



# Riverside

## Realty Services

KINGS HIGHWAY  
COMMERCIAL  
**\$828,000**

SW COUNTY ROAD 769  
LAKE SUZY, FLORIDA 34269



7.59 ACRES



CG Zoning

- Excellent location on Kings Hwy in the growing Lake Suzy area of SW DeSoto County.
- Utilities Nearby.
- Near I-75, Exit 170 (Approximately 1.7 miles)
- Located in an area of new residential development, established residential neighborhoods & commercial/ light industrial uses.
- Expansion of Kings Hwy, in progress from Sandhill Blvd to DeSoto County Line, DeSoto County scheduled to begin 2027.

[CONTACT US](#)



STEVE GANT, CCIM, MAI

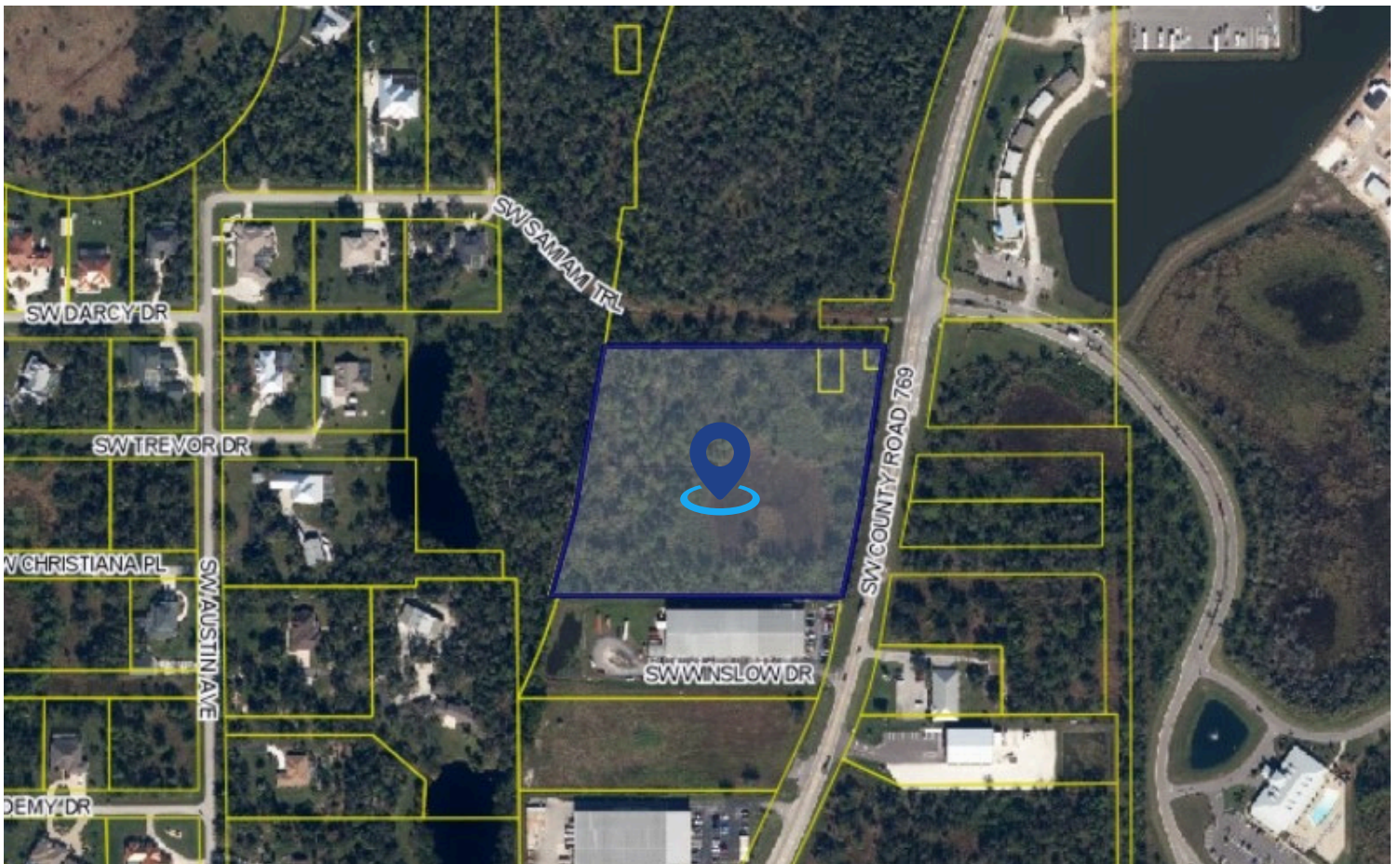
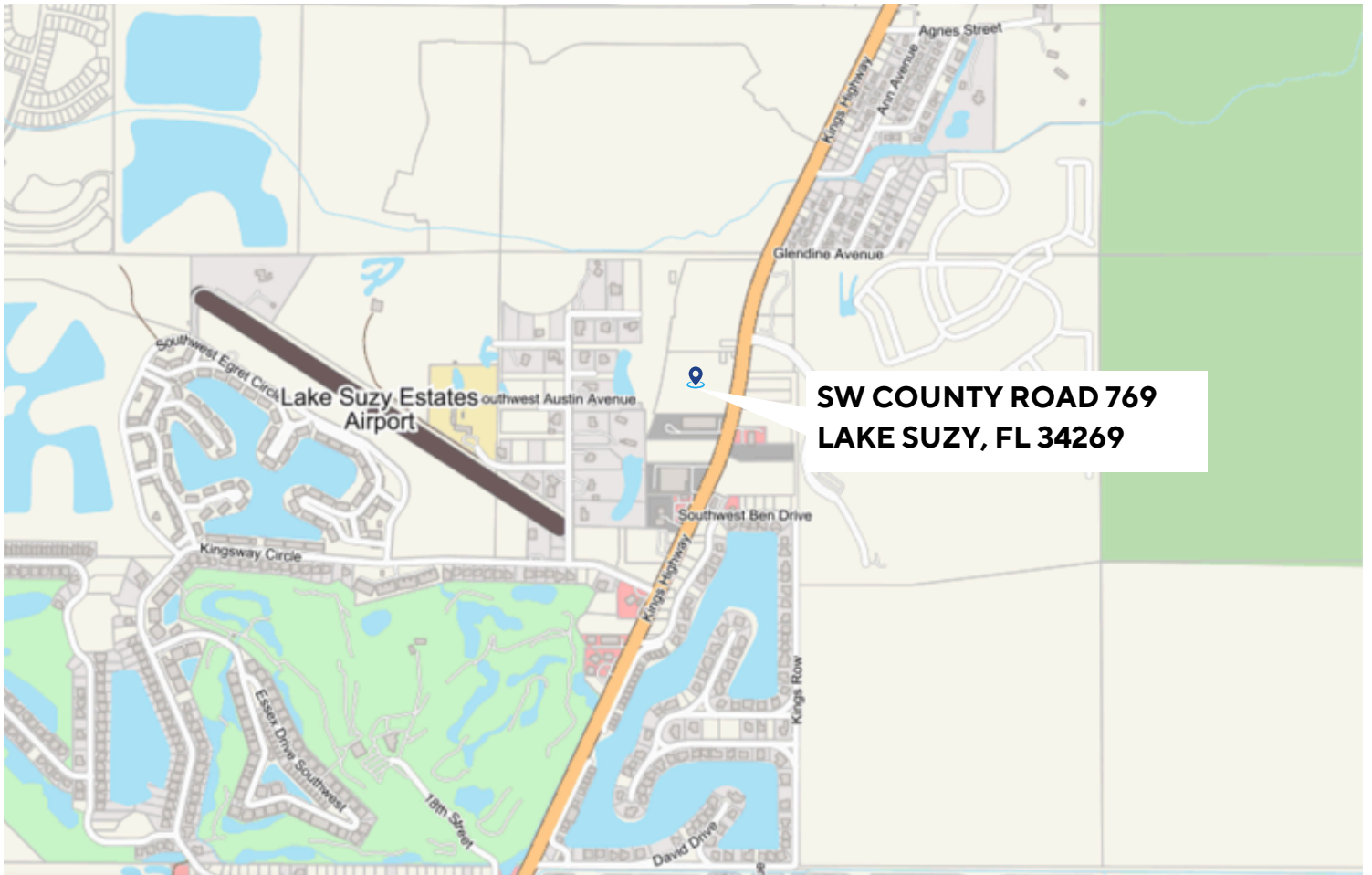
941-628-2625

