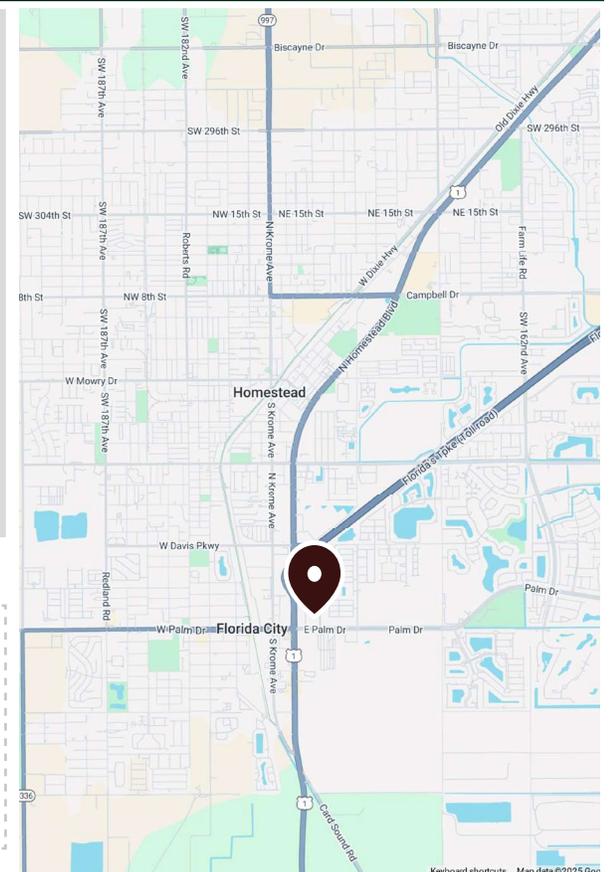


COMMERCIAL DEVELOPMENT SITE | FOR LEASE OR SALE

PROPERTY HIGHLIGHTS

This prime ±5-acre commercial site in Florida City features high-utility C-2 General Commercial zoning, permitting a wide range of uses by right—including retail, hospitality, medical, and entertainment. Strategically positioned on the southeast corner of a new 116-unit Lennar townhome development, the parcel offers a captive residential audience and immediate proximity to the Florida Keys Outlet Marketplace, ensuring consistent foot traffic and high visibility



Pricing:
Call for pricing



Space Avail:
±5 acres

Lot Feature:

- **Permissible uses** include a comprehensive suite of commercial activities (see list below)

EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325
📞 | 305.477.9740
✉ | otto@ottotravieso.com

PROPERTY ZONING AND ALLOWABLE USES

NEIGHBORHOOD COMMERCIAL DISTRICT

- (a) *Purpose and intent.* The purpose and intent of this C-1, neighborhood commercial district is to provide suitable sites for the development of retail and service commercial uses which satisfy the essential and frequent needs of adjacent residential neighborhoods in areas consistent with the city's adopted comprehensive development master plan.
- (b) Uses permitted. Permitted uses are as follows:
 - (1) Retail and service establishments, limited to:
 - a. Antique shops;
 - b. Art supply stores;
 - c. Bakeries;
 - d. Banks and financial institutions;
 - e. Barber, beauty and skin care shops;
 - f. Bookstores;
 - g. Dairy stores;
 - h. Department stores;
 - i. Dry cleaners;
 - j. Florists;
 - k. Foodstores;
 - l. Gift and souvenir shops;
 - m. Hardware stores;
 - n. Hobby handicraft shops;
 - o. Home appliance sales and service;
 - p. Jewelry stores;
 - q. Laundries, self-service;
 - r. Luggage shops;
 - s. Music and record stores;
 - t. Newsstands;
 - u. Offices, professional or medical;
 - v. Restaurants;
 - w. Shoe repair shops;
 - x. Sporting goods stores;
 - y. Stationery and card stores;
 - z. Tailors and seamstresses;
 - aa. Tobacco shops;
 - bb. Toy stores; and
 - cc. Variety stores.
 - (2) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the C-2, general commercial; C-3, intensive commercial or I, light industrial districts.

