

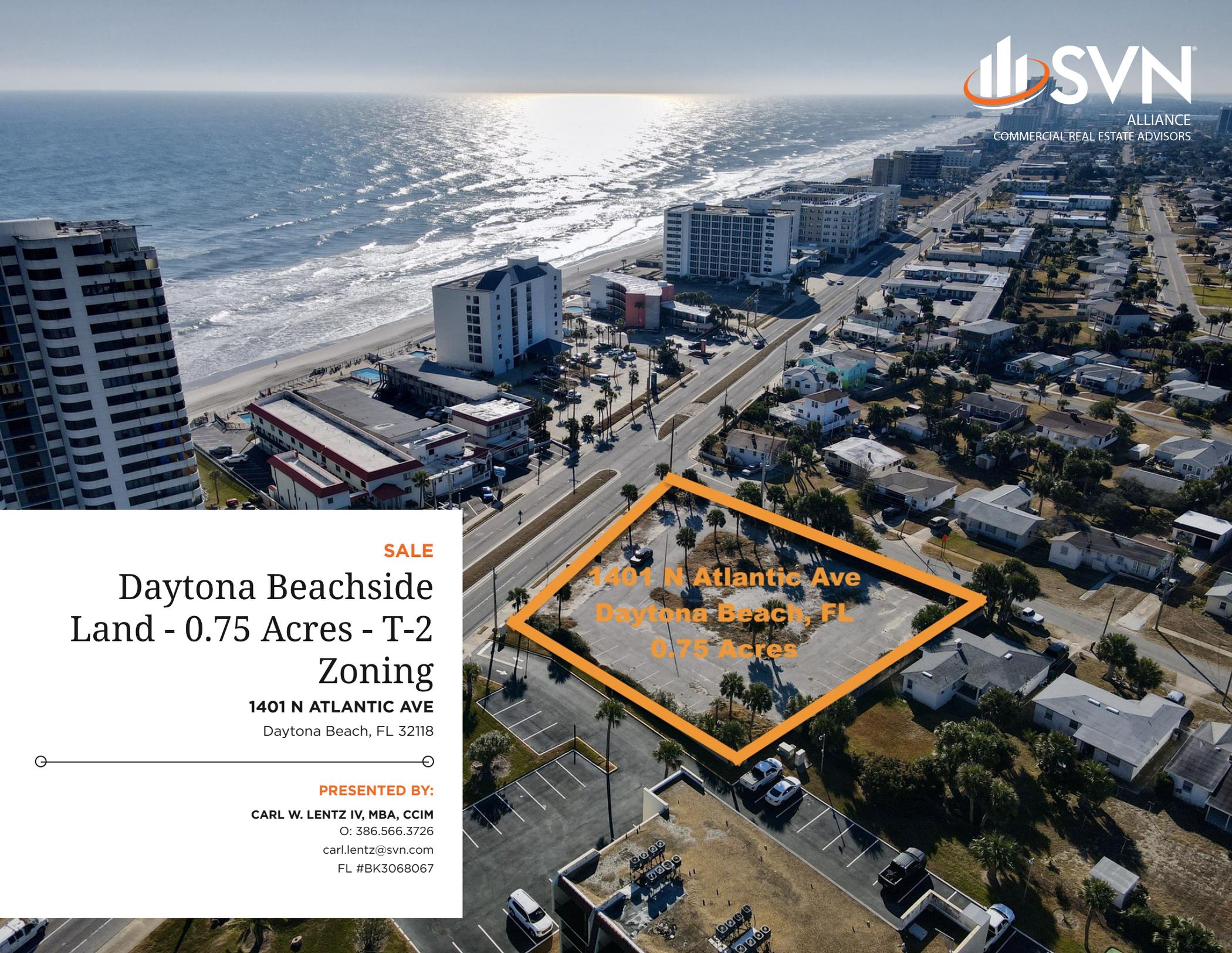
SALE

Daytona Beachside Land - 0.75 Acres - T-2 Zoning

1401 N ATLANTIC AVE
Daytona Beach, FL 32118

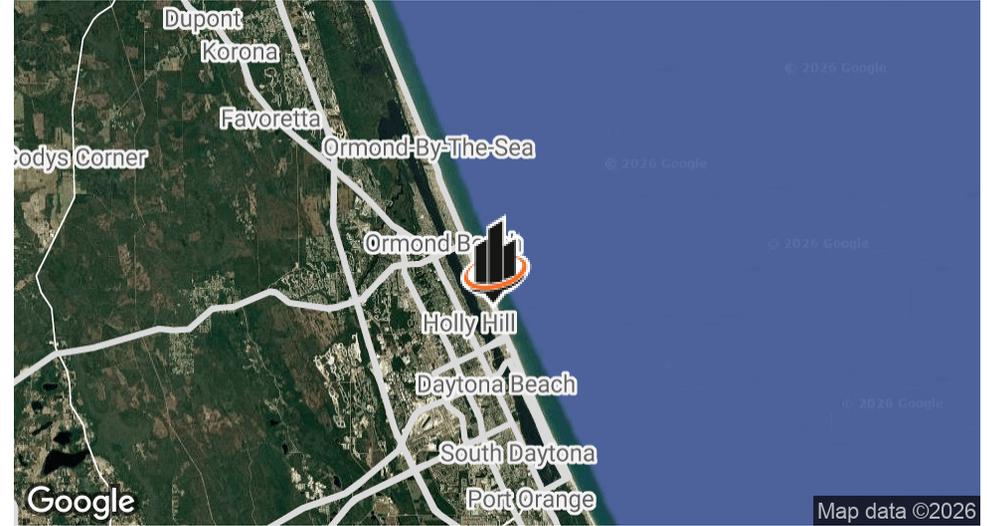
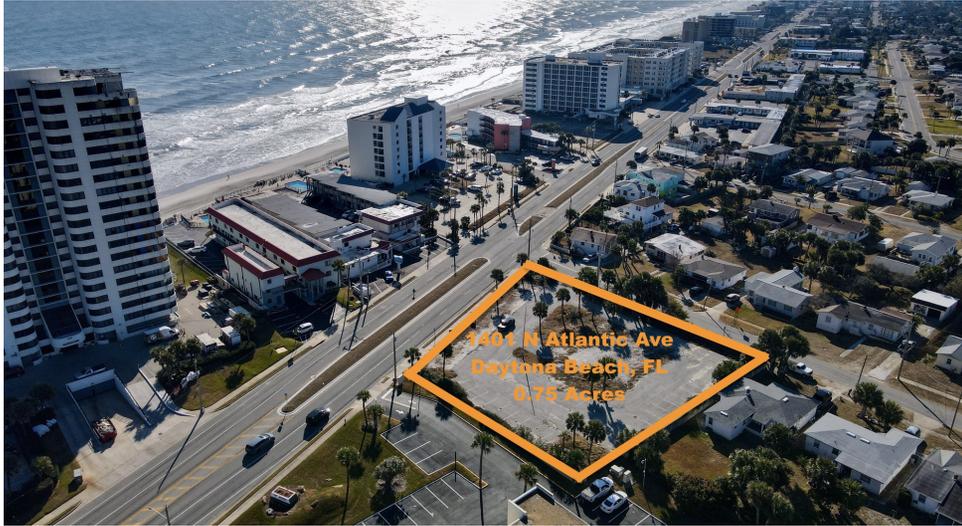
PRESENTED BY:

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**1401 N Atlantic Ave
Daytona Beach, FL
0.75 Acres**

PROPERTY SUMMARY



LOCATION DESCRIPTION

Beachside Daytona Beach on the West Side of North Atlantic Avenue.

OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	26,618 SF

PROPERTY DESCRIPTION

0.75 Acre Corner Lot on Daytona Beachside West Side of A1A at the Corner of Zelda Blvd +/- 160' Frontage - 18,500 VPD Traffic Permitted Uses Include: Office/Retail/Restaurant T-2 Zoning in Daytona Beach - See Attached Former +/- 4,000 SF Medical Office Razed Seller Financing Will Be Considered

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T-2 ZONING USE SCHEDULE

T-2 (TOURIST/OFFICE/RESTAURANT)

Principal Uses by Zoning District

From TABLE 5.2.A.2

***ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.2**

*** Permitted uses are defined in the CODB Land Development Code Section 11.5.**

*** Each permitted use shall meet the design standards required for the zoning district, Use Specific Standards (Section 5.2), parking (Section 6.2), mobility (Section 6.3) and landscaping (Section 6.4) requirements.**

Disclaimer

The permitted and special use zoning sheets are being provided for **informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City's Planning Department to request a zoning verification letter.

