

FOR SALE

BANK BRANCH
1201 W. Highway 50, Clermont, FL



LOCATION: 1201 W. Highway 50, Clermont, Florida 34711

DESCRIPTION: +/-4029 s/f former bank building with 5 lane covered drive thru and 34 parking spaces, located on +/- .70 acres. The building was built in 1987. It has great visibility and frontage on Highway 50.

ZONING C2 - General Commercial District, City of Clermont, FL (List of Permitted Uses Attached)

TRAFFIC COUNTS: 23,097 cars per day

COMMENTS: Suitable for professional office, medical office, retail or other uses.

PRICE: \$599,900.00*

Demographic Profile			
	1 Mile	3 Mile	5 Mile
Population	2,885	23,520	62,953
Households	1,301	8,925	22,562
Ave HH Income	\$60,670	\$65,582	\$73,705
Median Age	41.5	38.7	39.4

* Any Facility Sales to other Financial Institutions will include a Purchaser's Premium of at least 20% above listed price.

For More Information:

JEFFREY D. CHAMBERLIN, CCIM, SIOR, *President, Broker*

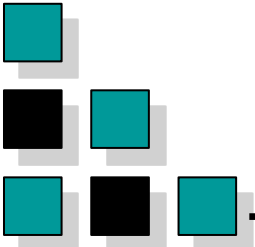
**Or
 Carol Bush, CCIM, *Broker Associate***

772.220.4096

chamberlin@slccommercial.com or cbush@slccommercial.com
 www.slccommercial.com



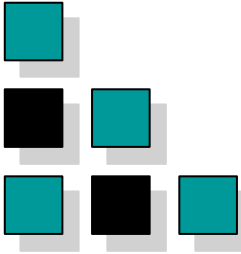
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INTERIOR PHOTOS

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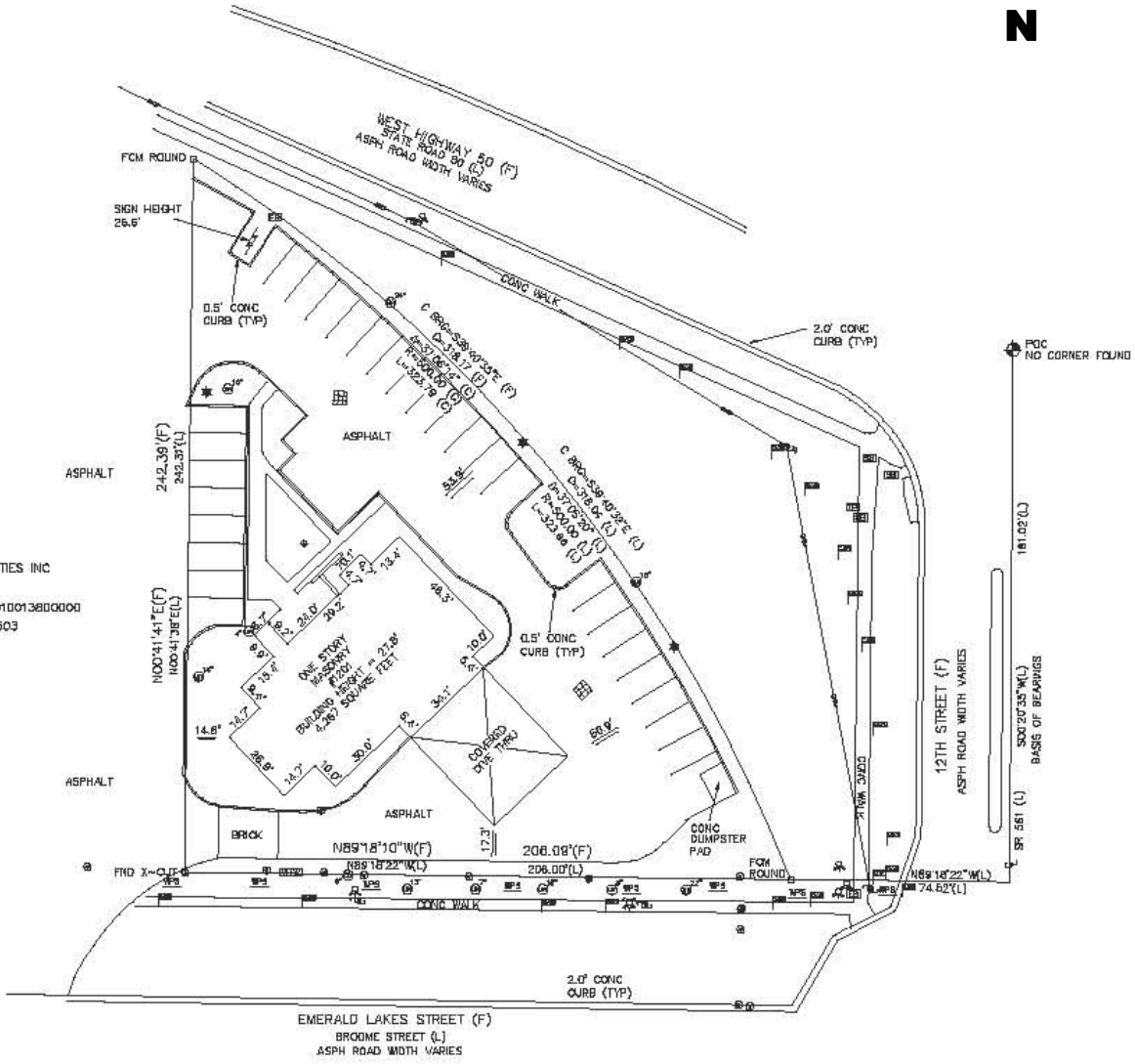