- (c) *Uses permitted conditionally.* Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission, and subject to section 62-69.
 - (1) Day care centers subject to the conditions and requirements enumerated in section 62-275.
- (d) *Site development standards.* Site development standards are as follows:
 - (1) Minimum lot area, 5,000 square feet.
 - (2) Minimum lot width, 50 feet.
 - (3) Minimum yard setbacks:

Yard	Setbacks (feet)
Front	10
Rear	0
Side	
Interior	0
Corner	0
Adjacent residential district	25

- (4) Maximum building height, two stories or 30 feet.
- (5) Minimum pervious open space, 20 percent.

GENERAL COMMERCIAL DISTRICT

- (a) *Purpose and intent.* The purpose and intent of this C-2, general commercial district is to provide suitable sites for the development of retail and service commercial uses which serve the diverse consumer needs of the entire community.
- (b) Uses permitted . Permitted uses are as follows:
 - (1) All uses permitted in the C-1, neighborhood commercial district.
 - (2) *Additional retail and service establishments, limited to:*
 - a. Amusement enterprises;
 - b. Apparel shops: men's, women's and children's;
 - c. Automobile accessory stores;
 - d. Automobile sales and rentals;
 - e. Automobile tag agencies;

PROPERTY ZONING AND ALLOWABLE USES

- f. Bar or liquor package stores;
- g. Bicycle shops;
- h. Blueprinting service;
- i. Bowling alleys;
- j. Business machine sales and service;
- k. Camera and photographic supply stores;
- l. Carwashes;
- m. Catalog services;
- n. Copying services;
- o. Drapery stores;
- p. Drugstores. No drugstore can be located within 1,000 feet on the same side of the road of another drugstore, an elementary, middle or secondary school, or a day care center.
- q. Dry goods and fabric stores;
- r. Flooring and carpeting stores;
- s. Funeral homes;
- t. Furniture and home furnishing stores;
- u. Garden supply stores;
- v. Health and exercise studios;
- w. Home improvement centers;
- x. Hotels and motels;
- y. Hospitals and clinics;
- z. Interior decorators;
- aa. Lighting fixture stores;
- bb. Locksmiths;
- cc. Medical marijuana treatment center dispensing facilities licensed by the state. No medical marijuana treatment center dispensing facility can be located within 1,000 feet on the same side of the road of another medical marijuana treatment center dispensing facility, an elementary, middle or secondary school, or a daycare center.
- dd. Motion picture theaters; ee. Office supply stores;
- ff. Optical stores;
- gg. Paint and wallpaper stores;
- hh. Pawnshops;
- ii. Photography studios;
- jj. Pool rooms;
- kk. Service stations, except the use is not permitted on parcels located on U.S. Highway No. 1 or Palm Drive where it is not in operation or under construction prior to September 1, 2021;
- ll. Television, radio and stereo sales and service;
- mm. Trading stamp redemption centers; and nn.

Watch and clock repair shops.
 (3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the C-3, intensive commercial or I, light industrial districts.
Uses permitted conditionally. Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission.
 (1) Animal hospitals, provided that all activities relating to any such use shall be conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than 300 feet from any residential district.
 (2) Dancehalls, provided that any such use shall not be located less than 500 feet from any residential district.
 (3) Day care centers subject to the conditions and requirements enumerated in section 62-275.
 (d) Site development standards. Site development standards are as follows:
 (1) Minimum lot area, 5,000 square feet.
 (2) Minimum lot width, 50 feet.
 (3) Minimum yard setbacks:

Yard	Setbacks (feet)
Front	10
Rear	0
Side	
Interior	0
Corner	0
Adjacent residential district	
More restrictive district	25
U.S. Highway No. 1	50
State Road No. 27 (Krome Ave.)	25

(4) Maximum building height, five stories or 50 feet. Additional stories may be permitted by the city commission after a public hearing, recommendation by the planning and zoning board, and site plan review and approval, pursuant to section 62-69.
 (5) Minimum pervious open space, 20 percent.

