

21423 Overseas Highway
Cudjoe Key, FL 33042



PRICE
\$1,399,000



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517 Duval Street Ste. #200, Key West, FL 33040
98880 Overseas Highway, Key Largo, FL 33037

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Executive Summary

RE/MAX All Keys Real Estate is pleased to offer:
FOR SALE
 21423 Overseas Hwy
 Cudjoe Key, FL

Property Highlights:

- Prime Commercial property in the Lower Keys
- Excellent visibility on Overseas Highway
- Corner location at Blimp Road
- 3 Parcels of Land
- Approx. 37,748 SF (.87 Ac) Uplands
- 200' of highway frontage X 190' deep
- Over 2 Acres of owned baybottom
- Existing 1,250 SF CBS Building
- Building may be expanded or demolished and rebuilt
- Favorable Suburban Commercial (SC) Zoning
- Many Commercial uses possible
- Limited supply of COM real estate in Lower Keys



Property:

21423 Overseas Hwy, Cudjoe Key FL

Specifications:

Price:	\$1,399,000
MLS #	618275
Real Estate Taxes:	Parcel 1 \$6,044.10 - 2025 Parcel 2 \$524.46 - 2025 Parcel 3 \$2,047.67 - 2025 TOTAL - \$8,616.23
Land Size	3 Parcels Over 3 Acres includes Baybottom ownership
Useable Uplands:	Approx. 37,748 SF (.87 Acres) 200' on US 1 X 190' Deep
Building:	1,250 Sq Ft Concrete Block
Zoning:	Suburban Commercial (SC)
2025 County Assessed Values:	Parcel 1 - \$623,456 Parcel 2 - \$100,799 Parcel 3 - \$336,964 Total - \$1,061,219



21423 Overseas Hwy, Cudjoe Key, FL 33042

Multiple Listing Service

21423 Overseas Hwy, Cudjoe Key, FL 33042		618275 Commercial Sale Active \$1,399,000	
<p><i>Provided as a courtesy of</i> Curtis A Skomp, CCIM RE/MAX Keys Connection (KW) 517 DUVAL ST SUITE 200 KEY WEST, FL 33040 Office - 3053040084 - cskomp@remax.net http://www.FloridaKeysCommercial.com</p>			
Listing Board:	Key West Association	Range Pricing:	Limited Representation: No
As is Rght to Inspect:	Yes	For Sale/Lease:	Potential Short Sale: No
Bank Owned:	No	Species List:	
Off Shore Island:	Monroe	Subdivision:	Sacarma Bay (21.0)
County:	Monroe	Area:	07 - Cudjoe Key
Marathon Neighborhood:	N/A	Side:	Bay/Gulf
Alternate Key #:	1227391	Add'l Parcel #1:	00175310
Parcel #:	00175330-000000	Bldg Nbr:	
Taxes:	6,167.45	Tax Year:	2025
Style:	Commercial	Lot Size:	200 x 190
Waterfront:	Yes	Control Depth:	1
Year Established:	1	# Parking Spaces:	ample
# Stories:	1	Building Ht. Ft.:	
Building SqFt:	1,250	SqFt Source:	Property Data
Total Units:	1	Year Built:	1980
Full Baths:	1	Half Baths:	0
Lot SqFt:		Business Name:	
		Off Street Parking:	yes
		Total # Buildings:	1
		Net Leasable Area:	1,250
		Total Bedrooms:	0
		Total Baths:	1
Remarks - Consumer:	Prime Lower Keys Commercial Real Estate for sale. Excellent visibility and easy access from Overseas Hwy. Corner location at MM 21 and Blimp Rd. Total of 3 Parcels of Land. With the Submerged Baybottom parcels total over 3 Acres with Approx. 37,748 sf. or .87 Acres of useable uplands. Uplands portion is approx. 200' of highway frontage by 190' deep. Waterfront property with limited shallow water access for kayak and canoes. Existing 1,250 sf. CBS building on site may be enlarged or demo and entirely redeveloped. Property has favorable SC- Suburban Commercial Zoning with many Commercial uses allowed and possible. Great location for a local contractor, retail convenience store, or marine/boat/trailer/ RV and Auto storage.		
Sold Comments:	Sold Remarks:		
Directions: MM 21 Overseas Hwy Cudjoe Key Corner of Blimp Rd. Legal: TRACT C SACARMA BAY PB-4-128 CUDJOE KEY OR 198-487/68 OR519-835 OR793-164 OR793-165 OR842-1910/10 OR1088-826/27 OR1138-1			
Association Info:	Mandatory Home Owners Asc; No; 1st Right of Refusal: No	Appliances:	No Appliances
Type:	Boat Sales/Service; Office Buildings; Professional Service; Retail; Shop/Strip Center	Miscellaneous:	Fencing; High Traffic Location; High Visibility; Open Water View
Waterfront:	Gulf Front	Construction:	CBS
Water View:	Bay/Gulf View	Electric:	Other Electric
Dockage:	None	Windows/Doors:	Other Windows/Doors
Vehicle Storage:	Guest Parking; Off Street Parking; Trailer Storage	Floor:	Other
Utilities:	FKA; Municipal Sewer	Land Size:	2 Less Than 5 Acres
		Fee Includes:	None
		Title:	Negotiable
		Show:	24 Hour Notice
		Auction Info:	Auction: No
		Financial Status:	Bank Owned: No; Potential Short Sale: No
List Price:		1,399,000	

