

27001 Overseas Highway  
Ramrod Key, FL 33042



PRICE  
\$1,250,000



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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**  
27001 Overseas Hwy  
Ramrod Key, FL

### Property Highlights:

- XXXXX



### Property:

**27001 Overseas Highway, Ramrod Key FL 33042**

### Specifications:

<b>Price:</b>	<b>\$1,250,000</b>
<b>MLS #</b>	<b>618580</b>
<b>Real Estate Taxes:</b>	<b>\$8,435.52 - 2025</b>
<b>Land Size</b>	<b>28,132 Sq Ft</b>
<b>Building:</b>	<b>1,434 Sq Ft CBS</b>
<b>Zoning:</b>	<b>Suburban Commercial (SC)</b>
<b>2025 County Assessed Values:</b>	<b>\$976,107</b>

# Multiple Listing Service

27001 Overseas Hwy, Ramrod Key, FL 33042

618580 Commercial Sale Active \$1,250,000

Provided as a courtesy of  
**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



<b>Listing Board:</b>	Marathon/Lower Keys	<b>Range Pricing:</b>		<b>Limited Representation:</b>	No
<b>As is Right to Inspect:</b>	Yes	<b>For Sale/Lease:</b>		<b>Potential Short Sale:</b>	No
<b>Bank Owned:</b>	No	<b>Species List:</b>	No		
<b>Off Shore Island:</b>	No	<b>Subdivision:</b>	Ramrod Shores (27.0)	<b>Mile Marker:</b>	27
<b>County:</b>	Monroe	<b>Area:</b>	09 - Ramrod Key	<b>KW Neighborhood:</b>	
<b>Marathon Neighborhood:</b>	N/A	<b>Side:</b>	Bay/Gulf	<b>Flood Zone:</b>	AE
<b>Alternate Key #:</b>	1270709	<b>Add'l Parcel #1:</b>		<b>Add'l Parcel #2:</b>	
<b>Parcel #:</b>	00207400-000000	<b>Bldg Nbr:</b>		<b>Zoning:</b>	SC - Sub Urban Commercial District
<b>Taxes:</b>	10,948.87	<b>Tax Year:</b>	2025		
<b>Style:</b>	Commercial	<b>Lot Size:</b>	189' x 148' Irregular 3 lots	<b>Lot SqFt:</b>	28,132
<b>Waterfront:</b>	No	<b>Control Depth:</b>	0	<b>Business Name:</b>	NA
<b>Year Established:</b>		<b># Parking Spaces:</b>	ample	<b>Off Street Parking:</b>	yes
<b># Stories:</b>	1	<b>Building Ht. Ft.:</b>		<b>Total # Buildings:</b>	1
<b>Building SqFt:</b>	1,434	<b>SqFt Source:</b>	Property Data Card	<b>Net Leasable Area:</b>	1,234
<b>Total Units:</b>	0	<b>Year Built:</b>	1958	<b>Total Bedrooms:</b>	1
<b>Full Baths:</b>	2	<b>Half Baths:</b>	1	<b>Total Baths:</b>	3
