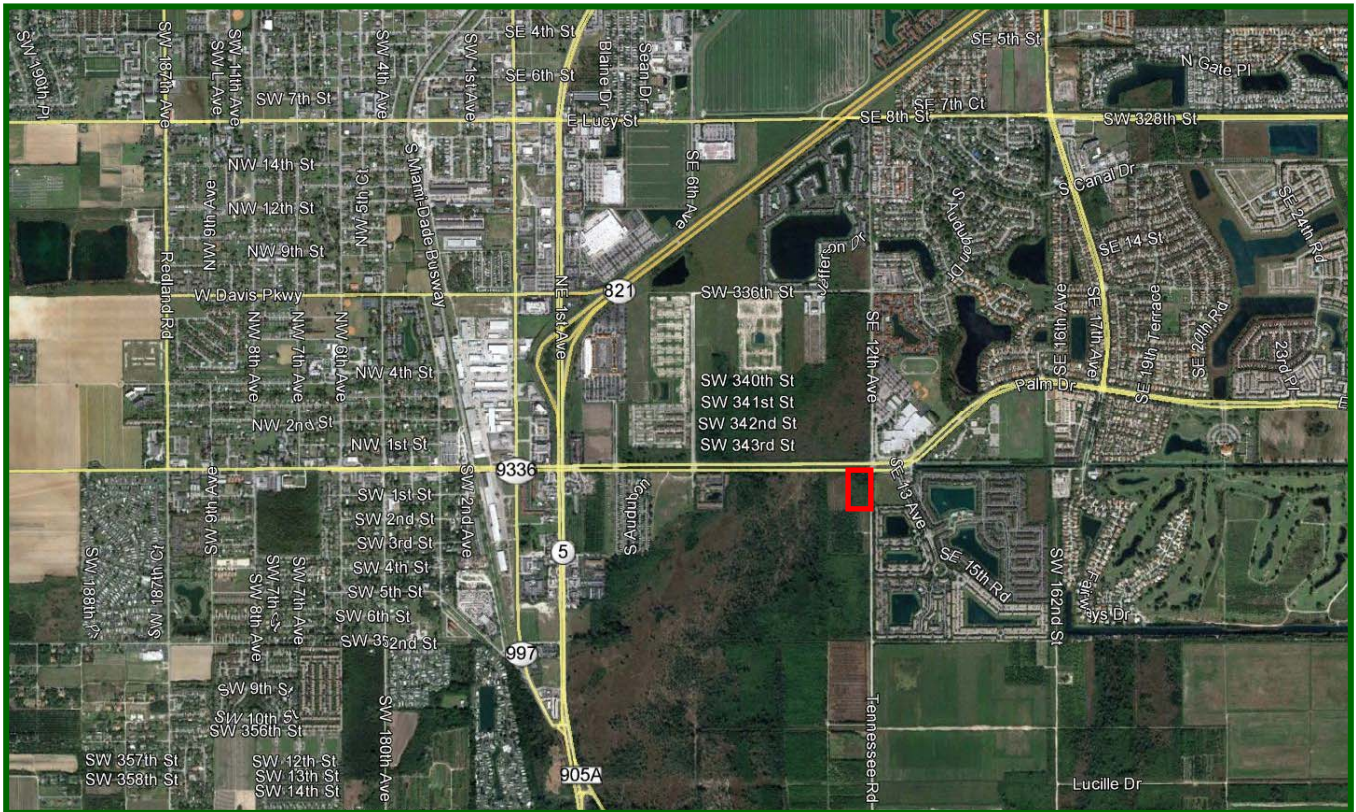


DEVELOPMENT PROPERTY FOR SALE

4.29 ACRES

Gateway to the Florida Keys



16730 SW 344th Street, Florida City FL 33034



THE FITZGERALD GROUP
COMMERCIAL REAL ESTATE

PRESENTED BY:

