

**EXECUTIVE SUMMARY  
VILLAGE AT LEMON BAY**

- LOCATION:** 1151 S. River Road Englewood, Florida  
Sarasota County  
Approximately 1.5 miles to SR-776 (Englewood Rd)  
Approximately 2 miles to Winchester Blvd.  
Approximately 6 miles to Tamiami Trail  
Approximately 11 miles to I-75
- PARCEL ID:** 0850-02-0017
- PARCEL SIZE:** Total acreage is 93.2 (+/-)  
There is approximately 1,500 feet on River Road
- EXISTING ZONING:** PID Planned Industrial District  
Although no longer available for rezoning options within the County but provides an excellent list of permitted uses. A list of uses is included as an attachment.
- WETLANDS:** The parcel includes 20.42 acres of wetlands that have been surveyed and flagged and reviewed by the District.
- PERMITTING:** We have received the Army Corps - Nationwide Permit and the Water Management District Permits for our Conceptual Plan
- UTILITIES:** Public Water, Sewer, and Reclaimed (irrigation) Water are all nearby and available from the Englewood Water District.
- OWNERSHIP:** This parcel is owned by SARASOTA INDUSTRIES, LLC Dan Miller is a licensed Broker Associate and is a principle in the ownership of this parcel.
- DISCLOSURE:** Although this information is deemed reliable it is not warranted and should be verified.
- CONTACT:** Dan Miller The Miller Alliance (239) 689-4900