STEVE@RIVERSIDE-SERVICES.COM

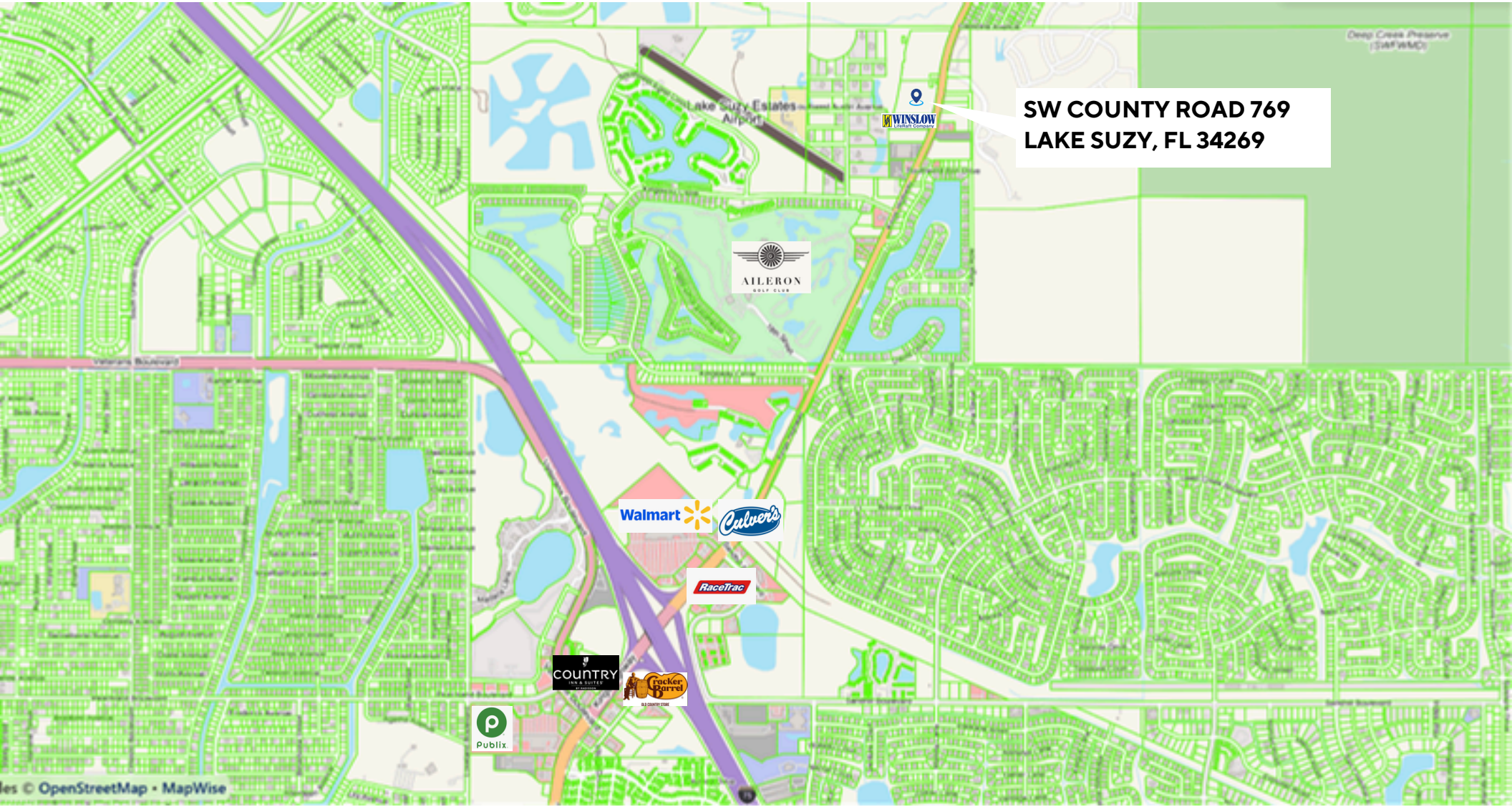
12653 SW COUNTY ROAD 769, SUITE A  
LAKE SUZY, FL 34269

