

Commercial Land

- 5830 NE 2nd Ave, Miami, Florida 33137



Types of T5 Zones

Regulating use is an important part of any zoning code. Miami Zoning Code prohibits building form (shape and bulk) over the regulation of use to allow for mixed-use development.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town center feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

Restricted (R) single family, auxiliary units, two family, multifamily residences.
Limited (L) same as above, and limited commercial, office, lodgings, & community centers
Open (O) additional lodging and entertainment establishments permitted

REGISTRATION OF USES

	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Auxiliary Unit	R	R	R
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory	R	R	R
Home Office	R	R	R
UHS / SEFS (until 11.15.2024)	R	R	R
Work - Office			
Locking			
Bed & Breakfast	E	R	R
Ten	E	R	R
Hotel			
College			
Office	R	R	
Commercial			
Auto Related			W
Entertainment Establishment	W	R	
Entertainment Establishment - Adult			R
Food Service Establishment	R	R	
Alcohol Service Establishment	E	E	
General Commercial	R	R	
Marine Related	W	W	
Open Air Retail	W	W	
Place of Assembly	R	R	
Recreational Establishment	R	R	
Education			
Community Facility	W	W	
Recreational Facility	E	R	R
Religious Facility	E	R	R
Child Support			
Child Support			
Community Support Facility	W	W	
Infrastructure & Utilities	W	W	
Major Facility	R	R	
Museum	E	W	W
Public Parking	E	W	W
Rescue Mission	R	R	
Special Facilities	E	W	W
Special			
Childcare	E	W	W
College / University			W
Elementary School	E	W	W
Learning Center	R	R	
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility	R	R	
Special Training / Vocational	W	W	

Illustration of a Five-story with ground floor commercial building.

A complete version of this diagram for all zoning codes is found in Article 4, Table 3 of the Miami Zoning Code.

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception



Basic Details

Property Type:	Commercial Land
Property Sub Type:	Commercial
Listing Type:	For Sale
Listing ID:	A11610662
Price:	\$2,990,000
Lot Area:	0.57 Acre

Appliances

✓ Utilities:	Sewer Connected, Water Connected, Electricity Connected, Electricity Available, Sewer Available, Water Available
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Features

✓ Lot Features:	Less Than 1 Acre, Corner Location, Corner Lot, Central Business District
✓ Sewer:	Public Sanitation, Storm Sewers
Water Front:	1

Address Map

Country:	US
State:	FL
County:	Miami-Dade County
City:	Miami
Zipcode:	33137
Street:	5830 NE 2nd Ave
Street Number:	5830

Building Name: **DIXIE HIGHWAY
TRACK**

Floor Number: **0**

Longitude: **W81° 48' 29.6"**

Latitude: **N25° 49' 44.4"**

Parcel Number: **01-31-13-065-1700**

Zoning: **6101**

Street pre
Direction: **Ne**