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21423 Overseas Hwy, Cudjoe Key, FL 33042

Aerial Photos



Aerial Photos



Aerial Photos



Aerial Photos



Aerial Photos



Aerial Photos



Property Photos



Property Photos



Property Photos



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



County Aerial



Survey



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Records 21423 Overseas Hwy, Cudjoe Key, FL

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00175330-000000
 Account# 1227391
 Property ID 1227391
 Millage Group 100C
 Location 21423 OVERSEAS HWY, CUDJOE KEY
 Address
 Legal Description TRACT C SACARMA BAY PB-4-128 CUDJOE KEY OR 198-467/68 OR 519-835 OR 793-164 OR 793-165 OR 842-1910/10 OR 1088-826/27 OR 1138-1926/27 OR 1230-2425/27 OR 1550-1866/67 OR 2118-1717/18 OR 2514-1269/71C/T OR 2593-2248/49 OR 2912-619/20
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class STORE COMBO (1200)
 Subdivision SACARMA BAY
 Sec/Twp/Rng 29/66/28
 Affordable No
 Housing



Owner

GOULD TIMOTHY E
 21423 Overseas Hwy
 Summerland Key FL 33042

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$128,872	\$111,747	\$109,403	\$106,449
+ Market Misc Value	\$17,512	\$13,444	\$13,827	\$14,210
+ Market Land Value	\$477,072	\$361,418	\$361,418	\$361,418
= Just Market Value	\$623,456	\$486,609	\$484,648	\$482,077
= Total Assessed Value	\$489,414	\$444,922	\$404,475	\$367,705
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$623,456	\$486,609	\$484,648	\$482,077

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$361,418	\$111,747	\$13,444	\$486,609	\$444,922	\$0	\$486,609	\$0
2023	\$361,418	\$109,403	\$13,827	\$484,648	\$404,475	\$0	\$484,648	\$0
2022	\$361,418	\$106,449	\$14,210	\$482,077	\$367,705	\$0	\$482,077	\$0
2021	\$213,237	\$106,449	\$14,592	\$334,278	\$334,278	\$0	\$334,278	\$0
2020	\$213,237	\$111,979	\$14,975	\$340,191	\$313,445	\$0	\$340,191	\$0
2019	\$216,243	\$111,979	\$15,357	\$343,579	\$284,950	\$0	\$343,579	\$0
2018	\$134,443	\$108,863	\$15,740	\$259,046	\$259,046	\$0	\$259,046	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	16,198.00	Square Foot	0	0



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Records 21423 Overseas Hwy, Cudjoe

