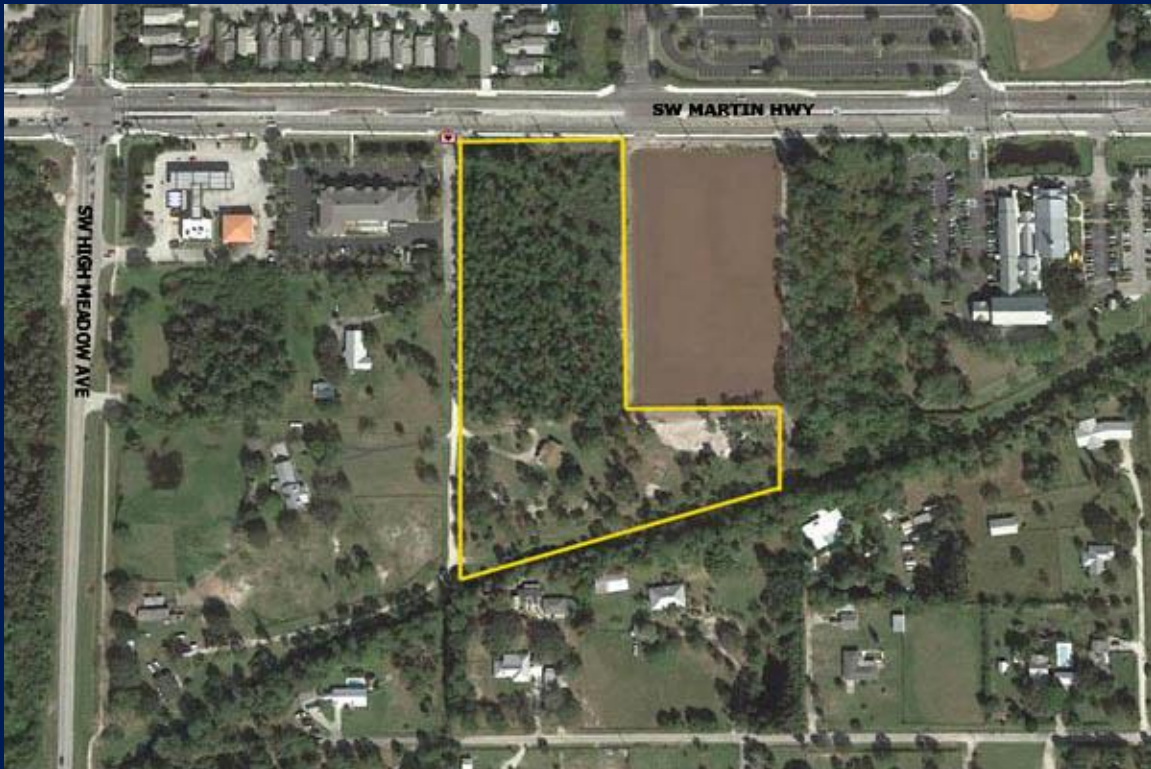
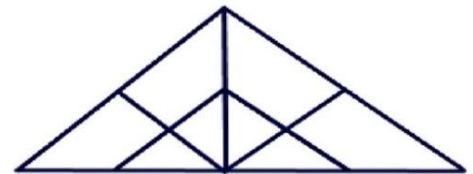