<b>Remarks - Consumer:</b>	Prime Lower Keys Commercial Property for sale on Ramrod Key, 3 Lots total 28,132 sf. or .65 acres with nearly 189' of frontage on Overseas Hwy aka Jimmy Buffett Memorial Hwy!! Excellent visibility from the highway going both North and Southbound. This is a Corner lot at Coral Ave and Overseas Hwy with additional rear access off Old State Rd. 4A. Three sides with roads give this property ample room for ingress and egress for cars, large trucks and big equipment. Many commercial uses allowed with favorable SC- Suburban Commercial zoning. Perfect for Contractor or many retail uses possible including Marine/Boat/Trailer/RV or Boat dealer, Convenience store, or historically used for a Landscaping business. Lot is completely fenced and many parking spaces within and around the property. There is a shallow water well on the property that can be used for irrigation. On site is an existing 1,434 sf. CBS building. It can be a demo and completely redeveloped or existing building could used for offices and possible residential. Historically a homesteaded property, the ROGO currently not recognized by the County but a determination pending. Plus there is a nicely built Tiki Hut, a storage building with half bath for customers, potting shed and another utility building. There is a limited supply of SC zoned commercial lots in the Lower Keys.				
<b>Sold Comments:</b>	<b>Sold Remarks:</b>				
<b>Directions:</b> Mile Marker 27 Bayside on Ramrod Key, just South of Boondocks.					
<b>Legal:</b> BK 3 LTS 9, 10 & 11 RAMROD SHORES PB4-6 RAMROD KEY OR359-325 OR359-327 OR414-932 OR623-106 OR617-486D/C OR910-2122 OR118					
<b>Association Info:</b>	Mandatory Home Owners Asc; No; 1st Right of Refusal: No <b>Type:</b> Auto Sales; Boat Sales/Service; Grocery/Convenience; Office Buildings; Retail; Other Services <b>Waterfront:</b> None <b>Waterview:</b> No Waterview <b>Dockage:</b> None <b>Vehicle Storage:</b> Guest Parking, Off Street Parking; Trailer Storage <b>Cooling:</b> Wall/Window Unit(s) <b>Utilities:</b> FKA; Municipal Sewer; Well	<b>Interior Features:</b> Other <b>Appliances:</b> Other <b>Miscellaneous:</b> Chickee Hut; Fencing; High Traffic Location; High Visibility; Highway Frontage; Well & Pump <b>Construction:</b> CBS; Other <b>Electric:</b> 220 Volt <b>Windows/Doors:</b> Other Windows/Doors <b>Shutters:</b> Other <b>Floor:</b> Other	<b>Roof:</b> Other Roof <b>Land Size:</b> 1/2 - Less Than 1 AC <b>Fee Includes:</b> None <b>Title:</b> Negotiable <b>Show:</b> 24 Hour Notice <b>Auction Info:</b> Auction: No <b>Financial Status:</b> Bank Owned: No; Potential Short Sale: No		
<b>List Price:</b>	\$1,250,000				

