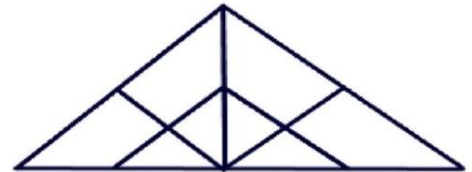


*37+/- ACRE
DEVELOPMENT SITE
BETWEEN
TWO MAJOR HIGHWAYS*



HOBE SOUND, FL



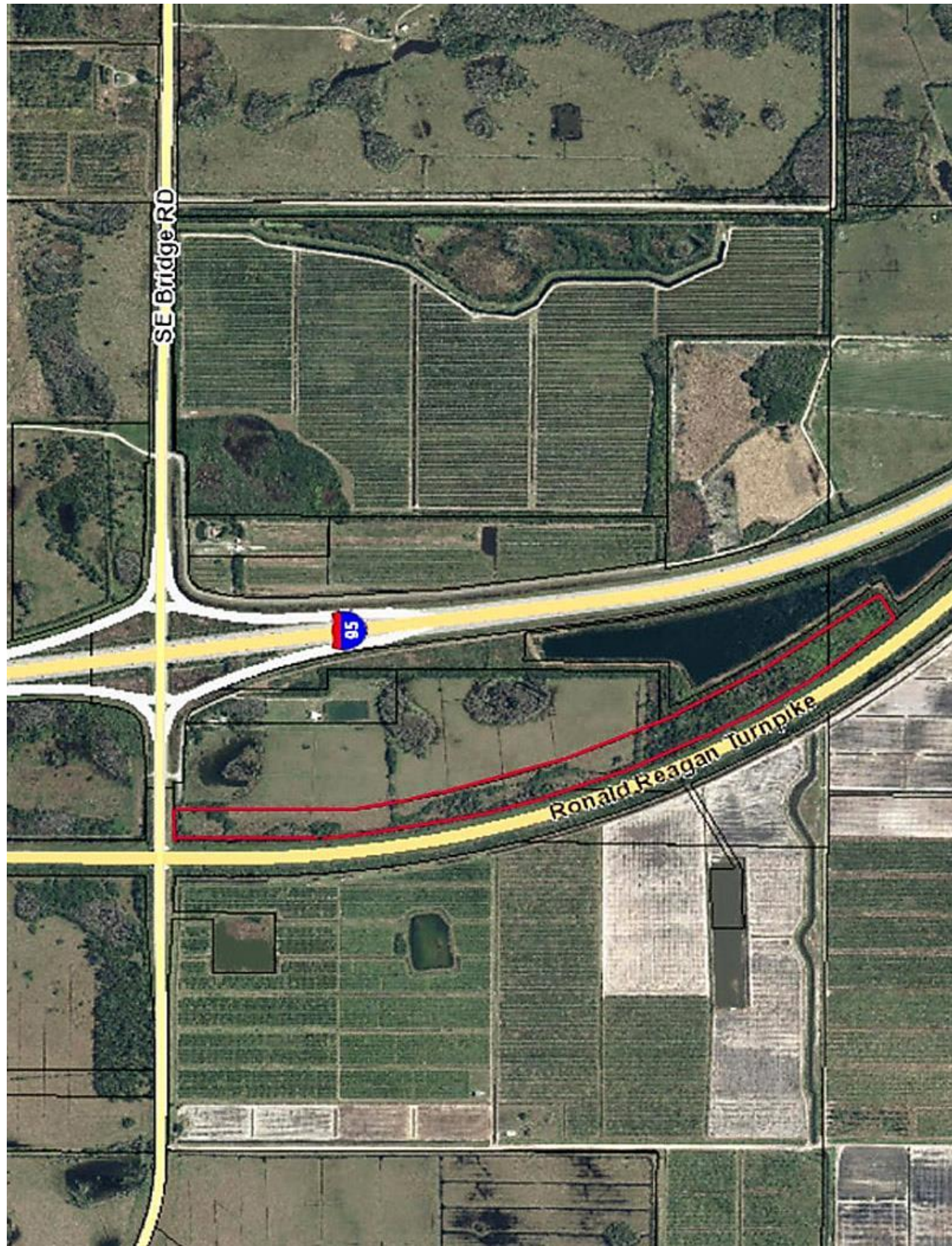
HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	SE Bridge Road Hobe sound, FL 33455
SIZE:	37± Acres
FRONTAGE:	263.36± feet on SE Bridge Road 4,766.11± feet fronting Ronald Reagan Turnpike
ZONING:	PUD-C (PUD-Commercial)- North 7.98 Acres AG-20A (1 Dwelling Unit/20 Acres)- South 29.2 Acres
LAND USE:	Agricultural (1 Dwelling Unit/20 Acres)
TAXES:	\$153.08 (2015)
PRICE:	\$555,000.00 (\$15,000.00/Acre)
COMMENTS:	This site is located between two major highways- I-95 and the Ronald Reagan Turnpike and ready for development. Conveniently located 40 miles north of Palm Beach International Airport, the property is 6.13 miles west of SE Federal Hwy (U.S. #1) and 7.45 miles west of Hobe Sound Beach.
CONTACT:	Ricou "Rick" Hartman