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# Location Map and Aerial



**SW COUNTY ROAD 769  
LAKE SUZY, FL 34269**



# Current Zoning Map

## Description

**Zoning Code:** CG

**RZ:**

**Notes:**

## Details

PIN

323923000001000000

ZONING

CG

ZONING\_ORI

CG

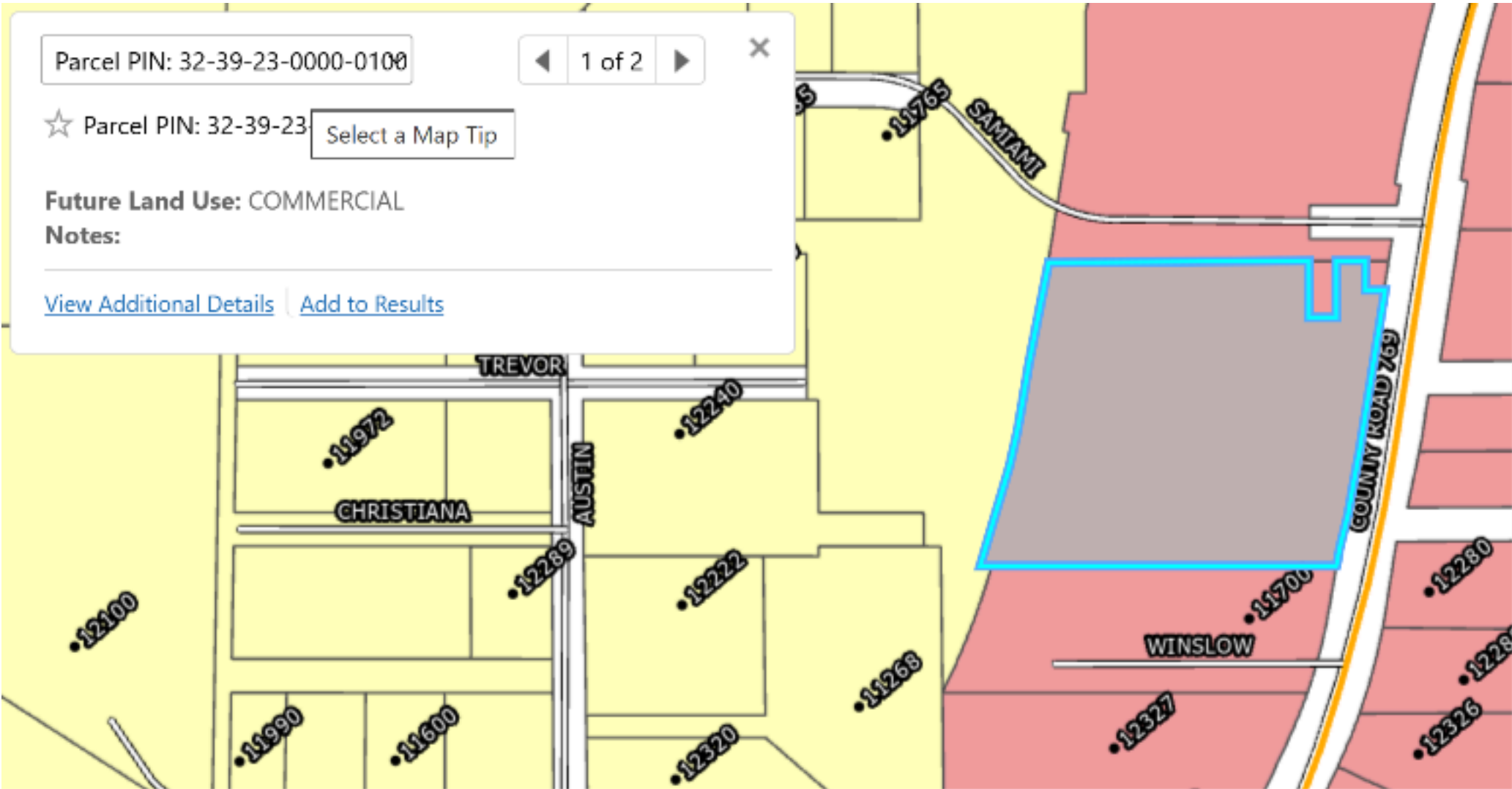
NOTES

ZONING\_PIN

323923000001000000



# Future Land Use Map



# DeSoto County Commercial General

## Sec. 20-137. - Commercial General District (CG).

The intent of the Commercial General District (CG) is to permit a greater variety of commercial services and scale than the Commercial Neighborhood District (CN) and is intended to serve a large trade area of the community. The intent is to accommodate the motoring public as well as the local pedestrian traffic.

- (1) *Uses and structures.* No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:
  - a. *Permitted uses and structures (allowable without the need for any other use or structure).*
    1. Single-family residence (must be in same structure occupied by commercial use).
    2. Any use permitted in the Commercial Neighborhood District (CN).
    3. Indoor retail sales, indoor or outdoor auto sales and boat sales, and indoor or outdoor produce sales.
    4. Child care centers.
    5. Animal hospitals and veterinary clinic (no outside kennels).
    6. Service clubs.
    7. Remote parking lot.
    8. Banquet hall.
    9. Hotels and motels.
    10. Electric substation in compliance with F.S. 163.3208, as amended.