Buildings

Building ID	42068	Exterior Walls	C.B.S.
Style		Year Built	1980
Building Type	OFFICE BLD-1 STORY/17C	EffectiveYearBuilt	2004
Building Name		Foundation	CONC PILING
Gross Sq Ft	1400	Roof Type	GABLE/HIP
Finished Sq Ft	1250	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	150	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
FLA	FLOOR LIV AREA	1,250	1,250	0
TOTAL		1,400	1,250	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1998	1999	6 x 215	1	1290 SF	2
CONC PATIO	2006	2007	0 x 0	1	215 SF	3
CONC PATIO	1980	1981	4 x 10	1	40 SF	2
CONC PATIO	2006	2007	14 x 25	1	350 SF	2
WROUGHT IRON FENCES	2006	2007	4 x 135	1	540 SF	3
	2013	2014	4 x 210	1	840 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2018	\$200,100	Warranty Deed	2173960	2912	619	16 - Unqualified	Improved		
10/3/2012	\$275,000	Warranty Deed		2593	2248	05 - Qualified	Improved		
4/25/2011	\$100	Certificate of Title		2514	1269	12 - Unqualified	Improved		
5/20/2005	\$800,000	Warranty Deed		2118	1717	M - Unqualified	Improved		
12/14/1998	\$225,000	Warranty Deed		1550	1866	M - Unqualified	Improved		
7/1/1990	\$212,500	Warranty Deed		1138	1926	M - Unqualified	Improved		
11/1/1981	\$45	Warranty Deed		842	1910	M - Unqualified	Vacant		
7/1/1979	\$7,500	Conversion Code		793	165	Q - Qualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
12104680	03/06/2013	Completed	\$8,000	Commercial	NEW ROOF 2- NEW TOILETS INSTALL WOODEN FENCE
07100688	05/13/2008	Expired	\$84,000	Commercial	STORAGE
07103301	08/01/2007	Completed	\$0	Commercial	Approval for a temp. RV to be placed on property for 30 days
05104798	04/18/2006	Completed	\$2,000	Commercial	4" HIGH CONCRETE FENCE
05103450	07/28/2005	Completed	\$3,000	Commercial	PAVE DRIVE

View Tax Info

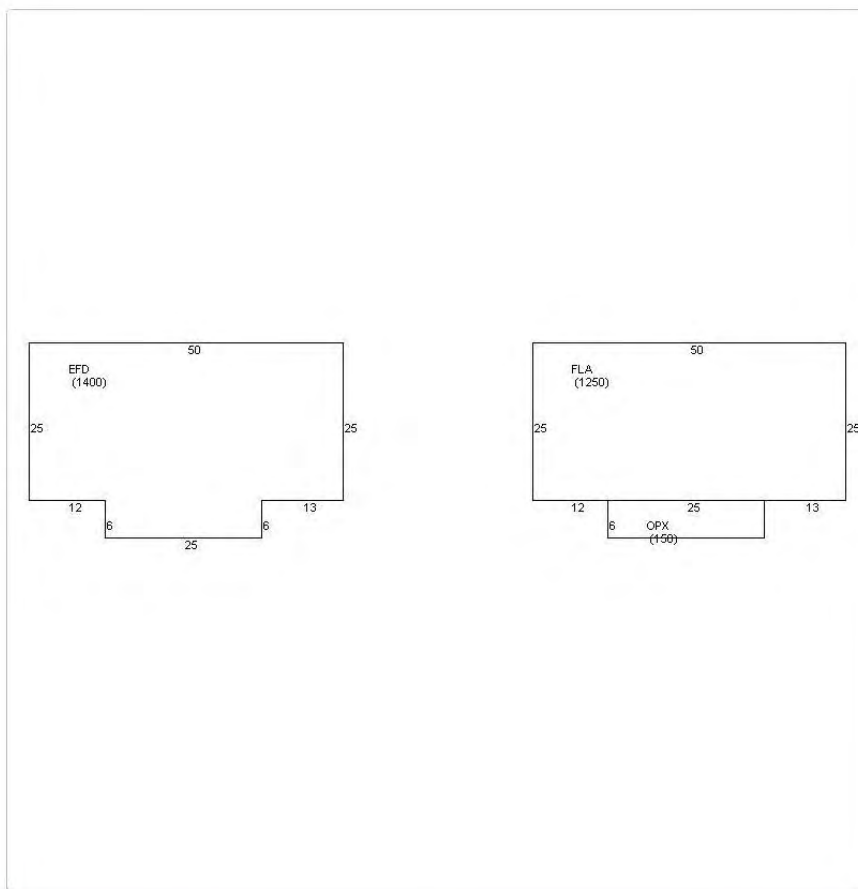
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Sketches (click to enlarge)