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27001 Overseas Hwy, Ramrod Key, FL 33042

# Aerial Photos



# Aerial Photos



# Aerial Photos



# Aerial Photos



# Aerial Photos



# Aerial Photos



## Aerial Photos



27001 Overseas Hwy, Ramrod Key, FL 33042

# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



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# Property Photos



# Property Photos



# Property Photos



# Property Photos



*County Aerial*

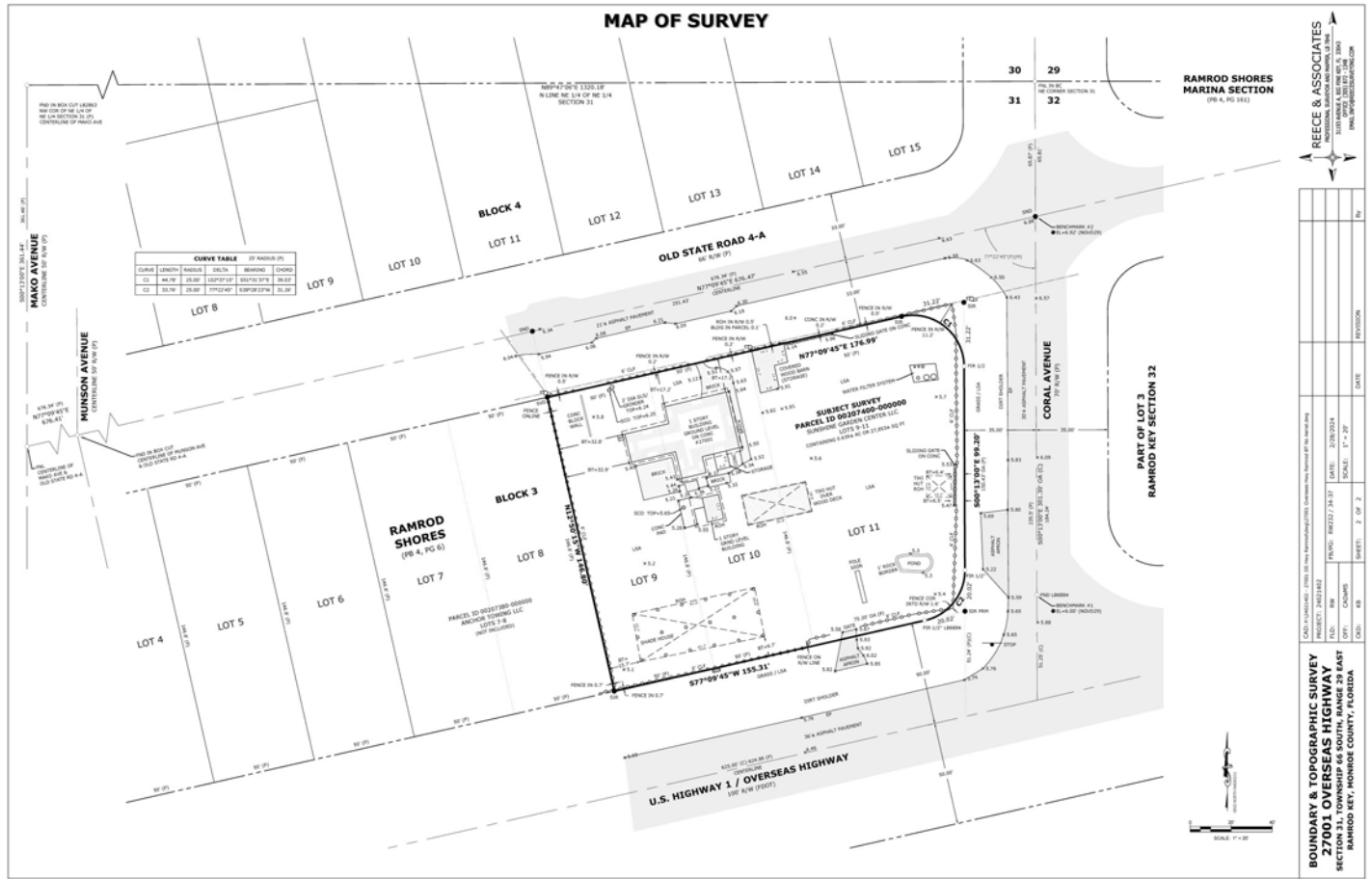


27001 Overseas Hwy, Ramrod Key, FL 33042



# Survey

## MAP OF SURVEY



27001 Overseas Hwy, Ramrod Key, FL 33042

# Property Records 27001 Overseas Hwy, Ramrod 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 00207400-000000  
 Account# 1270709  
 Property ID 1270709  
 Millage Group 100H  
 Location 27001 OVERSEAS Hwy, RAMROD KEY  
 Address  
 Legal BK 3 LTS 9, 10 & 11 RAMROD SHORES PB4-6 RAMROD KEY OR359-325 OR359-327  
 Description OR414-932 OR623-106 OR817-486D/C OR910-2122 OR1188-1817 OR1380-2128F/J OR1391-1938 OR3248-2269 OR3258-1460  
 [Note: Not to be used on legal documents.]  
 Neighborhood 10050  
 Property Class STORE COMBO (1200)  
 Subdivision RAMROD SHORES  
 Sec./Twp/Rng 31/66/29  
 Affordable No  
 Housing



### Owner

SUNSHINE GARDEN CENTER LLC  
 403 Indies Rd  
 Ramrod Key FL 33042

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$129,277	\$115,278	\$99,141	\$99,141
+ Market Misc Value	\$24,191	\$18,991	\$5,684	\$5,731
+ Market Land Value	\$822,639	\$623,212	\$213,869	\$213,869
= Just Market Value	\$976,107	\$757,481	\$318,694	\$318,741
= Total Assessed Value	\$976,107	\$757,481	\$173,900	\$166,417
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$976,107	\$757,481	\$154,369	\$150,451