    11. Affordable residential uses per F.S. 125.0103 (and related laws commonly known as the Live Local Act), as amended.
  - b. *Accessory uses and structures.*
    1. Accessory uses and structures customarily associated with the uses permitted in this district.
    2. Tennis courts, parks and playgrounds.
  - c. *Special exception uses and structures.*
    1. Agricultural activities, provided that the property owner agrees not to apply to the Property Appraiser for an agricultural classification under F.S. § 193.461.
    2. Auto body repair and painting; go cart track.
    3. Flea markets.
    4. Indoor firing ranges.
    5. Place of worship.
    6. Bar, cocktail lounge or other establishment which sells alcoholic beverages for consumption on premises.

7. Funeral homes, refrigeration facilities as defined in F.S. § 497.005(68).
  8. A bottle club or like establishment which sells ice, mixers or other alcoholic beverage accompaniments for consumption on premises.
  9. Rental hall.
- d. *Prohibited uses and structures.* Any use or structure not specifically or by reasonable implication allowed herein.
- (2) *Development standards.*
- a. Minimum lot area: 20,000 square feet.
  - b. Minimum lot width: 100 feet.
  - c. Minimum yard requirements:
    1. Front yard: 40 feet.
    2. Side yard: ten feet with unobstructed passage from front to rear yard.
    3. Rear yard: 25 feet.
    4. From railroad right-of-way: none.
    5. From waterfront: 25 feet for all uses except marinas.
  - d. Maximum impervious lot coverage: 70 percent.
  - e. Minimum off-street parking: See Section 20-536.