PROPERTY ZONING AND ALLOWABLE USES

INTENSIVE COMMERCIAL DISTRICT.

- (a) *Purpose and intent.* The purpose and intent of this C-3, intensive commercial district is to provide suitable sites for the development of commercial establishments which are of a generally more intensive nature. Such uses shall be located and designed in a manner so as to avoid any deleterious effects upon nearby residential uses and shall be consistent with the city's adopted comprehensive development master plan.
- (b) *Uses permitted.* Permitted uses are as follows:
- (1) All uses permitted in the C-2, general commercial district, except drugstores and medical marijuana treatment center dispensing facilities.
 - (2) Additional retail, service and wholesale establishments, limited to:
 - a. Animal hospitals;
 - b. Automobile paint and body shops;
 - c. Automobile repair and service shops;
 - d. Boat sales and rental;
 - e. Building trades, roofers, plasterers, electricians, and the like;
 - f. Lumberyards;
 - g. Motorcycle sales, rental service and repair;
 - h. Plant nurseries;
 - i. Recreational vehicle sales, rental and service;
 - j. Sign shops;
 - k. Skating rinks, roller and ice;
 - l. Taxi and limousine services;
 - m. Tire retreading and repair shops; and
 - n. Wholesale distributors.
 - (3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the I, light industrial district.
- (c) *Uses permitted conditionally.* Conditionally permitted uses are as follows:
- (1) Day care centers subject to the conditions and requirements enumerated in section 62-275.
- (d) *Site development standards.* Site development standards are as follows:
- (1) Minimum lot area, 5,000 square feet.
 - (2) Minimum lot width, 50 feet.
 - (3) Minimum yard setback:

Yard	Setbacks (feet)
Front	10
Rear	0
Side	
Interior	0
Corner	0
Adjacent residential district	25

- (4) Maximum building height, two stories or 30 feet.
- (5) Minimum pervious open space, 20 percent.

COMMERCIAL RECREATIONAL DISTRICT

- (a) *Purpose and intent.* The purpose and intent of this C-4, commercial recreational district is to provide specialized commercial uses and services in conjunction with active recreational uses. This zoning district is intended to meet present foreseeable demand for active commercial recreational services within Florida City where special location and space requirements are necessary for the recreational use. The size and intensity of development or facilities and uses within this district shall be commensurate with the capability of land and water areas to support the uses intended and shall not result in any unusual service demands on nearby urban centers. This zoning district may be approved on any land in Florida City which is designated for commercial land use on the future land use map contained in the city's adopted comprehensive development master plan.
- (b) *Uses permitted.* Uses permitted are as follows:
- (1) All uses permitted in the C-1 and C-2 districts;
 - (2) Resort facilities, entertainment facilities, convention centers and auditoriums;
 - (3) Uses authorized under F.S. Chs. 550 and 551 and § 849.086, as amended;
 - (4) Horse racing facilities, agricultural and livestock pavilions, animal/equestrian show and rodeo arenas, stables for overnight use by equine participants in such activities and overnight spaces for horse and animal transportation trailers;
 - (5) Open-land commercial or private recreation uses including

EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325

📞 | 305.477.9740

✉️ | otto@ottotravieso.com

PROPERTY ZONING AND ALLOWABLE USES

COMMERCIAL RECREATIONAL DISTRICT

private arenas, horse stables, equestrian show and training facilities;

(6) Commercial recreational facilities including bowling alleys, game and amusement machine arcades and facilities, skating rinks, theaters and miniature golf courses; and

(7) Other uses which are similar in nature to the uses permitted above.

Accessory uses. Uses which are customarily associated with

(c) and accessory to the permitted uses are allowed as follows:

(1) Small efficiency residential units such as stable dwellings for grooms and commercial operation managers;

(2) Seating and viewing areas, restrooms, and food/beverage service facilities; and

(3) Pole barns and storage sheds.

