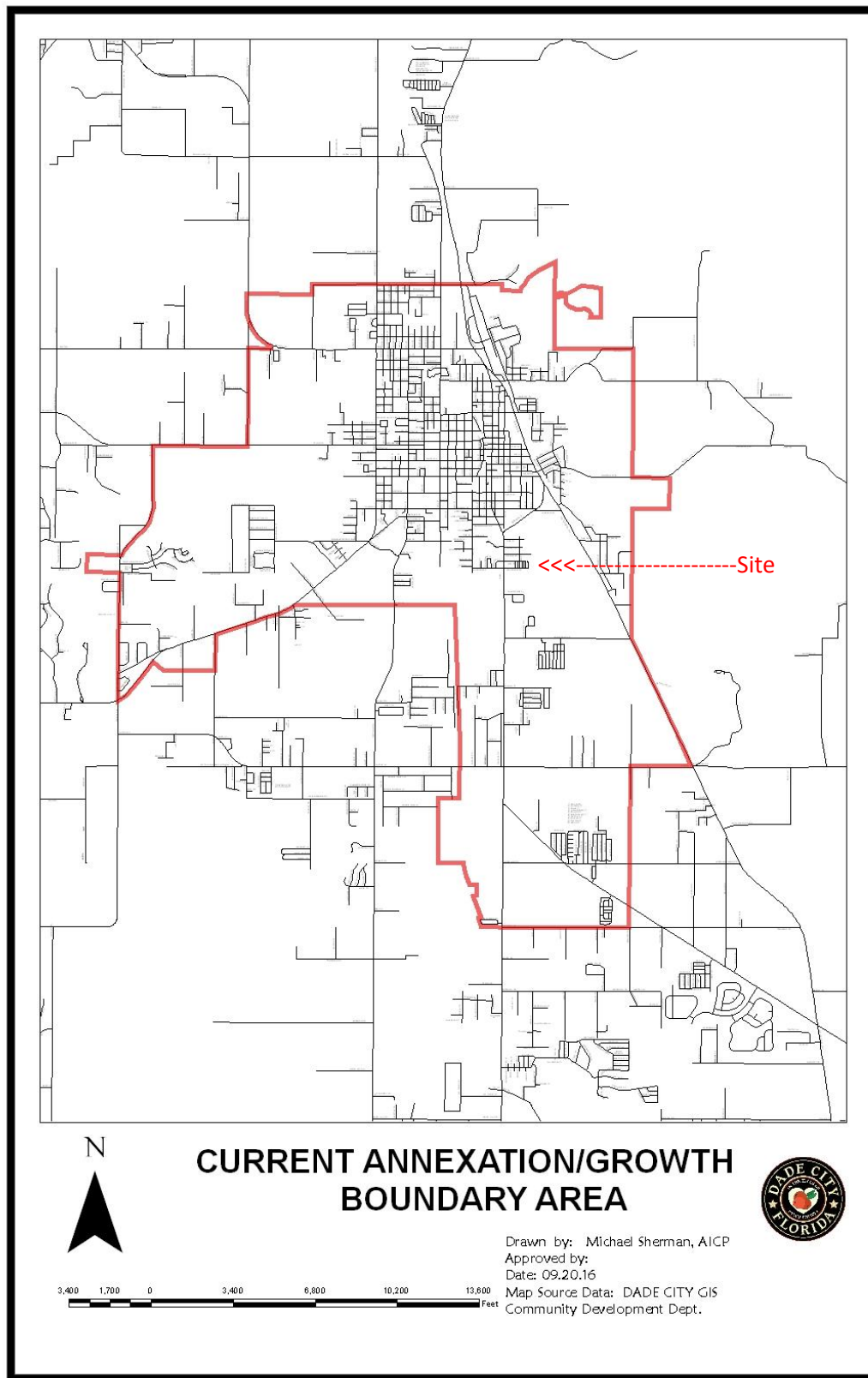
FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Residential/ Office/ Retail (R/O/R)	Intended for high intensity residential uses and low to moderate office and community commercial uses. Such uses are suitable for areas with a full range of urban services and a high degree of accessibility to residents of the service area.	Residential, residential equivalent, office, retail commercial, personal/ business service, and commercial/ business service.	Public/semi-public and recreation/ open space	<ul style="list-style-type: none"> <li>Residential Use – Maximum of 20 dwelling units per acre.</li> <li>Office/Retail Use – Maximum lot coverage of 60%.</li> <li>Office/Retail Use – Maximum building height of 60 feet.</li> <li>Sites greater than 25,000 square feet shall be encouraged to have a residential component.</li> <li>Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre.</li> <li>Transient Accommodation - Shall not exceed 25 units per acre.</li> <li>Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map.</li> <li>Recreation/Open Space - No limitation as to size.</li> <li>All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.</li> </ul>	RS-1, RS-2, RS-3, RG-1, RG-2, RIO, CN, PD-COMM, PD-R