*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

PERMITTED USES

HOUSEHOLD LIVING USES:

DUPLEX, MULTIFAMILY DWELLING, MULTIFAMILY COMPLEX, SINGLE-FAMILY DETACHED DWELLING, UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)

GROUP LIVING USES:

ASSISTED LIVING FACILITY, COMMUNITY RESIDENTIAL HOME

COMMUNICATION USES:

RADIO OR TELEVISION STUDIO, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE OTHER THAN TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH, TELECOMMUNICATIONS TOWER, MONOPOLE MORE THAN 90 BUT NO MORE THAN 180 FEET HIGH

DAY CARE USES:

ADULT DAY CARE CENTER, CHILD CARE FACILITY

EDUCATION USES:

COLLEGE OR UNIVERSITY, PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS, PRIVATE SCHOOL WITH MORE THAN 20 STUDENTS, PUBLIC SCHOOL, VOCATIONAL OR TRADE SCHOOL

HEALTH CARE USES:

MEDICAL OR DENTAL CLINIC/OFFICE, MEDICAL OR DENTAL LAB, NURSING HOME FACILITY

OPEN SPACE USES:

CEMETERY, PARK OR GREENWAY

UTILITY USES:

UTILITY USE, MINOR

OTHER INSTITUTIONAL USES:

CIVIC CENTER, CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE, OR NIGHTCLUB), PLACE OF WORSHIP, SHELTER FOR VICTIMS OF DOMESTIC ABUSE

ANIMAL CARE USES:

ANIMAL GROOMING

BOAT / MARINE SALES AND SERVICE USES:

BOAT OR MARINE PARTS SALES AND INSTALLATION, BOAT OR MARINE SALES OR RENTAL, DOCKING FACILITY (RECREATIONAL BOAT), MARINA, YACHT CLUB

BUSINESS SUPPORTSERVICE USES:

BUSINESS SERVICE CENTER, CONFERENCE OR TRAINING CENTER, EMPLOYMENT AGENCY, TRAVEL AGENCY

EATING AND DRINKING ESTABLISHMENTS:

RESTAURANT *WITHOUT* DRIVE-IN OR DRIVE-THROUGH SERVICE, SPECIALTY EATING OR DRINKING ESTABLISHMENT, CRAFT DISTILLERY, MICRO-BREWERY, MICRO WINERY

MOTOR VEHICLE SALES AND SERVICE USES:

PARKING DECK OR GARAGE (AS PRINCIPAL USE), PARKING LOT (AS PRINCIPAL USE)

OFFICE USES:

BUSINESS SERVICES OFFICES, CONTRACTOR'S OFFICE, PROFESSIONAL SERVICES, OFFICES

RECREATION / ENTERTAINMENT USES:

AUDITORIUM OR THEATER, CINEMA COUNTRY CLUB, GOLF COURSE, OUTDOOR FACILITY FOR FIELD SPORTS, SWIMMING, OR COURT GAMES, OTHER INDOOR RECREATION/ ENTERTAINMENT USE, OTHER OUTDOOR RECREATION/ ENTERTAINMENT USE, EVENT CENTER

RETAIL SALES AND SERVICE USES:

CIGAR LOUNGE, FURNITURE OR APPLIANCE STORE, GIFT SHOP OR STATIONERY STORE, PERSONAL SERVICES ESTABLISHMENT

VISITOR ACCOMMODATION USES:

BED AND BREAKFAST INN; HOTEL OR MOTEL, OTHER ACCOMMODATIONS

- NOTE 1: INCLUDES ALL USES REGULATED BY THE PRIOR LDC AS "ACCOMMODATIONS" OTHER HOTELS, MOTELS, ROOMING HOUSES, BED AND BREAKFAST FACILITIES, OR RV PARKS-*I.E.* "RENTAL UNITS INTENDED TO BE USED BY TRANSIENT PERSONS OR TOURISTS FOR OVERNIGHT OR SHORT-TERM LODGING." THIS USE THUS INCLUDED AND CONTINUES TO INCLUDE VACATION RENTALS AS DEFINED IN F.S. 509.342 AND GRANDFATHERED FROM THE 2011 AMENDMENT TO F.S. 509.032(7) THAT PREEMPTS LOCAL GOVERNMENT REGULATION OF VACATION RENTALS IN ACCORDANCE WITH THE PROVISIONS OF THAT STATUTE.