(LDR, § 2315; Ord. No. 2012-01, § 2315, 5-22-2012; Ord. No. 2014-05, att. A, § 35, 10-28-2014; Ord. No. 2014-06, § 8, 10-28-2014; Ord. No. 2016-12, § 1, 5-24-2016; Ord. No. 2018-6, § 2, 3-27-2018; Ord. No. 2018-7, § 6, 3-27-2018; Ord. No. 2022-14, § 3, 7-26-2022; Ord. No. 2024-003, §§ 2, 3, 5-28-2024)



# SKETCH OF DESCRIPTION

Section 32 , Township 39 South, Range 23 East  
DeSoto County, Florida

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA; THENCE N.89°52'31"E., ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 2364.20 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF KINGS HIGHWAY, SAID POINT BEING TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2924.79 FEET, A CHORD WHICH BEARS S.16°18'52"W. 748.24 FEET, AND A CENTRAL ANGLE OF 14°41'53"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 750.29 FEET; THENCE S.81°02'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S.08°57'56"W., ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 137.09 FEET TO THE POINT OF BEGINNING; THENCE S.08°57'56"W., A DISTANCE OF 338.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD WHICH BEARS S.11°07'06"W. 211.47 FEET, AND A CENTRAL ANGLE OF 04°18'20"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 211.52 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 374, PAGE 795 OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA; THENCE N.89°58'39"W., ALONG SAID NORTH LINE, A DISTANCE OF 621.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2214.79 FEET, A CHORD WHICH BEARS N.12°57'39"E. 308.63 FEET, AND A CENTRAL ANGLE OF 07°59'26"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 308.88 FEET; THENCE N.08°57'32"E., A DISTANCE OF 242.87 FEET; THENCE N.89°52'31"E., A DISTANCE OF 607.65 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA,

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,

CONTAINING 330508 SQUARE FEET OR 7.59 ACRES, MORE OR LESS.

## NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 32 BEING N.89°52'31"E. (ASSUMED)
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS., P.S.M
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