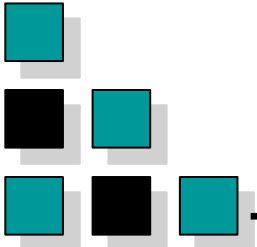
SITE PLAN

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OCEANFRONT PROPERTIES INC
VACANT
XX PARCEL 24-22-25-01001380000
ORB 1117, PG 1503

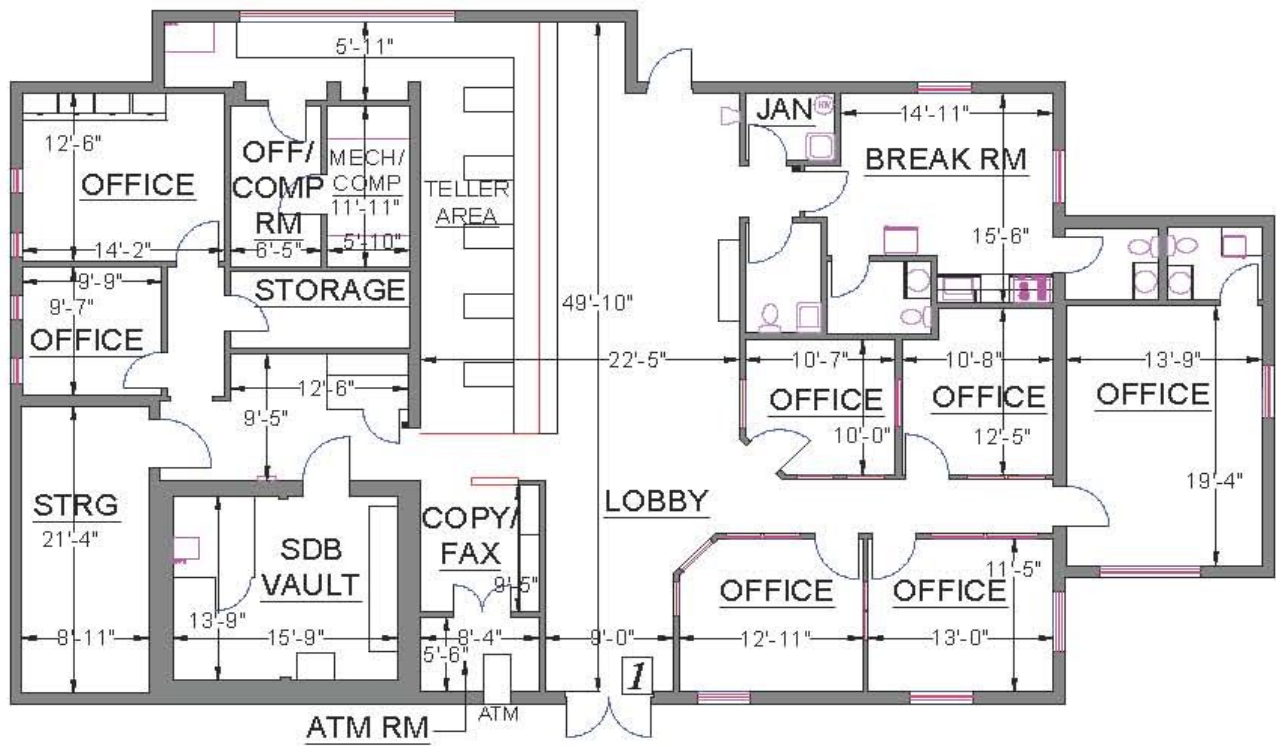


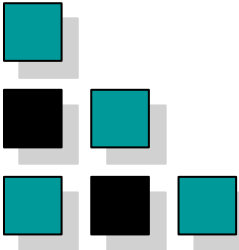


FLOOR PLAN

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DRIVE THRU

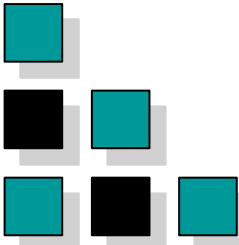




AERIAL

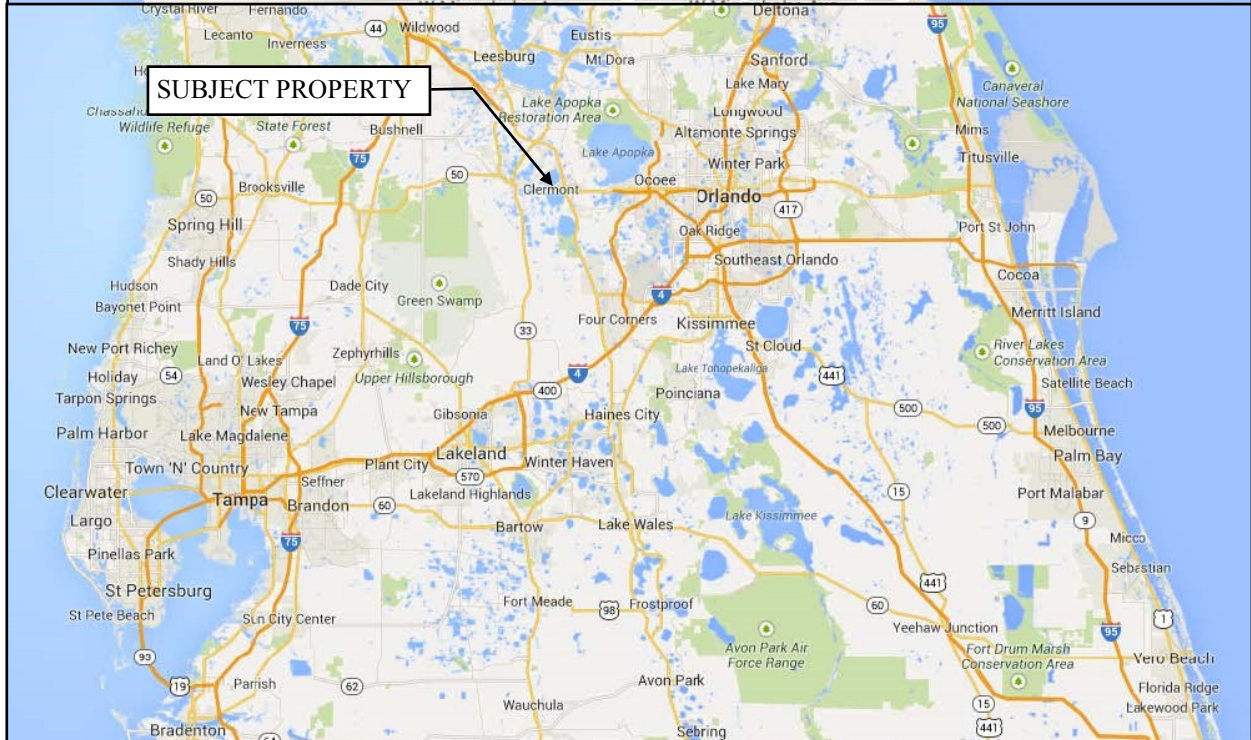
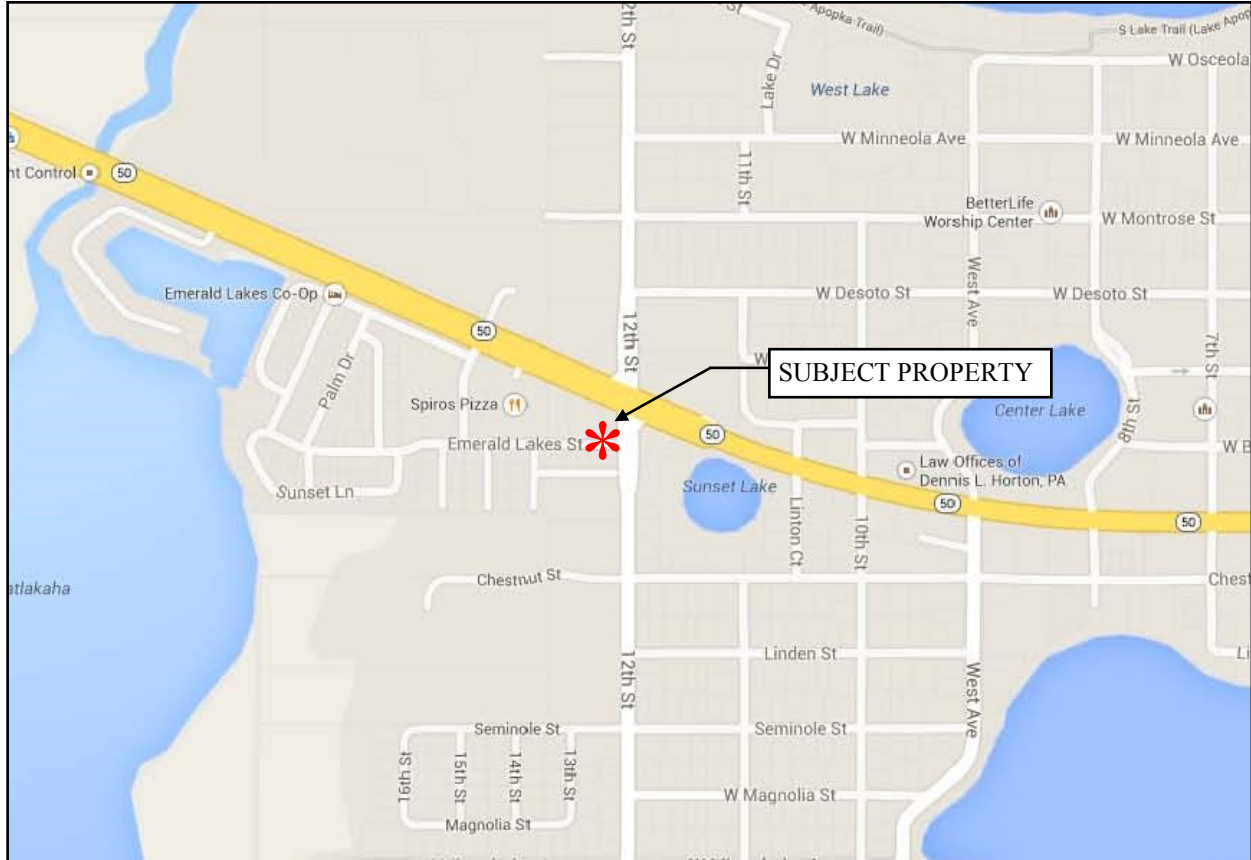
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LOCATION MAPS

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PART II - CODE OF ORDINANCES

Chapter 122 - ZONING

ARTICLE III. - DISTRICTS

DIVISION 11. C-2 GENERAL COMMERCIAL DISTRICT

DIVISION 11. C-2 GENERAL COMMERCIAL DISTRICT ^{[111](#)}

[Sec. 122-221. Intent.](#)

[Sec. 122-222. Site plan review.](#)

[Sec. 122-223. Permitted uses.](#)

[Sec. 122-224. Conditional uses.](#)

[Sec. 122-225. Lot and height requirements.](#)

[Sec. 122-226. Yards.](#)

[Secs. 122-227—122-240. Reserved.](#)

Sec. 122-221. Intent.

The C-2 district is intended for full-scale retail sales and service needs of the community.

(Code 1998, § 122-221; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-222. Site plan review.

A site plan is required for uses in the C-2 district and must be approved by the administrative official.

(Code 1998, § 122-222; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Sec. 122-223. Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (5) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (6) Restaurants and lounges.