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Records 21423 Overseas Hwy, Cudjoe



Photos



Property Records 21423 Overseas Hwy, Cudjoe

Map



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[2025 TRIM Notice \(PDF\)](#)

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Property Records 21423 Overseas Hwy, Cudjoe

Monroe County, FL

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Summary

Parcel ID 00175320-000000
 Account# 1227382
 Property ID 1227382
 Millage Group 1000
 Location 21423 OVERSEAS Hwy, CUDJOE KEY
 Address
 Legal Description TRACT B SACARMA BAY PB4-12B CUDJOE KEY OR519-835D/C OR599-331 OR599-329 OR793-163 OR842-1910/11 OR1088-826/27 OR1138-1926/27 OR1230-2425/27 OR1550-1866/67 OR2118-1717/18 OR2514-1269/71C/1 OR2593-2248/49 OR2912-619/20
 (Note: Not to be used on legal documents.)
 Neighborhood 10050
 Property Class COMMERCIAL (1000)
 Subdivision SACARMA BAY
 Sec/Twp/Rng 29/66/28
 Affordable No
 Housing

Owner

GOLIOT, JIMMIE J
 21423 Overseas Hwy
 Summerland Key FL 33042

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,119	\$1,119	\$1,119	\$1,119
+ Market Land Value	\$99,680	\$99,680	\$99,680	\$99,680
= Just Market Value	\$100,799	\$100,799	\$100,799	\$100,799
= Total Assessed Value	\$41,809	\$38,009	\$34,554	\$31,413
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$100,799	\$100,799	\$100,799	\$100,799

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$99,680	\$0	\$1,119	\$100,799	\$38,009	\$0	\$100,799	\$0
2023	\$99,680	\$0	\$1,119	\$100,799	\$34,554	\$0	\$100,799	\$0
2022	\$99,680	\$0	\$1,119	\$100,799	\$31,413	\$0	\$100,799	\$0
2021	\$99,680	\$0	\$1,119	\$100,799	\$28,558	\$0	\$100,799	\$0
2020	\$99,680	\$0	\$1,119	\$100,799	\$25,962	\$0	\$100,799	\$0
2019	\$39,348	\$0	\$1,119	\$40,467	\$23,602	\$0	\$40,467	\$0
2018	\$37,353	\$0	\$1,119	\$38,472	\$21,457	\$0	\$38,472	\$0

The Maximum Portability is an estimation only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (1M00)	6,650.00	Square Foot	0	0
(9500)	1.00	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.13	Acreage	0	0



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Records 21423 Overseas Hwy, Cudjoe

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1998	1999	6 x 210	1	1260 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2018	\$200,100	Warranty Deed	2173960	2912	619	16 - Unqualified	Improved		
10/3/2012	\$275,000	Warranty Deed		2593	2248	05 - Qualified	Vacant		
4/25/2011	\$100	Certificate of Title		2514	1269	12 - Unqualified	Vacant		
5/20/2005	\$1	Warranty Deed		2118	1717	M - Unqualified	Vacant		
12/14/1998	\$1	Warranty Deed		1550	1866	M - Unqualified	Improved		
7/1/1990	\$1	Warranty Deed		1138	1926	M - Unqualified	Vacant		
11/1/1981	\$45	Warranty Deed		842	1910	M - Unqualified	Vacant		

View Tax Info

[View Taxes for this Parcel](#)

Map



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No data available for the following modules: Buildings, Permits, Sketches (click to enlarge), Photos.

