

Pursuant to the zoning information provided below a stand-alone parking lot would not be a permitted use at this location. Permitted uses for the B-1 zoning district will be inserted below for your review.

Property Address: 1500 NE 8th Street

Folio #: 10-7917-003-0020

Zoning: B-1 Restricted Retail Commercial District

Future Land Use (FLUM): Light Commercial Use (LCU)

PROPERTY INFORMATION	
Folio:	10-7917-003-0020
Sub-Division:	FLORENTINA AMD
Property Address	1500 NE 8 ST Homestead, FL 33033-4602
Owner	LEONOR FLORA SOTO
Mailing Address	12455 SW 256 ST HOMESTEAD, FL 33032
PA Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	13,068 Sq Ft
Year Built	0

B-1 Restricted Retail Commercial District

Sec. 30-256. - Uses permitted.

(d) Other permitted uses:

- (1) Abstract and/or title company.
- (2) Accountant.
- (3) Actuaries.
- (4) Adjusters, insurance.
- (5) Administrative office.
- (6) Advertising office, no shops.
- (7) Appraisers.
- (8) Antique and curio shops.

- (9) Architects.
- (10) Art goods stores.
- (11) Artists' studio.
- (12) Attorneys.
- (13) Auctioneers, office only.
- (14) Auditoriums.
- (15) Auditors.
- (16) Automobile rentals or leasing, office only.
- (17) Bake shop, retail only and employing under five (5) persons.
- (18) Banks, trust companies, savings institutions, finance companies and other similar financial institutions, excluding drive-in teller facilities.
- (19) Barber shops.
- (20) Beauty shops.
- (21) Bicycle stores, sales, rental, repairs (parking and storage to be within building).
- (22) Book stores, except adult book stores.
- (23) Boarding houses and lodging houses.
- (24) Broker, mortgage.
- (25) Building, electrical or plumbing contractor, office only, no shop or storage.
- (26) Business analyst, counselor or broker.
- (27) Cafe, cafeterias, delicatessens, restaurants, including drive-in restaurants where the food is ordered from and served in motor vehicles as the primary service of said business.
- (28) Calculating and statistical services.
- (29) China, crockery, glassware and earthenware stores.
- (30) Church/religious institution(s).
- (31) Cigar and cigarette shops, retail only.
- (32) Cleaning and laundry agency, where no gasoline or explosive of any kind are stored or used and provided no cleaning or laundry shall be done on the premises.
- (33) Clinic, medical or dental, establishments where two (2) or more medical or dental practitioners have offices together with consultation rooms, laboratories and other common facilities.
- (34) Clothing stores.
- (35) Computer software development.
- (36) Confectionery and ice cream stores, retail only.
- (37) Conservatories, school of fine arts.
- (38) Consignment stores.
- (39) Consulates.
- (40) Consultants.

- (41) Convenience stores as defined in section 30-1 of the Code (open between 11 p.m. and 5 a.m.) and ancillary self-service gas pumps shall be permitted in B-1 zoning, following public hearing approval and the submission of an application to the development services department of the city and a recommendation from the planning and zoning board to the city council as to whether to issue a special exception permit, said special exception permit to be adopted by resolution.
- (42) Cosmetics, perfumes and toiletries stores.
- (43) Court reporting, public stenographers.
- (44) Credit reporting.
- (45) Dancing academies.
- (46) Day care center.
- (47) Department and dry goods stores.
- (48) Dentists.
- (49) Detective agency.
- (50) Drug and sundry stores.
- (51) Employment agencies.
- (52) Engineers, professional.
- (53) Florist shops, no outside nurseries.
- (54) Furniture stores, retail only, new merchandise.
- (55) Grocery stores, no handling of live poultry.
- (56) Guest houses and tourist homes.
- (57) Haberdashery shops.
- (58) Hardware stores - including minor service and repair of the types of retail items sold, ancillary to the principal use.
- (59) Hobby supplies.
- (60) Hotel.
- (61) Importers/exporters, office only.
- (62) Insurance agencies and bond offices.
- (63) Interior decorating, costuming, drapery stores, retail only.
- (64) Investment and securities dealers.
- (65) Jewelry stores.
- (66) Leather goods stores.
- (67) Lodge halls and convention halls.
- (68) Luggage shops.
- (69) Manufacturer's agents.
- (70) Market research.
- (71) Medical doctors.
- (72) Millinery shops.

- (73) Miscellaneous service establishments.
- (74) Model agency.
- (75) Modest wearing apparel and furriers.
- (76) Motel.
- (76) Music, radio, television and electrical appliance stores, retail only.
- (78) Newsstands, all merchandise shall be enclosed in an approved structure.
- (79) Notary public.
- (80) Offices for business and professional purpose.
- (81) Office supply and equipment stores, retail only.
- (82) Optical stores.
- (83) Optometrist.
- (84) Paint stores, retail only.
- (85) Photo equipment and supplies.
- (86) Photographers, photograph galleries.
- (87) Post offices.
- (88) Public relations.
- (89) Real estate sales and management offices.
- (90) Soft drink stands, provided they shall be completely enclosed by an approved structure.
- (91) Shoe stores, retail only.
- (92) Souvenir stores and gift shops.
- (93) Sporting goods stores.
- (94) Stationary stores.
- (95) Stock exchange and brokerage offices.
- (96) Tax consultants.
- (97) Telegraph and telephone offices—Does not include telephone exchanges.
- (98) Theatres and motion pictures houses—Except the following:
 - a. Open air or drive-in type; and
 - b. Adult motion picture theatres.
- (99) Ticket offices and waiting rooms for airplane, bus, railroad and ships.
- (100) Travel agency.
- (101) Video rental and sales, x-rated tapes shall comply with applicable Florida Statutes as to accessibility and availability to the public.
- (102) Other retail stores, new merchandise only unless specifically stated herein.
- (103) Open air cafes and/or restaurants.

(104) Bowling alleys, provided that such establishments are not located closer than five hundred (500) feet to a residential district, unless such building is so constructed as to prevent the emission of sound and vibration.

(105) Commercial retail uses not exceeding ten thousand (10,000) square feet of useable floor area.

All businesses required to be licensed by, and regulated by, the State of Florida Department of Professional Regulation, shall be allowed to establish said business in a B-1 zone and, if the location for the proposed business is zoned B-1, the only information required by the City of Homestead shall be a notification of proper zoning and a copy of their license from the Florida Department of Professional Regulation prior to the issuance of a City of Homestead business receipt. Notwithstanding the foregoing, no commercial retail use shall be permitted to exceed a maximum of twenty thousand (20,000) square feet of usable floor area.