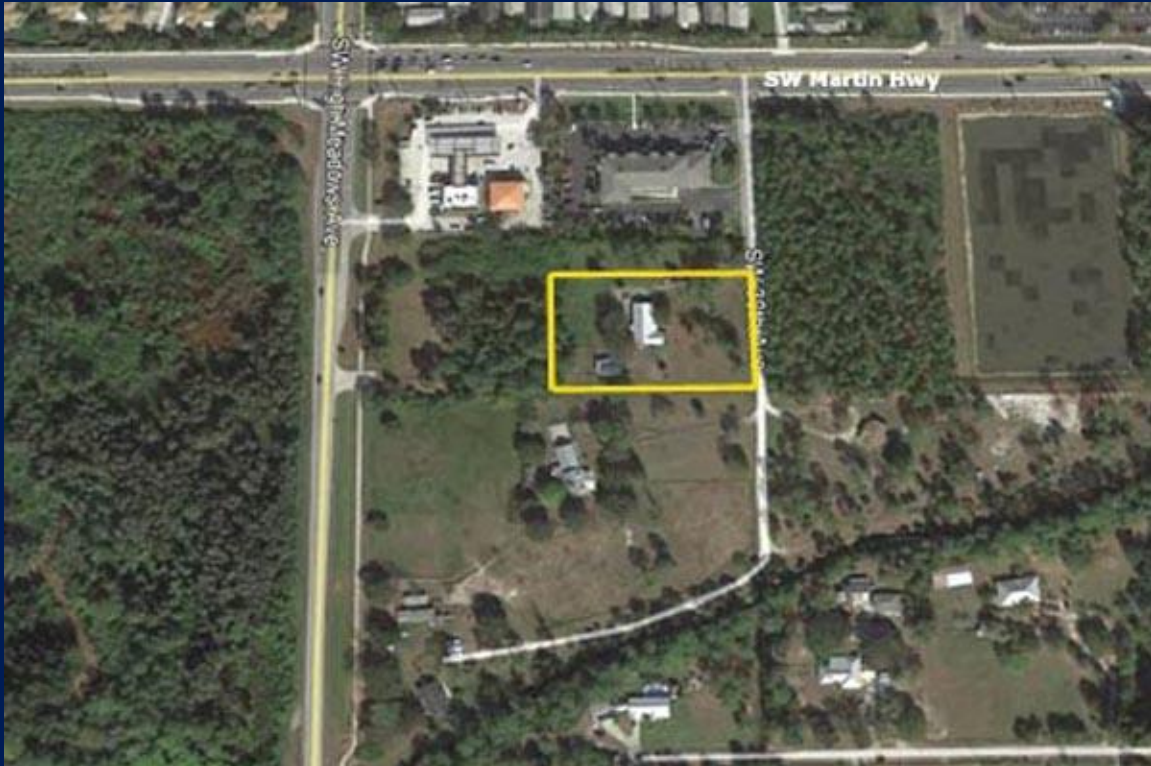
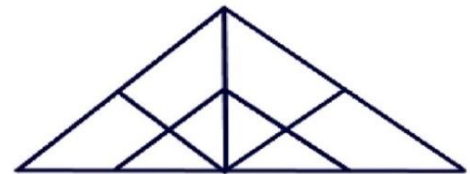


2.35+/- ACRE COMMERCIAL SITE



PALM CITY, 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:	3730 SW 30 th Avenue Palm City, FL 34990
SIZE:	2.35± Acres
FRONTAGE:	350± feet on SW 30 th Avenue
ZONING:	GC, General Commercial
LAND USE:	Commercial General
TAXES:	\$6,200.47 (2018)
UTILITIES:	Water and Sewer are located on SW Martin Highway
PRICE:	\$725,000.00
COMMENTS:	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.
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.