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- (7) Buildings, structures or uses maintained or operated by the city.
- (8) No retail establishment may occupy more than 100,000 square feet.
- (9) Lodges and clubs.
- (10) Laundries.
- (11) Hotels and motels.
- (12) Convenience stores and gas stations.
- (13) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development less than ten acres.
- (14) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (b) *Floor space.* Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.
- (c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.
- (d) *Sidewalk use.* Restaurant or food service business establishments may utilize outside private sidewalk area adjacent to the business for patron use to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable city administrator. Number and size limitations are as follows:

- (1) Limited to 50 percent of restaurant frontage as approved by the planning and zoning department.
- (2) Maximum number of tables and chairs; four tables with maximum four chairs each.
- (3) Maximum table width; four feet.
- (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
 - (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
 - (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
 - (3) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.

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- (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
- (5) Required landscaping must be maintained in accordance with the city Land Development Code.
(Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; [Ord. No. 2013-04, § 2, 2-26-2013](#))

Sec. 122-224. Conditional uses.

(a) Conditional uses in the C-2 district are as follows:

- (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to and in conjunction with a retail business or service.
- (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
- (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
- (4) Agricultural service operations.
- (5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
- (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
- (7) Recreational vehicle parks.
- (8) Hospitals, clinics, and nursing homes.
- (9) Automobile and truck repair garages; and painting, welding and body shops.
- (10) Dwelling units provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
- (11) Kennels or veterinary clinics, provided that all animal services and confinement areas, including runs, are in air conditioned and sound-attenuated buildings.
- (12) Churches, funeral homes and cemeteries.
- (13) Retail establishments more than 100,000 square feet.
- (14) Private schools.
- (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
- (16) Bed and breakfast inns.

(b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per [chapter 86](#), article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; [Ord. No. 2013-04, § 2, 2-26-2013](#))

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Sec. 122-225. Lot and height requirements.

Lot and height requirements for the C-2 district are as follows:

- (1) *Impervious surface coverage.* Maximum impervious surface coverage is 80 percent.
- (2) *Height.* Maximum height of 55 feet shall be allowable for the finished height of all buildings or structures, including architectural features. The height limitations of this chapter shall also apply to church spires, belfries, cupolas and domes not intended for human occupancy and may be a maximum of 55 feet in height. Monuments, transmission towers, chimneys, smokestacks, derricks, conveyors, silos or storage bins, flagpoles and radio or television transmission towers or aerials and may be a maximum 55 feet in height and approved by the city council through the conditional use procedure. Facilities owned by the city are exempt from the height regulations.

(Code 1998, § 122-225; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 287-C, § II, 5-26-1998; Ord. No. 355-C, § 122-225, 10-23-2007)

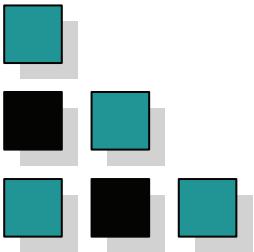
Sec. 122-226. Yards.

Minimum yard requirements for the C-2 district are as follows:

- (1) *Front yard.* Property adjacent to Hartwood Marsh Road, SR 50 and U.S. 27 shall maintain a 50-foot setback. The setback on all other streets shall be 25 feet.
- (2) *Side yard.* The minimum side yard setback is 12 feet. On corner lots where a side yard setback of 50 feet shall be maintained on Hartwood Marsh Road, State Road 50 and U.S. Highway 27 and a side yard setback of 25 feet shall be maintained from all other streets and 12 feet on the interior side yard. However, a side setback of 25 feet shall be maintained on the side adjacent to property that is either zoned or used as residential.
- (3) *Rear yard.* The minimum rear yard setback is 25 feet except where a rear yard abuts Hartwood Marsh Road, SR 50 or U.S. 27, a setback of 50 feet shall be maintained. The rear building line of lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.
- (4) *Buffer strip.* When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line.
- (5) *Other setbacks.* All yard setbacks for principal buildings shall be a minimum of 25 feet from established high-water marks. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

(Code 1998, § 122-226; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 298-C, § 2, 6-27-2000; Ord. No. 306-C, § 2, 3-27-2001; Ord. No. 355-C, § 122-226, 10-23-2007; [Ord. No. 2013-04, § 2, 2-26-2013](#))

Secs. 122-227—122-240. Reserved.



DISCLAIMERS

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.