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

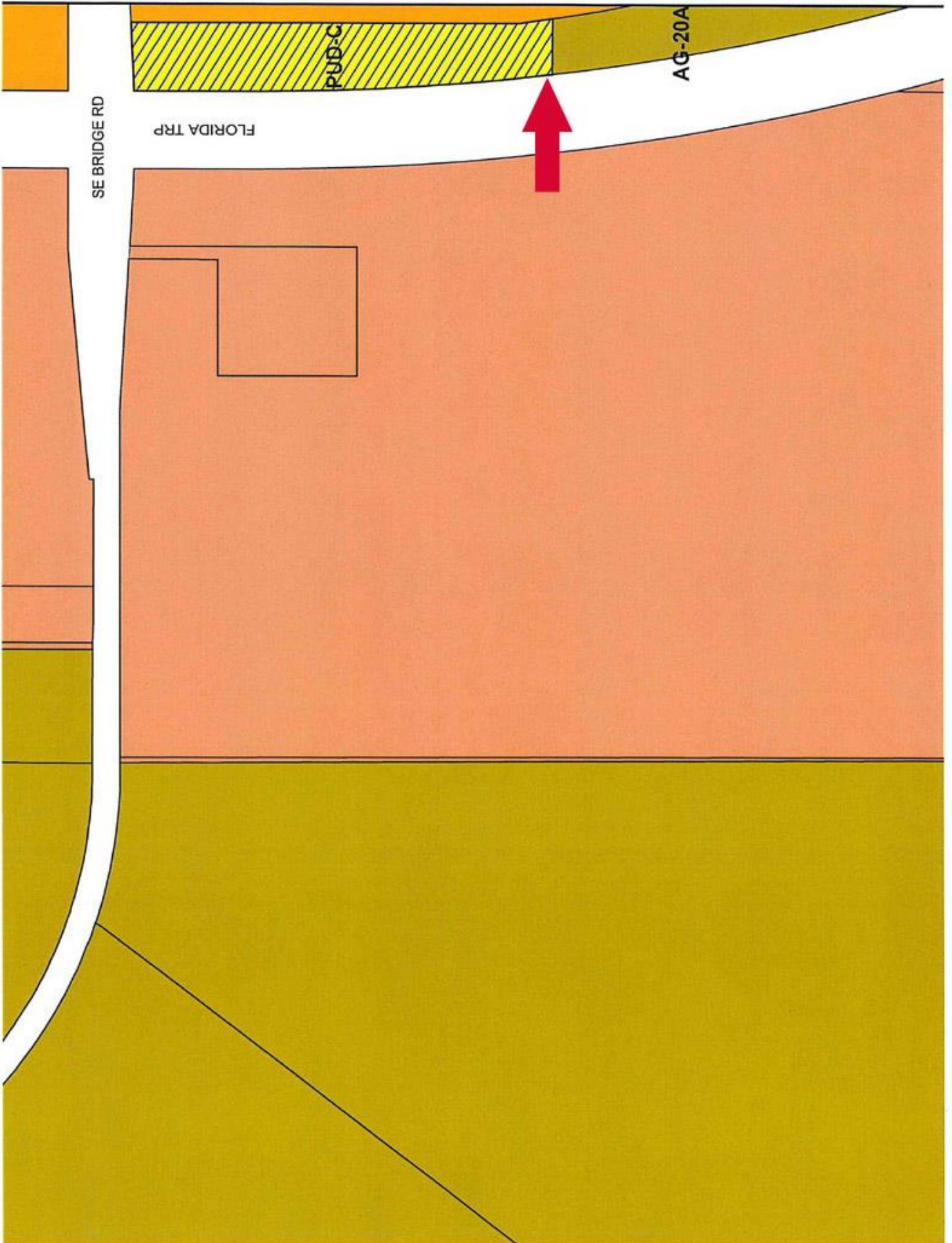


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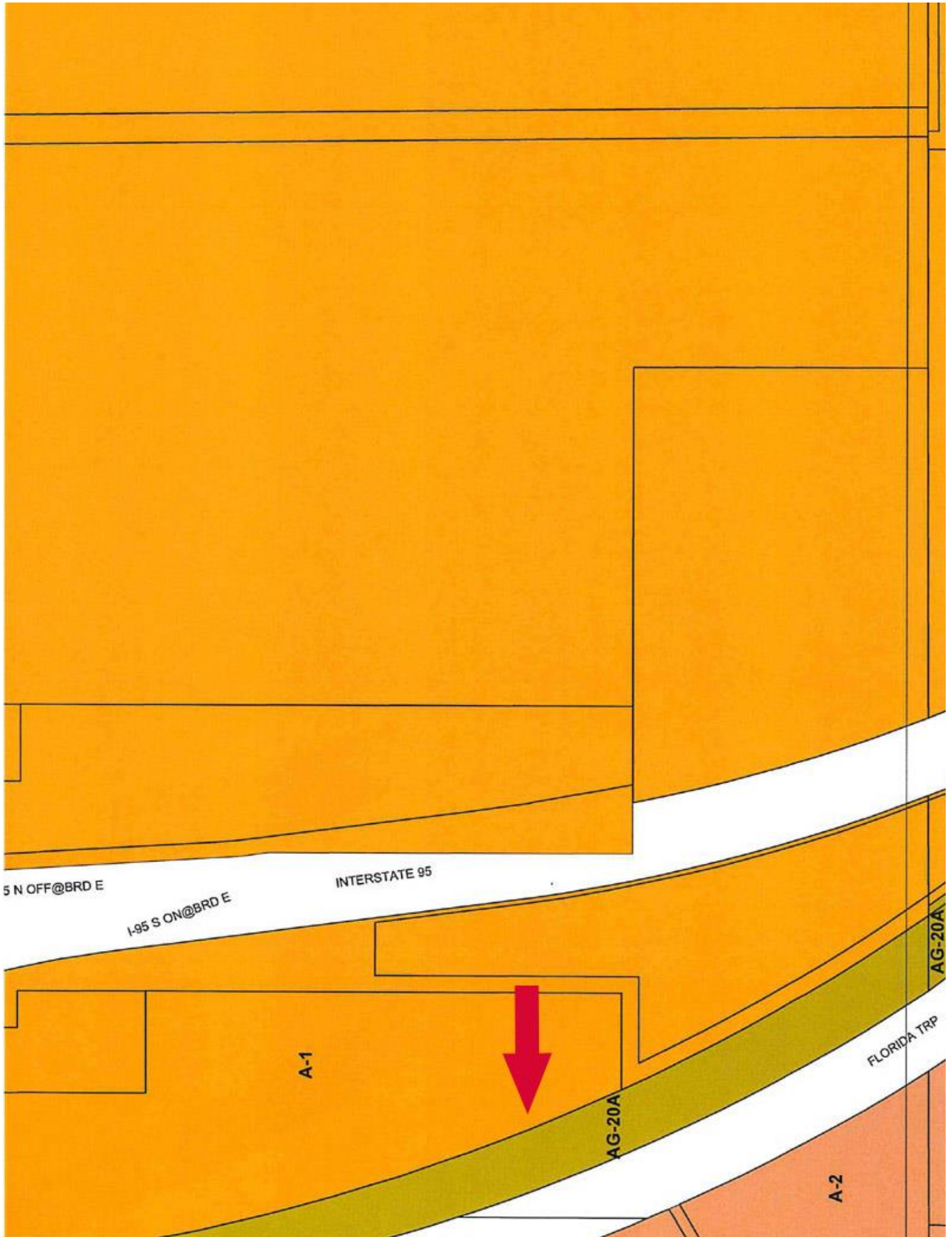
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TO JUPITER/TEQUESTA
JUNO BEACH

ZONING MAP



ZONING MAP



ZONING

Sec. 3.11. - Permitted uses.

Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Tables 3.11.1, 3.11.2 and 3.11.3. A "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the LDR.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002)

TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3 R 3	R S 4 R 4	R S 5 R 5	R S 6 R 6	R S 8 R 8	R S 1 0 R 10	R M 3 R 3	R M 4 R 4	R M 5 R 5	R M 6 R 6	R M 8 R 8	R M 1 0 R 10	M H P	M H S
Residential Uses																				
Accessory dwelling units																				
Apartment hotels																				
Mobile homes	P																		P	P
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings													P	P	P	P	P	P		
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Single-family detached dwellings, if established prior to the effective date of this ordinance																			P	P
Townhouse dwellings													P	P	P	P	P	P		
Duplex dwellings													P	P	P	P	P	P		
Zero lot line single-family dwellings												P	P	P	P	P	P	P		
Agricultural Uses																				

Post offices																				
Protective and emergency services	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Public libraries							P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance																				
Recycling drop-off centers	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Residential care facilities														P	P	P	P	P		
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	P	P	P																	
Solid waste disposal areas																				
Utilities	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Commercial and Business Uses																				
Adult business																				
Bed and breakfast inns	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Business and professional offices																				
Campgrounds																				
Commercial amusements, indoor																				
Commercial amusements, outdoor																				
Commercial day care	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P

Construction industry trades																						
Construction sales and services																						
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial institutions																						
Flea markets																						
Funeral homes																						
General retail sales and services																						
Golf courses	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf driving ranges																						
Hotels and motels																						
Kennels, commercial	P	P	P																			
Limited retail sales and services																						
Marinas, commercial																						
Marine education and research																						
Medical services																						
Parking lots and garages																						
Recreational vehicle parks																						
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance																				P	P	
Residential storage facilities																						

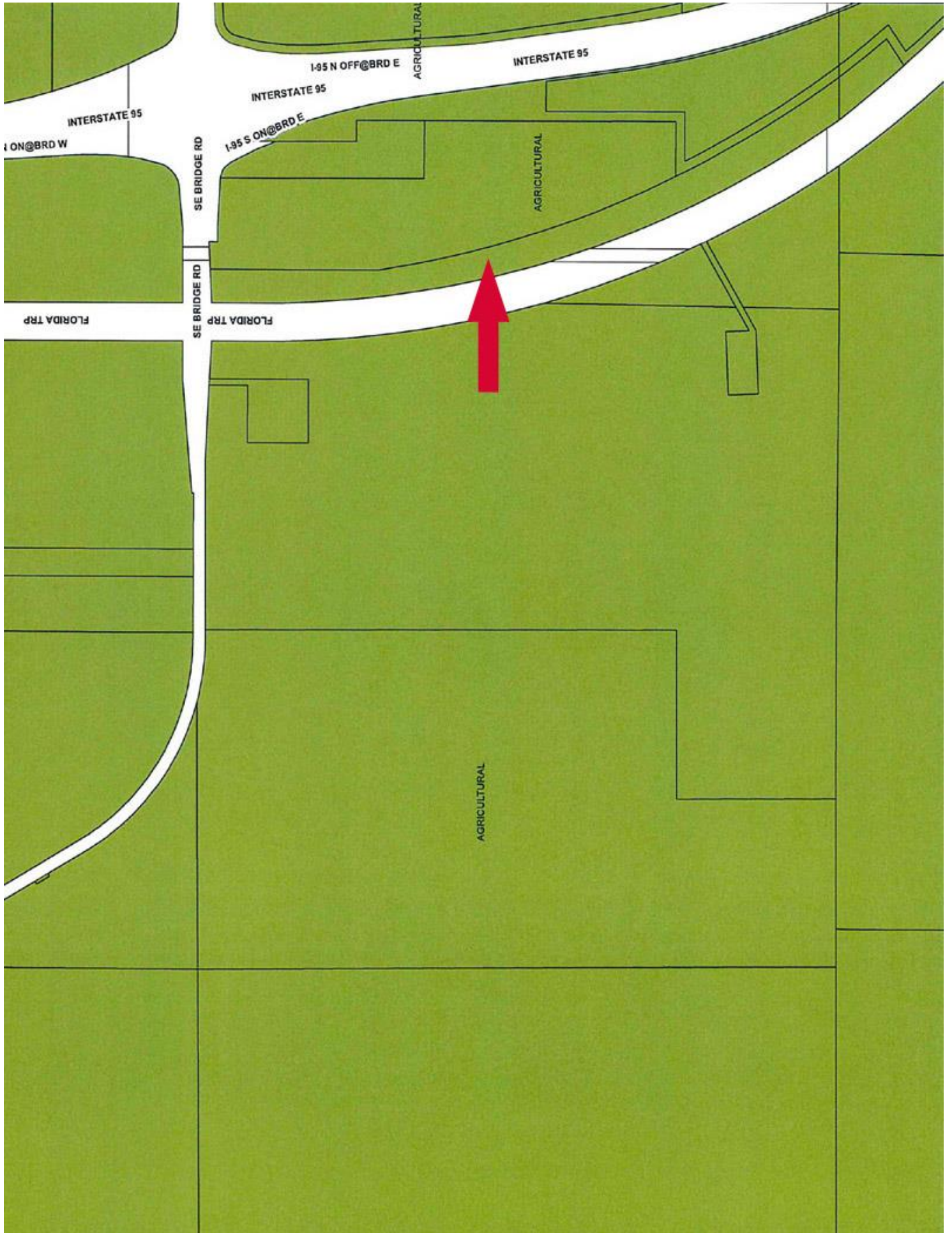
Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