Bradford W. Fitzgerald

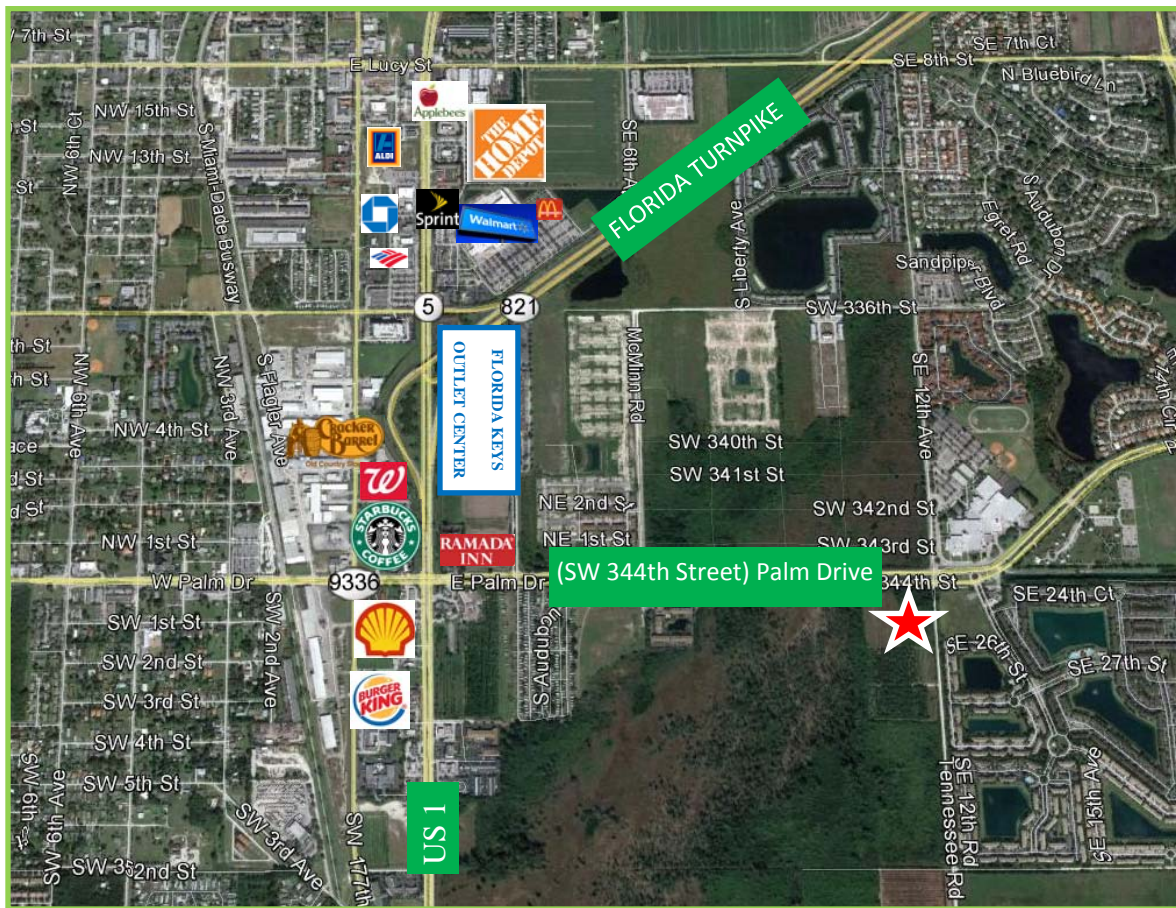
954.760.9300

Brad@fitzgeraldgroup.com

www.fitzgeraldgroup.com



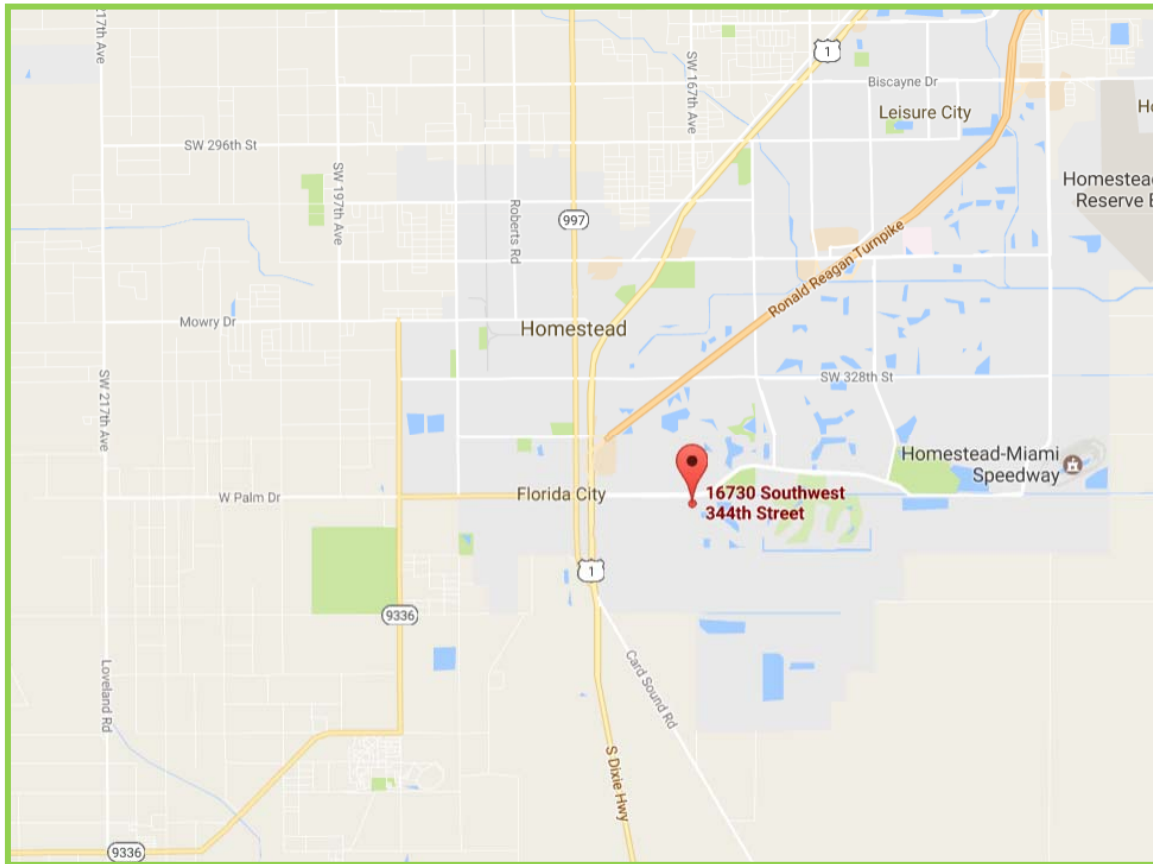
DEVELOPMENT PROPERTY FOR SALE



INVESTMENT SUMMARY:

- ◆ 4.29 ACRES - 186,872.4 SQ. FT.
- ◆ 300 FEET OF FRONTAGE ON SW 344TH STREET (PALM DRIVE) AND 603 FEET OF FRONTAGE ON 167TH AVENUE
- ◆ EXCELLENT LOCATION JUST EAST OF US 1 IN THE HEART OF FLORIDA CITY
- ◆ PARCEL IS READY TO BUILD– ELECTRIC, WELL WATER AND SEPTIC TO THE PROPERTY
- ◆ ZONED C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- ◆ ASKING \$1, 350,000