*8.62+/- ACRE  
RESIDENTIAL  
DEVELOPMENT SITE*



*PALM CITY, FL*



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**HARTMAN REAL ESTATE**  
COMMERCIAL • INDUSTRIAL • ACREAGE

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

## PROPERTY INFORMATION

<b>LOCATION:</b>	SW Martin Highway & SW 30 <sup>th</sup> Avenue Palm City, FL 34990
<b>SIZE:</b>	8.62± Acres
<b>FRONTAGE:</b>	320± feet on SW Martin Highway 896± feet on SW 30 <sup>th</sup> Avenue
<b>ZONING:</b>	RM-8, Residential 8 Units/Acre
<b>LAND USE:</b>	Medium Density, 8 Units/Acre
<b>TAXES:</b>	\$10,327.39 (2018)
<b>UTILITIES:</b>	Water is located on the Northwest corner of the property and Sewer is located on the Northeast corner of the property.
<b>PRICE:</b>	\$1,600,000.00
<b>COMMENTS:</b>	Conveniently located .41 mile East of the Florida Turnpike entrance and 716 feet East of SW High Meadow Avenue which leads to I-95. Close to shopping, restaurants, banks and schools. The property is high and dry with no discernible wetlands.
<b>CONTACT:</b>	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.

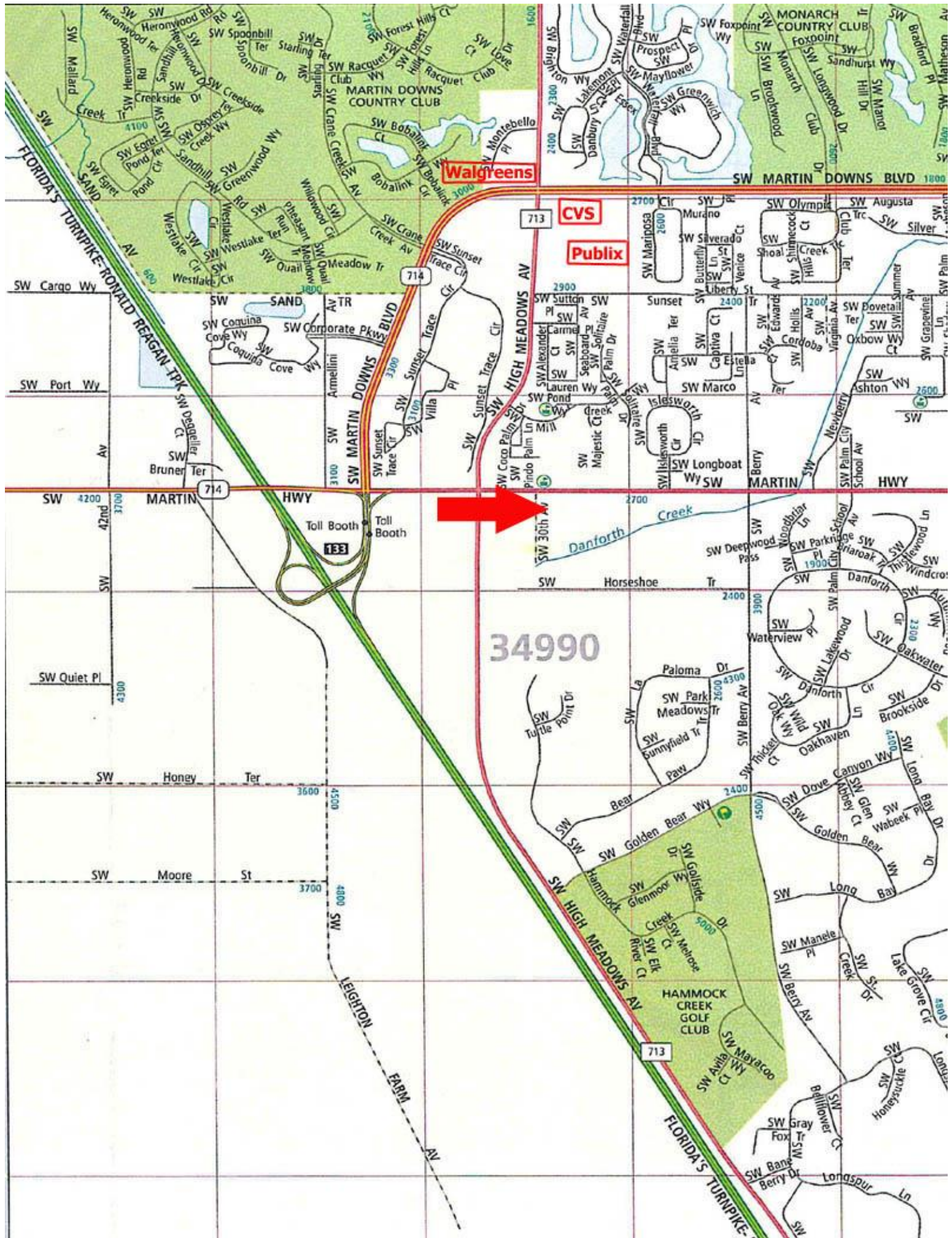




SW MARTIN HWY

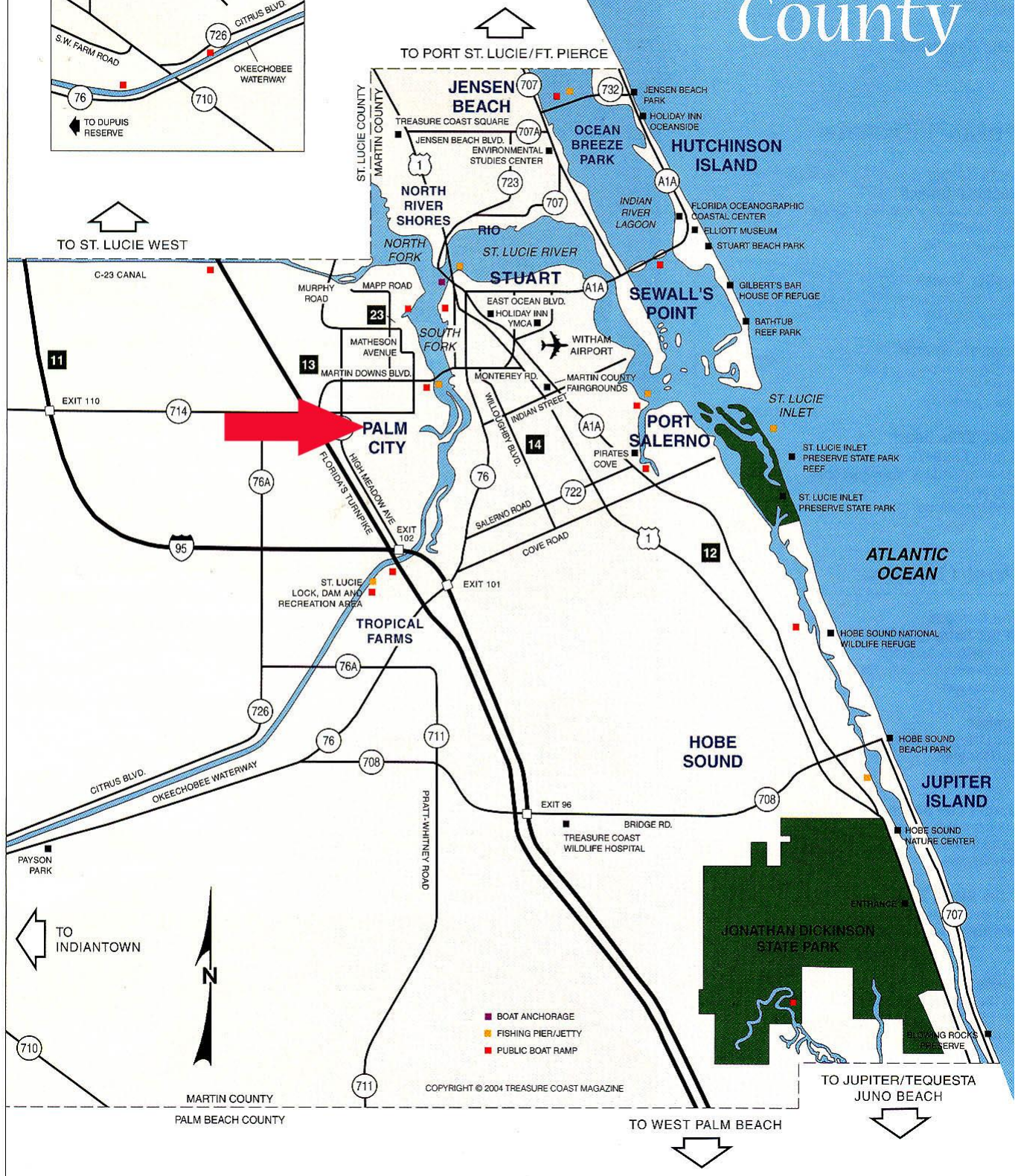
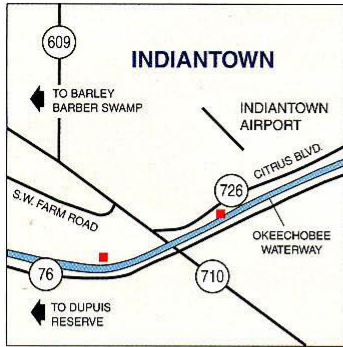
SW HIGH MEADOW AVE