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Property Records 21423 Overseas Hwy, Cudjoe

Monroe County, FL

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Summary

Parcel ID 00175310-000000
 Account# 1227374
 Property ID 1227374
 Millage Group 100C
 Location 21423 OVERSEAS Hwy, CUDJOE KEY
 Address
 Legal TRACT A AND DISCLAIMED RD (SACARMA DR - RES 171-1980) SACARMA BAY PB 4 128 CUDJOE KEY OR519-835 D/C OR599-331 OR599-329
 Description OR793-163 OR806-756 OR807-1560 OR808-1305 OR817-846/47 RES OR842-1910/11 OR1088-826/27 DR1138-1926/27 DR1230-2425/27 DR1550-1866/67 OR2118-1717/18 OR2514-1269/71C/T OR2593-2248/49 OR2912-619/20
 (Note: Not to be used for legal documents)
 Neighborhood 10050
 Property Class COMMERCIAL (1000)
 Subdivision SACARMA BAY
 Sec/Twp/Rng 29/66/28
 Affordable Housing No

Owner

GWIND TIMOTHY E
 21423 Overseas Hwy
 Cudjoe Key Fl, 33042

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,561	\$1,263	\$1,290	\$1,316
+ Market Land Value	\$335,403	\$335,403	\$335,403	\$335,403
= Just Market Value	\$336,964	\$336,666	\$336,693	\$336,719
= Total Assessed Value	\$192,524	\$175,022	\$159,111	\$144,647
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$336,964	\$336,666	\$336,693	\$336,719

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$335,403	\$0	\$1,263	\$336,666	\$175,022	\$0	\$336,666	\$0
2023	\$335,403	\$0	\$1,290	\$336,693	\$159,111	\$0	\$336,693	\$0
2022	\$335,403	\$0	\$1,316	\$336,719	\$144,647	\$0	\$336,719	\$0
2021	\$201,303	\$0	\$1,343	\$202,646	\$131,498	\$0	\$202,646	\$0
2020	\$201,303	\$0	\$1,369	\$202,672	\$119,544	\$0	\$202,672	\$0
2019	\$205,773	\$0	\$1,396	\$207,169	\$108,677	\$0	\$207,169	\$0
2018	\$97,376	\$0	\$1,422	\$98,798	\$98,798	\$0	\$98,798	\$0

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Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	14,900.00	Square Foot	0	0
(9500)	1.03	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0



21423 Overseas Hwy, Cudjoe Key, FL 33042

Property Records 21423 Overseas Hwy, Cudjoe

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1998	1999	6 x 125	1	750 SF	2
FENCES	2013	2014	4 x 45	1	180 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/21/2018	\$200,100	Warranty Deed	2173960	2912	619	16 - Unqualified	Improved		
10/3/2012	\$275,000	Warranty Deed		2593	2248	05 - Qualified	Vacant		
4/25/2011	\$100	Certificate of Title		2514	1269	12 - Unqualified	Vacant		
5/20/2005	\$1	Warranty Deed		2118	1717	M - Unqualified	Vacant		
12/14/1998	\$1	Warranty Deed		1550	1866	M - Unqualified	Improved		
7/1/1990	\$1	Warranty Deed		1138	1926	M - Unqualified	Vacant		
11/1/1981	\$25,000	Warranty Deed		842	1910	U - Unqualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
982980	01/28/1999	Completed	\$4,000		FENCE & PRIVACY WALLS

View Tax Info

[View Taxes for this Parcel](#)

Map



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[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sketches (click to enlarge), Photos.