SPECIAL USE PERMIT

HOUSEHOLD LIVING USES:

TOWNHOUSE SUBDIVISION

GROUP LIVING USES:

FRATERNITY OR SORORITY HOUSE

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

Page 1 of 2

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ADDITIONAL PHOTOS



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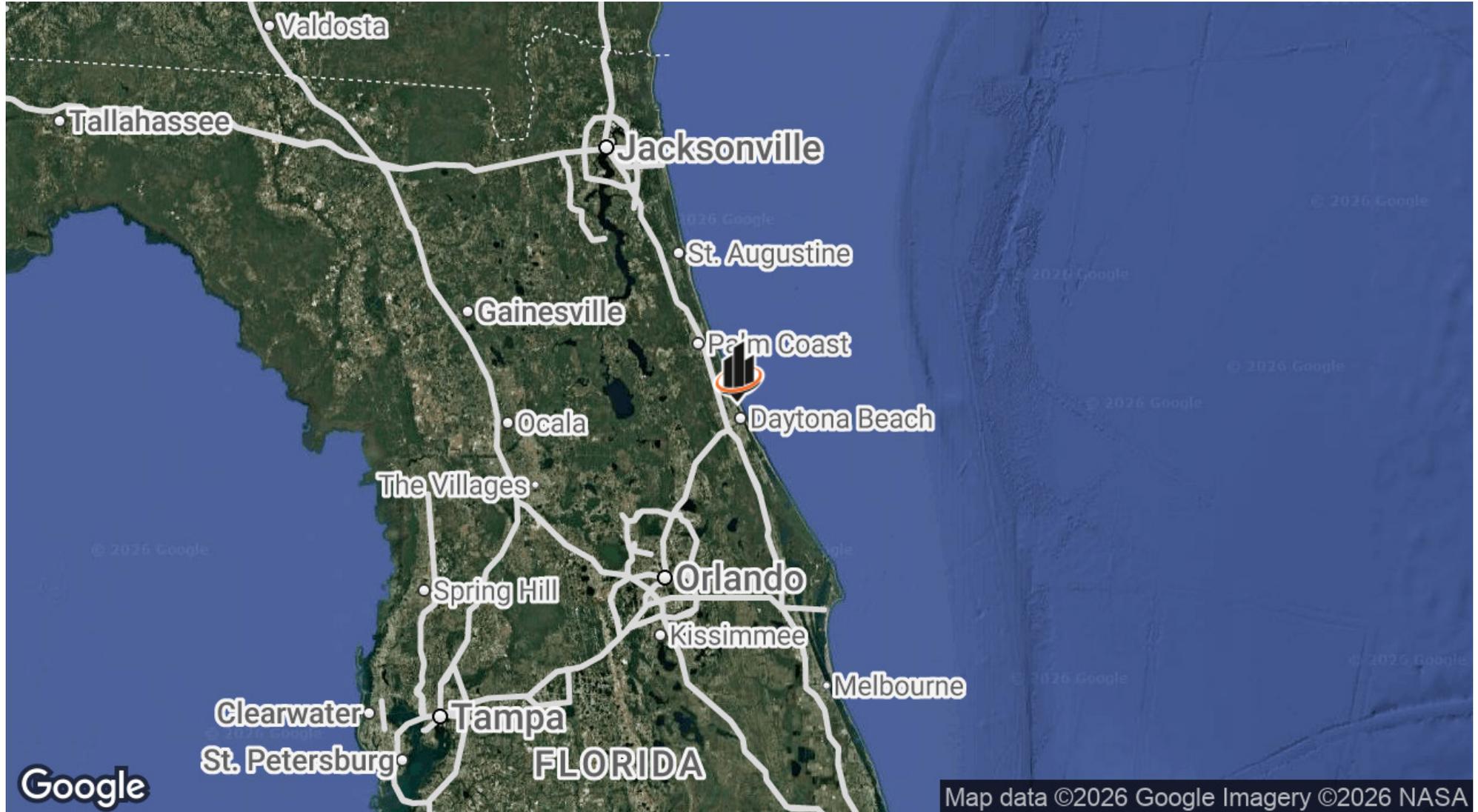
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LOCATION MAP



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