# Martin County





## ZONING

CAT.	ZONING DISTRICT	DISTRICT PURPOSE
A	RM-6 (Medium Density Residential District)	The RM-6 district is intended to implement the policies of the CGMP for lands designated Medium Density on the Future Land Use Map of the CGMP.
A	RM-8 (Medium Density Residential District)	The RM-8 district is intended to implement the policies of the CGMP for lands designated Medium Density on the Future Land Use Map of the CGMP.
A	RM-10 (High Density Residential District)	The RM-10 district is intended to implement the policies of the CGMP for lands designated High Density on the Future Land Use Map of the CGMP.
A	MH-P (Mobile Home Park District)	<p>The MH-P district is intended to implement the policies of the CGMP for lands designated Mobile Home Density on the Future Land Use Map of the CGMP. The MH-P district is generally intended for mobile home and other types of single-family dwellings where the land is under common ownership (i.e., operated as a rental park, cooperative or condominium).</p> <p>This district is primarily assigned to mobile home condominiums, cooperatives or rental parks existing prior to February 20, 1990. New mobile home subdivisions or expansions of existing mobile home parks are encouraged to develop pursuant to the provisions for Planned Unit Developments.</p>
A	MH-S (Mobile Home Subdivision District)	The MH-S district is intended to implement the CGMP policies for lands designated Mobile Home Density on the Future Land Use Map of the CGMP. This district is primarily assigned to mobile home subdivisions existing prior to February 20, 1990. New mobile home subdivisions or expansions of existing mobile home developments are encouraged to develop pursuant to the provisions for Planned Unit Developments.
A	CO (Commercial Office District)	The CO district is intended to implement the CGMP policies for lands designated Commercial Office/Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas where a determination has been made that residential uses within this district are not appropriate.
A	COR-1 (Commercial	The COR-1 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of

# 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 S 5	R S 6	R S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
<i>Residential Uses</i>																				
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		
<i>Agricultural Uses</i>																				

## LAND USE

- (4) Medium Density Residential development. The Medium Density Residential designation is reserved for land in the core of the Primary Urban Service District and accessible to employment centers. The maximum density is eight units per gross acre. However, sites may be approved for a maximum of 10 units per gross acre (a density bonus), after demonstrating compliance with all of the following criteria:
- (a) The development commits to providing affordable or workforce housing to eligible households as defined by the Housing Element;
  - (b) The site is or can be serviced by a full complement of urban services including water and wastewater service from a regional public utility;
  - (c) The applicant provides a significant open space buffer, natural landscape (including a landscaped berm where appropriate), plant material and/or an aesthetic wall or fence to effectively shield the Residential use from any existing or potential adjacent nonresidential use or from any single-family use.

In reviewing specific densities, the aim shall be to preserve the stability of established residential areas. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.