

308 N DIXIE HWY - LANTANA, FLORIDA
FOR SALE: .58 ACRE VACANT PARCEL ZONED
COMMERCIAL/MIXED USE



PROPERTY FEATURES

- 1 Platted Lot Totaling .58 Acre or 25,265 Square Feet.
- Potential for Expansion of the Subject Property
- C1 Zoning – Town of Lantana. Additional Lantana Master Plan Overlay Zoning allowing for Mixed Use up to Three Stories, with Potential for Additional Height and Density with a Special Exception
- Approximately 1 Mile West to I-95 and Less than a Mile East to the Atlantic Ocean
- Lot Size: .58 Acre or 25,265 SF
- Asking Price: TBD by Zoning/Use
- Redevelopment Opportunity. Be a part of the Lantana coastal and downtown redevelopment.

Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

561.471.5353 PH

561-707-5120 CELL

cleming@strategicrealty.com

www.strategicrealty.com

308 N DIXIE HWY - LANTANA, FLORIDA

**FOR SALE: .58 ACRE VACANT PARCEL ZONED
COMMERCIAL/MIXED USE**



Property Summary

Property: **.58 Acre Commercial Lot**

Frontage: **Approximately 220 feet of frontage on N Dixie Hwy. and 115 feet on E Palm Street**

Location: **Located along the East side of N Dixie Hwy, just South of the intersection of Lantana Road in the Town of Lantana, FL 33462**

Year Built: **410 N Broadway SF Home 1957, 519 W Lantana Rd, 1966 and 525 W Lantana Rd.
1947**

Zoning: **C1—Neighborhood Commercial —Located within the Master Plan area designated as DC—Dixie Corridor Mixed Use Sub-Area**

Use Code: **Vacant Commercial Land—1000**

PCN#: **308 N Dixie Hwy—PCN# 40-43-45-03-14-001-0100**

Electric: **Florida Power & Light**

Water & Sewer

Utilities: **Town of Lantana**

Signage: **Pylon**

Parking: **Per Town of Lantana Code**

308 N DIXIE HWY - LANTANA, FLORIDA

FOR SALE: .58 ACRE VACANT PARCEL ZONED COMMERCIAL/MIXED USE



Zoning Information:

C-1 Commercial District/Master Plan Downtown
Designation DC—Dixie Corridor

The Downtown District is an area within a 1/4 mile radius measured from the 200 block of E Ocean Avenue and includes the Downtown Dining Incentive area, Bicentennial Park, N Dixie Highway and areas just west of the FEC corridor including the newly

Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

561.471.5353 PH

561-707-5120 CELL

cleming@strategicrealty.com

www.strategicrealty.com



308 N DIXIE HWY - LANTANA, FLORIDA
FOR SALE: .58 ACRE VACANT PARCEL ZONED
COMMERCIAL/MIXED USE



II. TOUR OF THE PLAN

OCEAN AVE. - DOWNTOWN

DOWNTOWN OPPORTUNITIES

SUBJECT

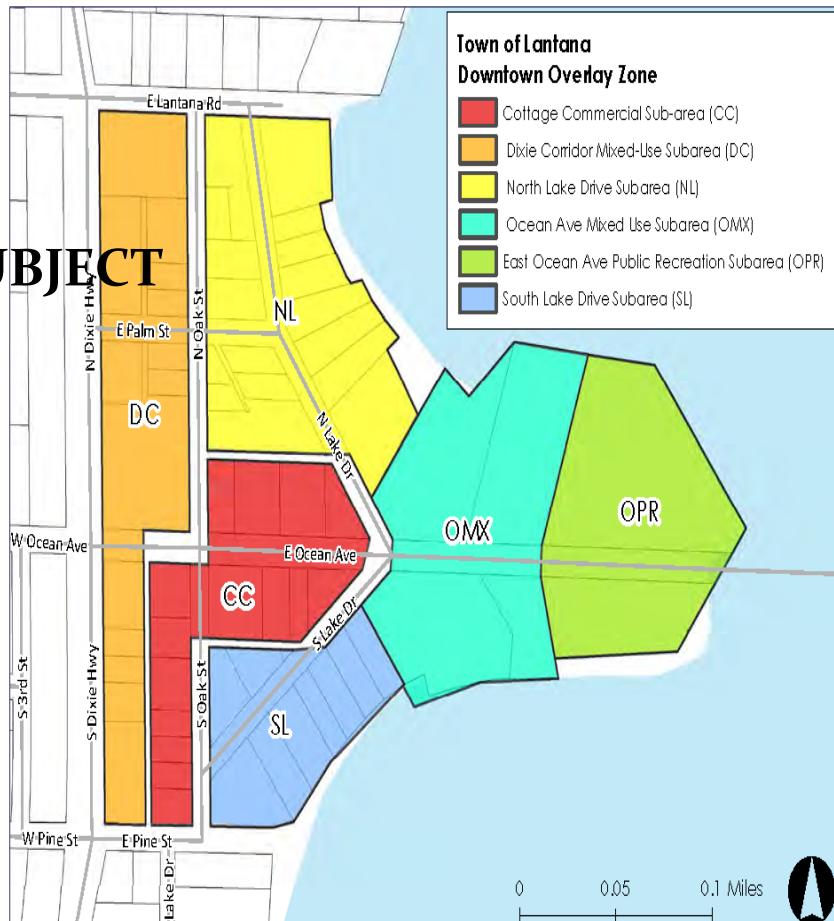


FIGURE 01 TOWN OF LANTANA DOWNTOWN OVERLAY ZONING MAP

**OCEAN AVE.
DOWNTOWN**

2

The Town of Lantana Downtown Overlay Zone is a set of zoning regulations crafted specifically for the downtown area. These rules are broken into six different sub-areas intended to reflect the unique characteristics of each area. The map to the left is the official Downtown Overlay Zone map which identifies the sub-area locations.

Generally, the provisions provided within the Overlay Zone are satisfactory in their intent. However, updates could clarify and strengthen the requirements.

More importantly, strategies for incentivizing investment through limited duration programs should be considered as part of the overlay zone.

TOWN OF LANTANA MASTER PLAN



TOWN OF LANTANA DOWNTOWN OVERLAY ZONE RECOMMENDATIONS

The existing Downtown Overlay Zone is a solid approach to defining specific regulations and expectations for redevelopment within the six identified subdistricts. The following are recommendations for improvements:

- Permit up-to three story buildings within the Cottage Commercial Sub-area as a limited duration incentive program (to encourage redevelopment)
- Eliminate the required building step back above the second floor
- Establish criteria for what constitutes "contributing structures of historic architectural character" within the sub-areas
- The criteria for contributing structures within the sub-areas should be based upon the urban design elements in the Downtown Overlay Zone
- Identify which structures within the sub-areas could be considered contributing based upon the identified criteria
- Relax non-conformity compliance for existing contributing structures within the sub-areas (to encourage reuse and occupancy)
- Use flexible non-conformity compliance to encourage provision of the most critical features for the downtown
- Relax on-site parking requirements for existing contributing structures within the sub-areas
- Provide for off-site parking strategies for all existing and proposed structures within the sub-areas
- Follow the building height and streetscape recommendations in this section.

308 N DIXIE HWY - LANTANA, FLORIDA

FOR SALE: .58 ACRE VACANT PARCEL ZONED
COMMERCIAL/MIXED USE



Conceptual Plan Showing Five Stories