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$623,212	\$115,278	\$18,991	\$757,481	\$757,481	\$0	\$757,481	\$0
2023	\$213,869	\$99,141	\$5,684	\$318,694	\$173,900	\$25,000	\$154,369	\$139,325
2022	\$213,869	\$99,141	\$5,731	\$318,741	\$166,417	\$25,000	\$150,451	\$143,290
2021	\$126,183	\$99,141	\$5,778	\$231,102	\$159,372	\$25,000	\$134,372	\$71,730
2020	\$126,183	\$102,446	\$5,825	\$234,454	\$154,899	\$25,000	\$133,087	\$76,367
2019	\$131,790	\$102,446	\$5,872	\$240,108	\$149,389	\$25,000	\$131,063	\$84,045
2018	\$80,740	\$98,080	\$5,871	\$184,691	\$144,657	\$25,000	\$121,022	\$38,669

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.



27001 Overseas Hwy, Ramrod Key, FL 33042

# Property Records 27001 Overseas Hwy, Ramrod Key, FL

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (D1DD)	7,340.00	Square Foot	0	0
(3000)	20,792.00	Square Foot	0	0

## Buildings

<b>Building ID</b>	13332	<b>Exterior Walls</b>	CONC BLOCK	
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1958	
<b>Building Type</b>	APARTMENTS / OIC	<b>EffectiveYearBuilt</b>	2000	
<b>Building Name</b>		<b>Foundation</b>	CONCRETE SLAB	
<b>Gross Sq Ft</b>	1306	<b>Roof Type</b>	FLAT OR SHED	
<b>Finished Sq Ft</b>	1234	<b>Roof Coverage</b>	METAL	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CERM/CLAY TILE	
<b>Condition</b>	FAIR	<b>Heating Type</b>	NONE with 0% NONE	
<b>Perimeter</b>	180	<b>Bedrooms</b>	1	
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	33	<b>Grade</b>	300	
<b>Interior Walls</b>	PLYWOOD PANEL	<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	1,234	1,234	204
SBF	UTIL FIN BLK	72	0	34
<b>TOTAL</b>		<b>1,306</b>	<b>1,234</b>	<b>238</b>

<b>Building ID</b>	66269	<b>Exterior Walls</b>	INSULATED METAL	
<b>Style</b>		<b>Year Built</b>	1993	
<b>Building Type</b>	OFF BLDG-1STY-D/17D	<b>EffectiveYearBuilt</b>	1998	
<b>Building Name</b>		<b>Foundation</b>		
<b>Gross Sq Ft</b>	216	<b>Roof Type</b>		
<b>Finished Sq Ft</b>	200	<b>Roof Coverage</b>		
<b>Stories</b>	1 Floor	<b>Flooring Type</b>		
<b>Condition</b>	AVERAGE	<b>Heating Type</b>		
<b>Perimeter</b>	66	<b>Bedrooms</b>		
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	35	<b>Grade</b>	150	
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	200	200	66
OPU	OPP RUN FIN LL	16	0	16
<b>TOTAL</b>		<b>216</b>	<b>200</b>	<b>82</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	1974	1975	9 x 13	1	117 SF	1
FENCES	1974	1975	6 x 50	1	300 SF	2
FENCES	1974	1975	6 x 88	1	528 SF	2
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1
CH LINK FENCE	1984	1985	4 x 50	1	200 SF	1
CH LINK FENCE	1984	1985	4 x 100	1	400 SF	1
BRICK PATIO	1994	1995	3 x 95	1	285 SF	1
UTILITY BLDG	1974	1990	8 x 12	1	96 SF	4
BW2	1975	1976	4 x 40	1	160 SF	2
CH LINK FENCE	1975	1976	4 x 196	1	784 SF	1
LC UTIL BLDG	1974	1975	0 x 0	1	252 SF	1
LC UTIL BLDG	1983	1984	8 x 16	1	128 SF	4
CH LINK FENCE	1983	1984	6 x 300	1	1800 SF	1
BRICK PATIO	1983	1984	18 x 30	1	540 SF	2
WATER FEATURE	1993	1994	0 x 0	1	1 UT	1
SCRN ENCLOSURE	1983	1984	30 x 36	1	1080	1