SW Martin Hwy

SW 30th Ave

SW High Meadows Ave

SW Horsesh

W Coco Palm Dr

PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

TABLE INSET:

ZONING

USE CATEGORY	COR1	COR2	LC	CC	GC	WRC	WGC	LI	GI	HI	PR	PC	PS1	PS2
<i>Residential Uses</i>														
Accessory dwelling units	P	P				P	P	P	P	P				
Apartment hotels		P	P	P	P	P	P							
Mobile homes														
Modular homes	P	P				P								
Multifamily dwellings	P	P				P								
Single-family detached dwellings	P	P				P								
Single-family detached dwellings, if established prior to the effective date of this ordinance														
Townhouse dwellings	P	P				P								
Duplex dwellings	P	P				P								
Zero lot line single-family dwellings	P	P				P								
<i>Agricultural Uses</i>														
Agricultural processing, indoor									P	P				
Agricultural processing, outdoor										P				
Agricultural veterinary medical services								P	P					
Aquaculture							P	P	P	P				
Crop farms														
Dairies														
Exotic wildlife sanctuaries														
Farmer's markets														
Feed lots														
Fishing and hunting camps														
Orchards and groves														
Plant nurseries and landscape services			P	P	P			P	P					

USE CATEGORY	COR 1	COR 2	LC	CC	GC	WRC	WGC	LI	GI	HI	PR	PC	PS 1	PS 2
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance														
Places of worship	P	P	P	P	P			P	P				P	P
Post offices	P	P	P	P	P			P					P	P
Protective and emergency services	P	P	P	P	P	P	P	P	P	P			P	P
Public libraries	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
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance													P	P
Recycling drop-off centers	P	P	P	P	P	P	P	P	P	P			P	P
Residential care facilities	P	P		P									P	P
Solid waste disposal areas										P				P
Utilities	P	P	P	P	P	P	P	P	P	P			P	P
<i>Commercial and Business Uses</i>														
Adult business								P	P	P				
Ancillary retail use	P	P												
Bed and breakfast inns	P	P	P	P		P	P							
Business and professional offices	P	P	P	P	P	P	P	P	P					
Campgrounds											P			
Commercial amusements, indoor			P	P	P	P	P	P						
Commercial amusements, outdoor					P	P	P	P						
Commercial day care			P	P	P	P	P	P	P				P	P
Construction industry trades			P	P	P			P	P	P				

USE CATEGORY	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Construction sales and services			P	P	P			P	P	P				
Family day care	P	P												
Financial institutions	P	P	P	P	P			P	P					
Flea markets					P			P	P					
Funeral homes			P	P	P								P	P
General retail sales and services				P	P			P						
Golf courses													P	P
Golf driving ranges					P			P					P	P
Hotels and motels			P	P	P	P	P	P	P					
Kennels, commercial					P			P	P	P				P
Limited retail sales and services			P	P	P	P	P	P						
Marinas, commercial				P	P	P	P				P			
Marine education and research						P	P						P	P
Medical services	P	P	P	P	P			P						
Parking lots and garages			P	P	P								P	P
Recreational vehicle parks			P	P	P	P	P				P			
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	P	P	P	P	P			P	P					
Restaurants, convenience, with drivethrough facilities					P			P						
Restaurants, convenience, without drivethrough facilities			P	P	P	P	P							

USE CATEGORY	C O R 1	C O R 2	L C	C C	G C	W R C	W G C	L I	G I	H I	P R	P C	P S 1	P S 2
Restaurants, general			P	P	P	P	P	P	P					
Shooting ranges														
Shooting ranges, indoor			P	P	P			P	P	P			P	P
Shooting ranges, outdoor														P
Trades and skilled services					P	P	P	P	P	P				
Vehicular sales and service					P			P	P					
Vehicular service and maintenance					P			P	P	P				
Veterinary medical services			P	P	P			P	P	P				
Wholesale trades and services					P		P	P	P	P				
Transportation, Communication and Utilities Uses														
Airstrips														
Airports, general aviation									P	P				
<i>Industrial Uses</i>														
Composting, where such use was approved or lawfully established prior to March 1, 2003														
Extensive impact industries							P		P	P				
Limited impact industries							P	P	P	P				
Mining										P				
Salvage yards									P	P				P
Yard trash processing										P				P
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002								P	P					

FUTURE LAND USE

- (3) *General Commercial development.* The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use. Areas planned for mixed-use developments as allowed under Goal 4.3 are considered compatible for mixed use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Residential use shall be allowed in the General Commercial future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be provided for under Goal 4.3.

Prior to approval of a development plan, all applicants for development in the area designated General Commercial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system.