## PREPARED FOR:

ROBERT CARLTON



**CROSS SURVEYING, L.L.C**

CERTIFICATE OF AUTHORIZATION LB 0007977

6013 SR 70 EAST

BRADENTON, FLORIDA 34208

(941) 748-8340 (941) 895-0938 FAX



DALTON R. CROSS, PSM, No. 7329

SHEET  
1 OF 2

Scale: 1" = NONE

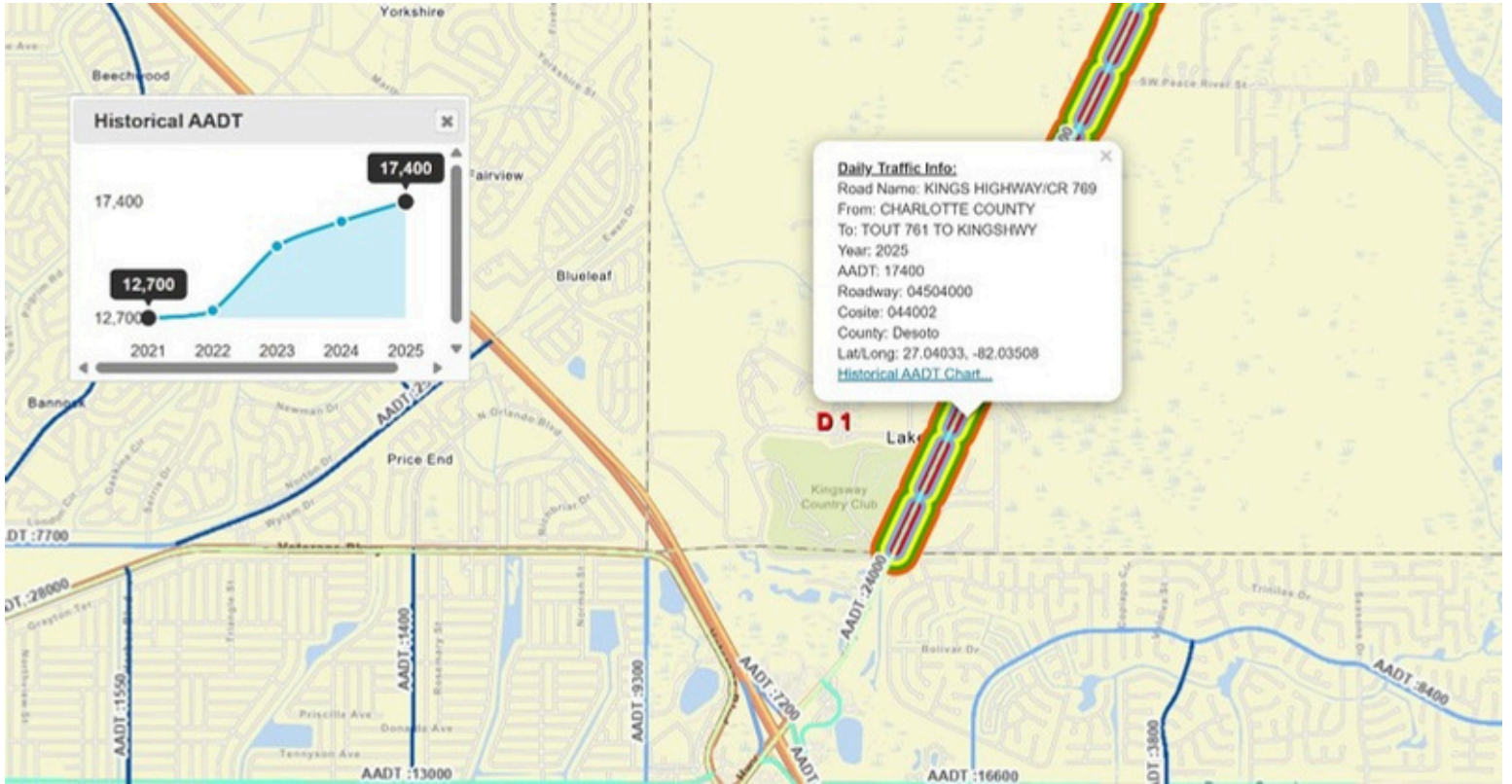
Drawn by: DC

FB/PG: NONE

DATE: 06/21/2022

JOB: NA