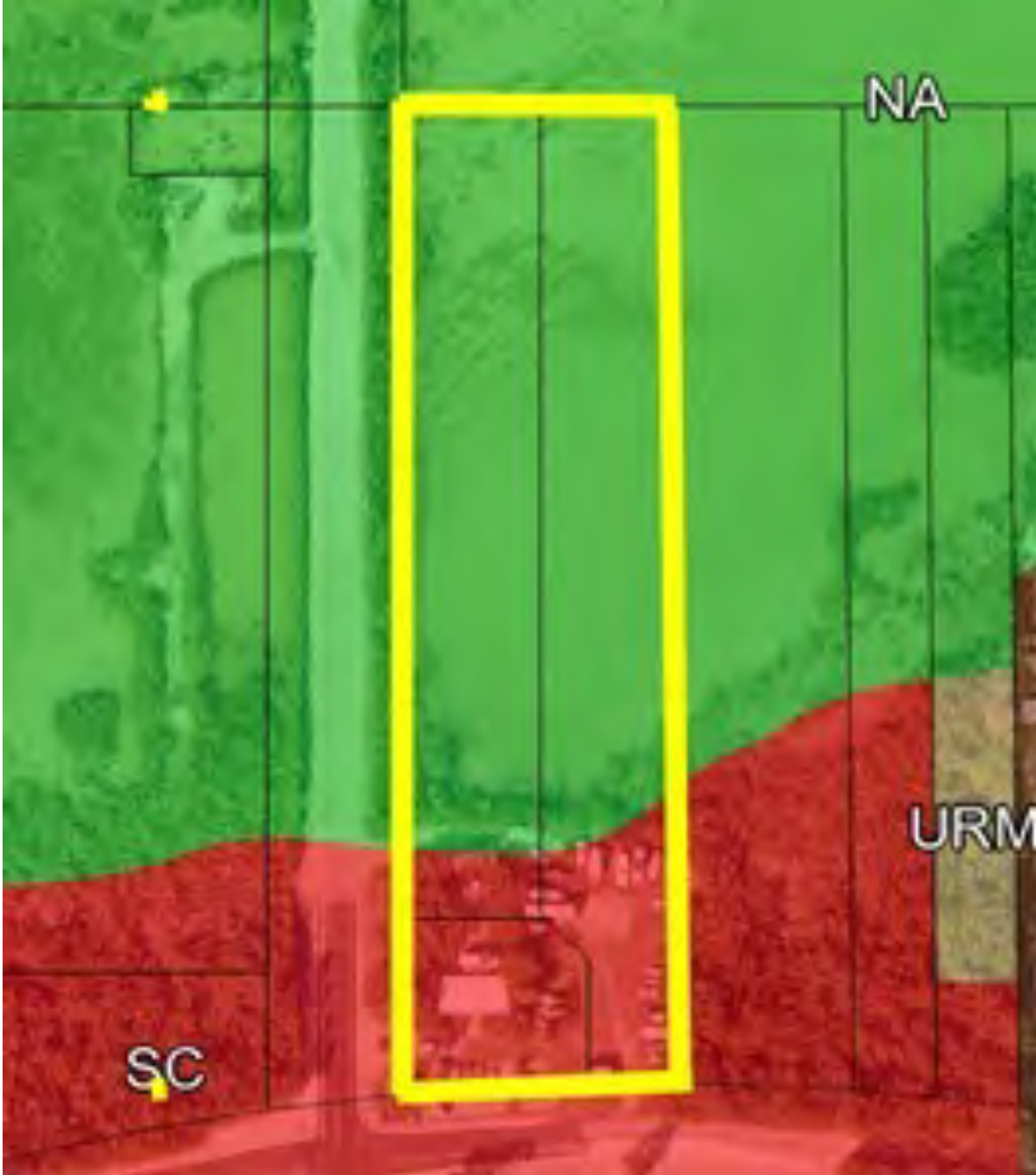
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Zoning Map



SC Zoning Code - Suburban Commercial District

Sec. 130-93. - Suburban Commercial District (SC).