Hours of operation. Permitted and accessory uses may be conducted from 7:00 a.m. until 2:00 a.m. the next day; provided, however, however, that if any of the activities authorized by F.S. Ch. 550 or Ch. 551 or § 849.086, as amended, are conducted on any lands within the C-4 zoning district, then all permitted uses may be conducted during the hours of operation provided by applicable state law.

(d) *Site development standards.* Site development standards are as follows:

(1) Minimum lot area: Five acres.

(2) Maximum building height: Ten stories or 100 feet.

(3) Minimum building setback: Thirty feet from any lot line.

(4) Minimum pervious open space: Twenty percent of lot area.

(e) *Conflict in requirements.* To the extent that the provisions specifically applicable to the C-4 zoning district shall conflict with other provisions of the zoning code, then the provisions applicable to the C-4 zoning district shall control.

EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services

Otto Travieso, CCIM

www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325

📞 | 305.477.9740

✉️ | otto@ottotravieso.com

NW CORNER OF EAST PALM DRIVE AND FACTORY SHOPS BLVD
FLORIDA CITY, FL 33034

PROPERTY AERIAL



EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325

📞 | 305.477.9740

✉ | otto@ottotravieso.com

AMENITIES MAP



EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325

📞 | 305.477.9740

✉️ | otto@ottotravieso.com

AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 33.7 Miles From Miami International Airport
- 39.1 Miles From PortMiami
- 50 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

150,688
Population

34.8

Median Age



Average Household Size



\$86,694
Average Household Income

STATISTICS RADIUS

5 Miles

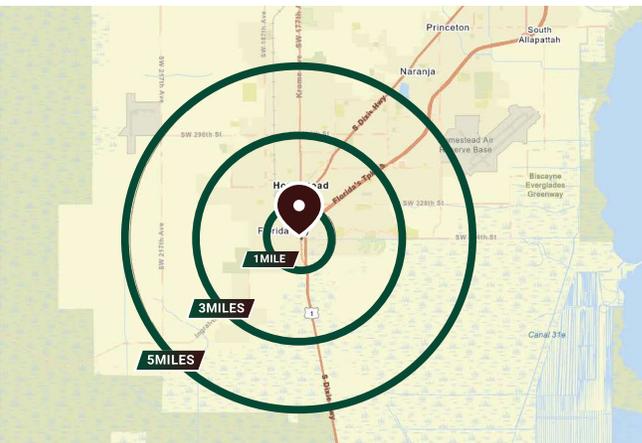
BUSINESS



3,282
Total Businesses



30,893
Total Employees



2025 Summary

	1 Mile	3 Miles	5 Miles
Population	14,490	94,608	150,688
Households	4,426	28,741	46,037
Families	3,245	21,515	35,461
Average Household Size	3.27	3.20	3.21
Owner Occupied Housing Units	2,287	13,540	24,771
Renter Occupied Housing Units	2,139	15,201	21,266
Median Age	33.7	33.8	34.8
Median Household Income	\$56,393	\$60,820	\$67,491
Average Household Income	\$71,658	\$75,852	\$85,694

2020 Summary

	1 Mile	3 Miles	5 Miles
Population	15,685	97,502	154,901
Households	4,833	29,949	47,855
Families	3,570	22,561	37,061
Average Household Size	3.24	3.17	3.17
Owner Occupied Housing Units	2,637	15,051	26,727
Renter Occupied Housing Units	2,196	14,898	21,129
Median Age	34.4	34.5	35.5
Median Household Income	\$64,266	\$69,196	\$77,496
Average Household Income	\$81,888	\$86,038	\$96,948

EXCLUSIVELY LISTED BY

Real Capital Partners FL | Real Estate Services
Otto Travieso, CCIM
www.rcpfl.com

Otto Travieso, CCIM

📞 | 305.785.7325

📞 | 305.477.9740

✉️ | otto@ottotravieso.com