# FDOT AADT



# King Hwy Expansion Plans

Kings Highway (CR 769) From Charlotte County Line to SW Glenadine Avenue

FPID: 440342-2-52-01, 440342-2-52-02

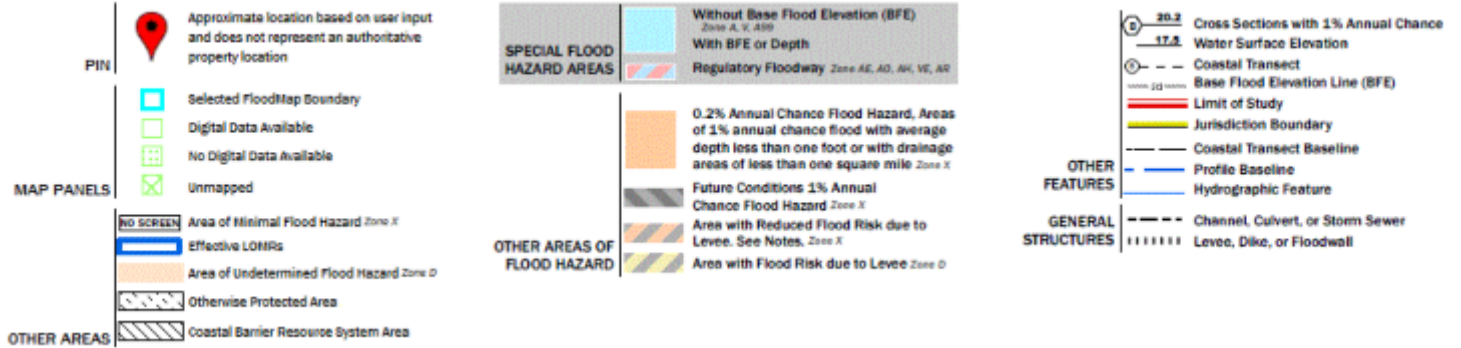
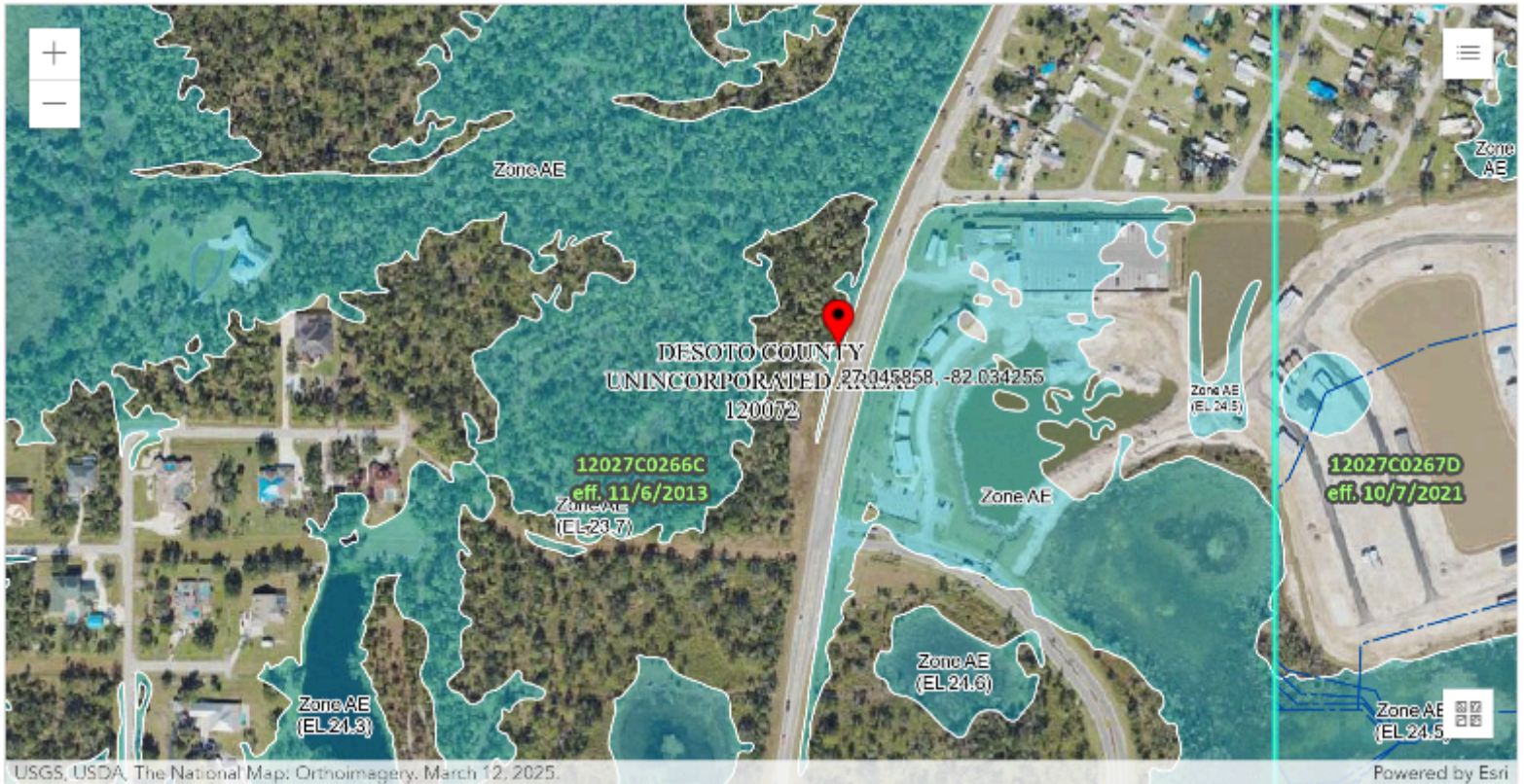


MATCH LINE STA. 128+60.00



MATCH LINE STA. 128+60.00

# FEMA Flood Map



# Florida Wetlands Map