- (a) The following uses are permitted as of right in the Suburban Commercial district:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area;
 - (2) Institutional residential uses, involving less than ten dwelling units or rooms;
 - (3) Commercial apartments involving less than six dwelling units;
 - (4) Commercial recreation uses limited to:
 - a. Bowling alleys;
 - b. Tennis and racquet ball courts;
 - c. Miniature golf and driving ranges;
 - d. Theaters;
 - e. Health clubs; and
 - f. Swimming pools;
 - (5) Institutional uses;
 - (6) Parks;
 - (7) Public buildings and uses;
 - (8) Accessory uses;
 - (9) Vacation rental use of nonconforming detached and attached dwelling units, if a special vacation rental permit is obtained under the regulations established in [section 134-1](#);
 - (10) Collocations on existing antenna-supporting structures, pursuant to [section 146-5\(c\)](#);
 - (11) Attached wireless communications facilities, as accessory uses, pursuant to [section 146-5\(d\)](#);
 - (12) Replacement of an existing antenna-supporting structure pursuant to [section 146-5\(b\)](#);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to [section 146-5\(e\)](#);
 - (14) Satellite earth stations, as accessory uses, pursuant to [section 146-5\(f\)](#);
 - (15) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in [section 139-1](#);
 - (16) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (17) Public infrastructure and utilities, provided that:
 - a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.

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(b) The following uses are permitted as minor conditional uses in the Suburban Commercial district, subject to the standards and procedures set forth in chapter 110, article III:

- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 2,500 but less than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and of less than 2,500 square feet in floor area; provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (3) Institutional residential uses involving ten to 20 dwelling units or rooms, provided that:
 - a. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from another curb cut on the same side of U.S. 1 by at least 400 feet;
- (4) Commercial apartments involving six to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;
 - b. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
- (5) Hotels of fewer than 25 rooms, provided that:
 - a. One or more of the following amenities are available to guests:
 1. Swimming pool;
 2. Docking facilities; or

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3. Tennis courts;
- (6) Campgrounds and recreational vehicle parks, provided that:
 - a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
- (7) Light industrial uses, provided that:
 - a. The parcel proposed for development does not have an area of greater than two acres;
 - b. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - c. All outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six feet in height;
- (8) Attached and detached dwellings involving six to 18 units, designated as employee housing as provided for in [section 139-1](#); and
- (9) Commercial recreation uses (indoor and outdoor), excluding amusement or sea life parks and drive-in theaters, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
- (c) The following uses are permitted as major conditional uses in the Suburban Commercial district subject to the standards and procedures set forth in [Chapter 110](#), Article III:
 - (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and greater than 2,500 square feet in floor area, provided that access to U.S. 1 is by way of:

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- a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (3) Institutional residential uses involving 20 or more dwelling units or rooms; provided that:
- a. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - b. Tourist housing uses, including vacation rental uses, of institutional residential units are prohibited;
- (4) Hotels providing 25 or more rooms, provided that:
- a. The hotel has restaurant facilities on the premises;
 - b. One or more of the following amenities are available to guests:
 - 1. Swimming pool; or
 - 2. Docking facilities; or
 - 3. Tennis courts; and
 - c. Access to U.S. 1 is by way of:
 - 1. An existing curb cut;
 - 2. A signalized intersection; or
 - 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (5) Marinas, provided that:
- a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;
 - c. All outside storage areas are screened from adjacent uses by a fence, wall or hedge of at least six feet in height;
 - d. Any commercial fishing activities are limited to the landing of catch, mooring and docking of boats and storage of traps and other fishing equipment; and
 - e. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;

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- (6) Agricultural uses, limited to mariculture, provided that:
 - a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - b. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height;
- (7) Heliports or seaplane ports, provided that:
 - a. The helicopter is associated with a government service facility, a law enforcement element or a medical services facility;
 - b. The heliport or seaplane port is a Federal Aviation Administration certified landing facility;
 - c. The landing and departure approaches do not pass over established residential uses or known bird rookeries;
 - d. If there are established residential uses within 500 feet of the parcel proposed for development, the hours of operation for non-emergency aircraft shall be limited to daylight; and
 - e. The use is fenced or otherwise secured from entry by unauthorized persons;
- (8) New antenna-supporting structures, pursuant to section 146-5(a);
- (9) Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1.

(Ord. No. 006-2016, § 1(Exh. 1), 4-13-2016; Ord. No. 016-2019, § 1, 5-22-2019; Ord. No. 010-2020, § 1, 2-19-2020, eff. 6-4-2020)

Confidentiality Statement

Confidentiality Statement

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Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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