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/11/2024	\$100	Warranty Deed	2447765	3258	1460	11 - Unqualified	Improved		
10/16/2023	\$1,200,000	Warranty Deed	2438408	3248	2269	05 - Qualified	Improved		
10/1/1991	\$1	Warranty Deed		1188	1817	M - Unqualified	Improved		
5/1/1984	\$1	Warranty Deed		910	2122	U - Unqualified	Vacant		

# Property Records 27001 Overseas Hwy, Ramrod Key, FL

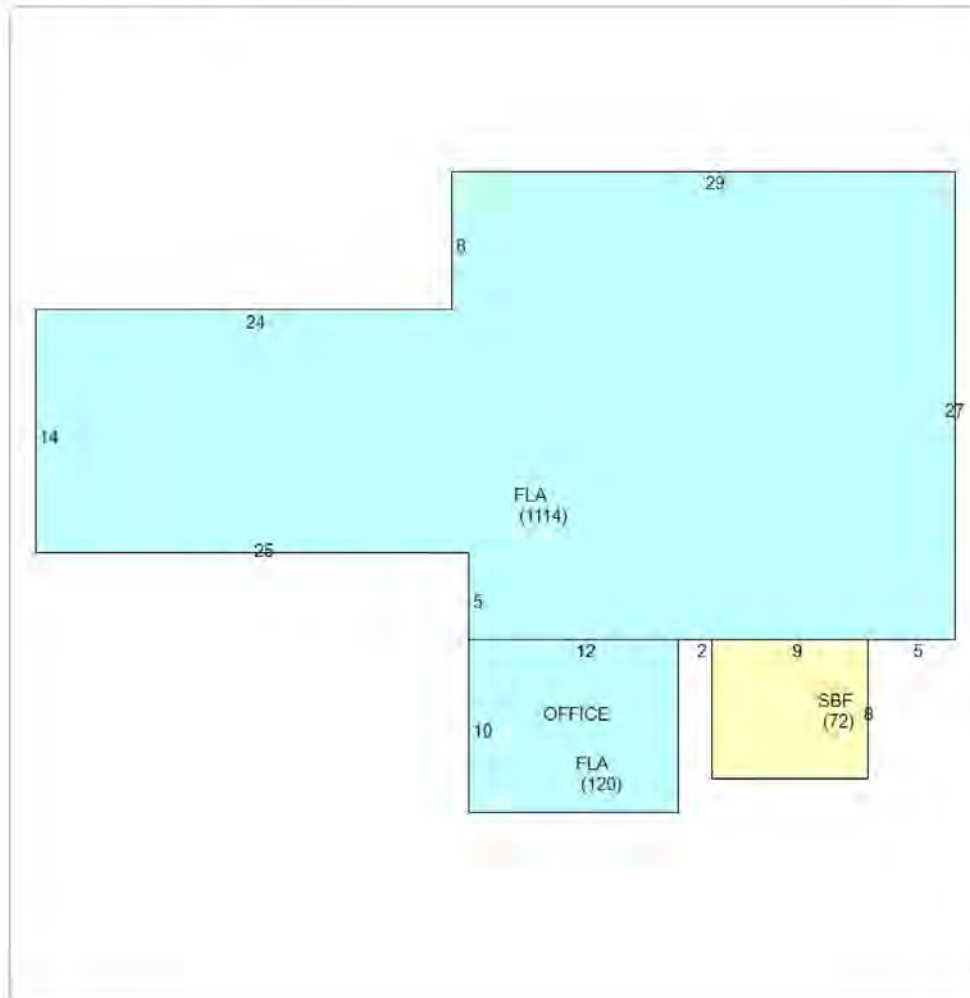
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
ENV-2025-0086	07/23/2025	Active	\$8,000	Commercial	CHICKEE HUT 16X32 UPDATED PER CUSTOMERS REQUEST - CHICKEE HUT 14.9X32. JC
C-FENCE-2023-0038	11/28/2023	Active	\$2,265	Commercial	TO DEMO AND REPLACE APPROXIMATELY 605 LINEAR FEET OF 5 FOOT TALL CHAIN LINK FENCE PLUS GATES.
95-0663	05/01/1995	Completed	\$1		ROOFING
A12134	08/01/1984	Completed	\$500		OPEN STORAGE BUILDING