TABLE 3.12.1
DEVELOPMENT STANDARDS

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
A	AR-5A	5 ac.	300	0.20	—	—	30	50	—
A	AR-10A	10 ac.	300	0.10	—	—	30	50	—
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—
A	RE-1A	1 ac.	150	1.00	—	—	30	50	—
A	RE-½A	21,780	100	2.00	—	—	30	50	—
A	RS-3	15,000	60	3.00	—	—	30	50	—
A	RS-BR3	10,000	75	3.00	—	30	35	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RS-6	7,500	50	6.00	—	—	40	50	—
A	RS-8	5,500	50	8.00	—	—	40	50	—
A	RS-10	4,500	40	10.00	—	—	40	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—

LAND USE MAP



LAND USE

a. *Policies (Agricultural development).* The Land Use Map identifies those lands within Martin County which are allocated for agricultural development. This designation is intended to protect and preserve areas of agricultural soils for agriculturally related uses realizing that food and commodity production is an essential industry and basic to the economic diversity of the County. In addition, the major portion of agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in cost of providing, maintaining, and operating dispersed supportive services. The allocation of agricultural land is furthered by Goal 4.4.L. in this section.

The further intent of the agricultural designation is to protect agricultural land from encroachment by urban or even low density residential development. Such development impacts the natural environment and may cause such potential adverse impacts as erosion, runoff, sedimentation and flood damage, all of which render the impacted land less adaptive to agricultural productivity. Residential development in the agricultural area is restricted to one single-family residence per gross 20-acre tract. In order to further avoid activities that adversely impact agricultural productivity on agricultural lands as designated on the Land Use Map, no development shall be permitted which divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Residential subdivisions must be platted and provide for all necessary services. Residential subdivisions at a density or intensity of greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

Within agriculturally designated lands, the agriculture zoning districts shall provide definitive policy regarding development options. All such provisions of agricultural zoning districts shall be consistent with the Comprehensive Growth Management Plan. Limited residential and other uses directly related and supportive to agriculture or which would not jeopardize the integrity of the agricultural purpose of the district are permitted.

(1) *Congregate housing for farmworkers.* Residential development for housing farmworkers is provided for as a conditional use pursuant to section 4.4.L.1.c. of this Element. Agricultural zoning shall provide a policy for implementing this provision.

(2) *Conversion of Land Designated Agricultural on the Land Use Map.* Agriculturally designated land may be redesignated only by an amendment to the Comprehensive Growth Management Plan. The intent of this section is to permit such amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated that:

(a) The proposed development shall not adversely impact hydrology of the area or in any other manner adversely impact the productive capacity of adjacent farmlands not included in the amendment application;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns, consistency with goals and objectives of the Comprehensive Growth Management Plan, availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and other needed supportive facilities. Such findings shall be based on soil potential analysis as well as on agricultural site assessment for the proposed land use conversion.

b. *Policies (Viable economic use of agricultural land).* Through its planning, capital improvements, cooperative extension, regulatory and intergovernmental coordination activities, Martin County shall continue to protect agriculture as a viable economic use of land.