DEVELOPMENT PROPERTY FOR SALE

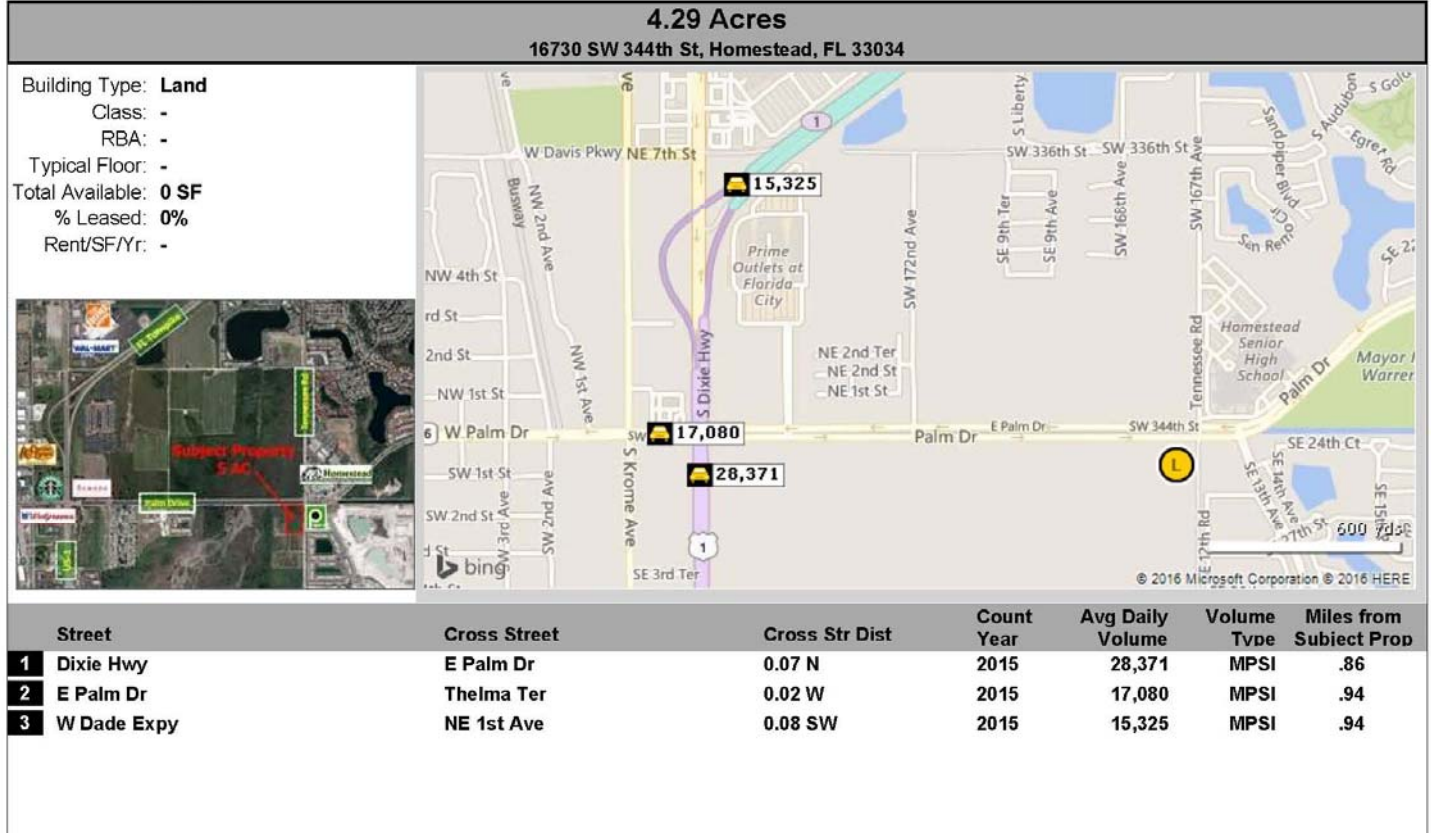


Location: The property consists of 4.29 Acres situated on the North West corner of SW 344th Street (Palm Drive) and SW 167th Avenue in Florida City of Dade County. The site is located just South of the US 1 Exit from the Florida Turnpike.

Use: A suitable site 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.

TRAFFIC COUNTS

Traffic Count Report



City of Florida City Zoning Codes

Sec. 62-171. C-1, 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. Drugstores;
 - j. Dry cleaners;
 - k. Florists;
 - l. Foodstores;
 - m. Gift and souvenir shops;
 - n. Hardware stores;
 - o. Hobby handicraft shops;
 - p. Home appliance sales and service;
 - q. Jewelry stores;
 - r. Laundries, self-service;
 - s. Luggage shops;
 - t. Music and record stores;
 - U. Newsstands;
 - V. Offices, professional or medical;
 - W. Restaurants;
 - X. Shoe repair shops;
 - Y. Sporting goods stores;
 - Z. Stationery and card stores;

- aa. Tailors and seamstresses;
- bb. Tobacco shops;
- cc. Toy stores; and
- dd. 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 1, 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) Service stations, provided that any such use shall not be located less than 300 feet from another service station or 100 feet from any residentially zoned property.
- (2) 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:

<i>Yard</i>	<i>Setbacks (feet)</i>
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.

(Ord. No. 80-14, § 9, 11-25-80; Ord. No. 90-09, art. I, § 9 - 1 1-27-90; Ord. No. 98-03, 11-10-98)