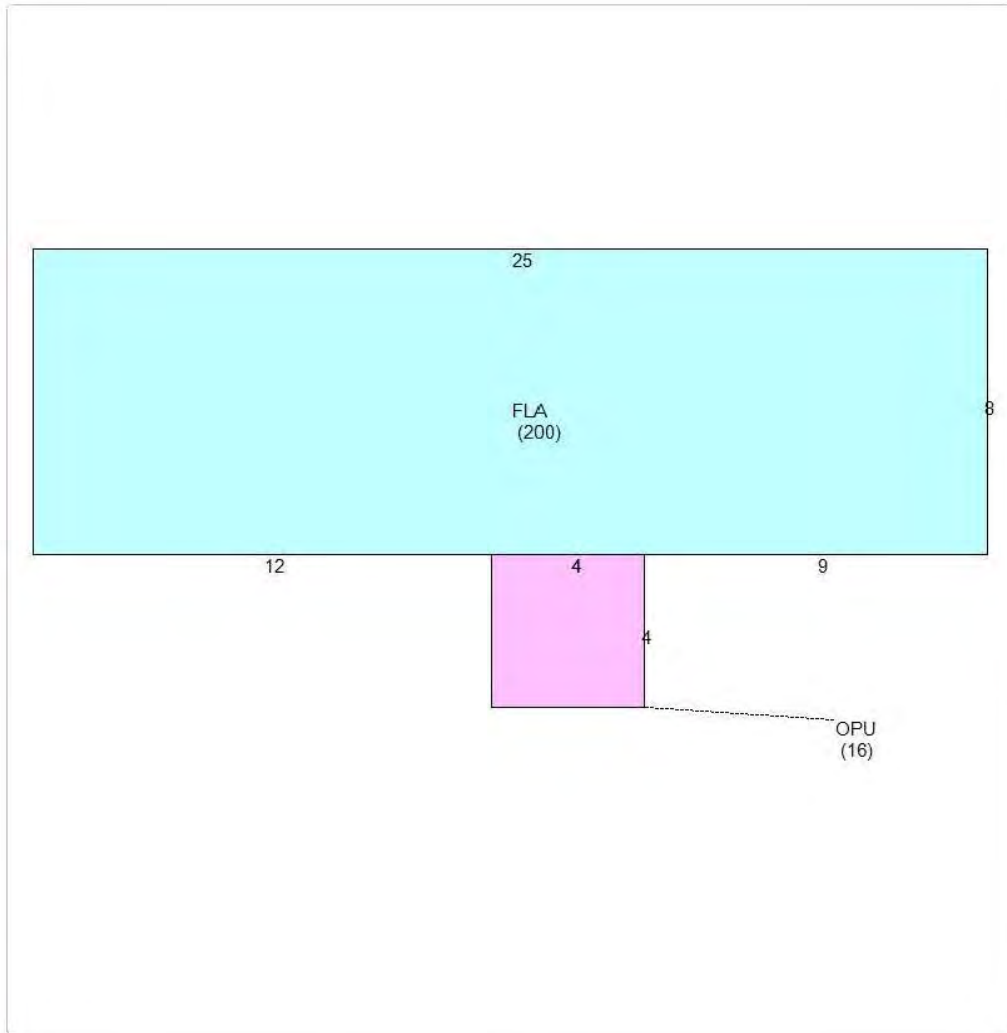
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