# City of Dade City 2020 Comprehensive Land Use Plan Map

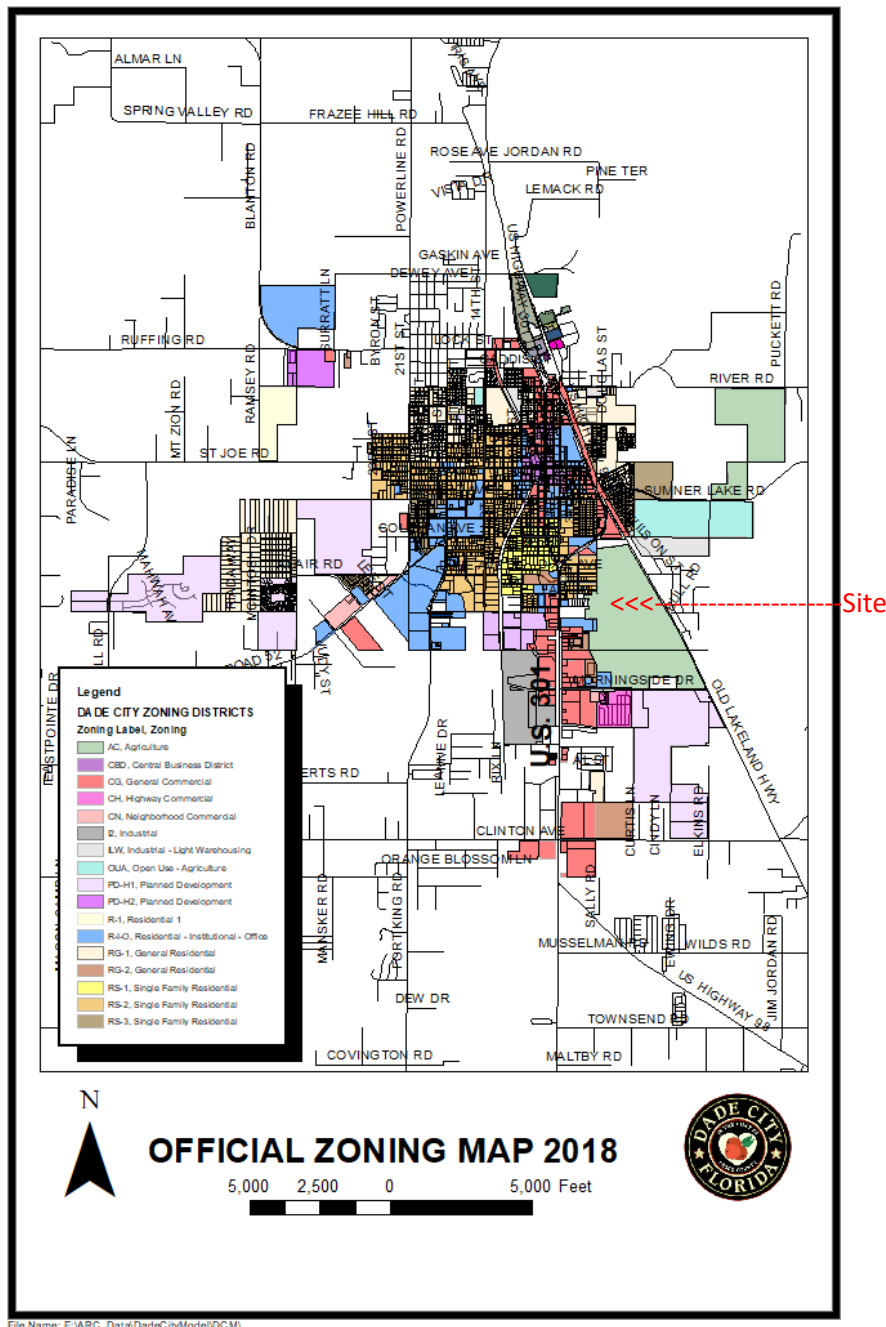




## City of Dade City Annexation Map Encompasses Lazy Breeze



## City of Dade City Zoning Information



**City of Dade City Zoning** Designation for abutter to the west is R.I.O- Residential/Institutional/Office (.45 FAR/60' in Height Maximum Development Density)

RIO: Residential, Institutional, Office District - "The purpose of the RIO, Residential, Institutional and Office Zoning district is to provide for and require a unified and organized arrangement of buildings, service, and parking areas together with adequate circulation and open space, in a manner so as to provide and constitute an efficient, safe, convenient, and attractive shopping area to serve the City's office, institutional and commercial/retail shopping needs."