# Property Records 27001 Overseas Hwy, Ramrod Key, FL



## Photos



# Property Records 27001 Overseas Hwy, Ramrod Key, FL



Map



TRIM Notice

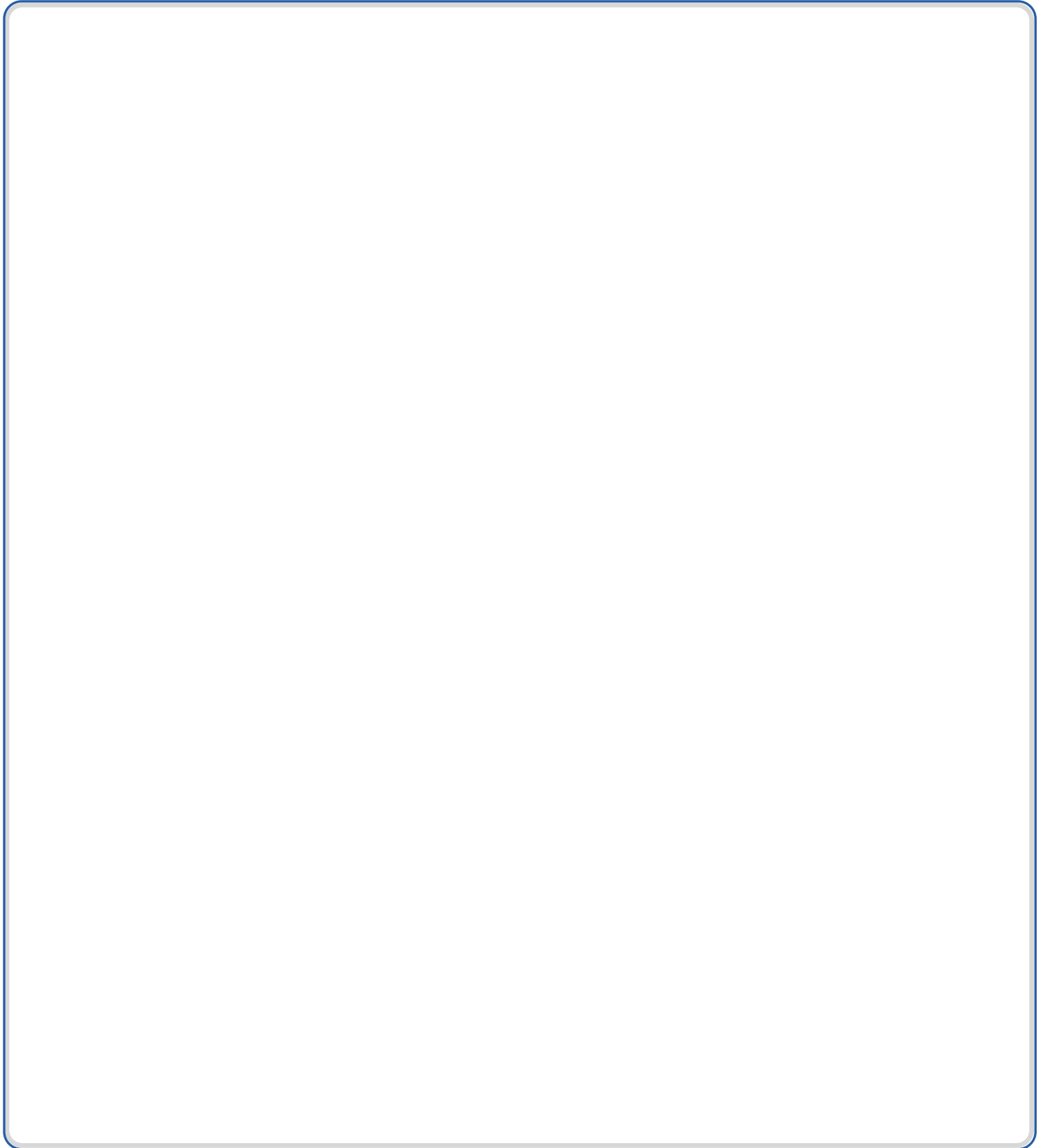
[2025 TRIM Notice \(PDF\)](#)

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.

Contact Us

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 SCHNEIDER

# 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.

## SC Zoning Code - Suburban Commercial District

- (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

## SC Zoning Code - Suburban Commercial District

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:

## SC Zoning Code - Suburban Commercial District

- 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;

## SC Zoning Code - Suburban Commercial District

- (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

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the RE/MAX Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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

## Contact Information

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