

# 7.58 AC WATERFRONT LAND

SW 96th Street, Palm City FL 34990



Asking Price: \$1,000,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301  
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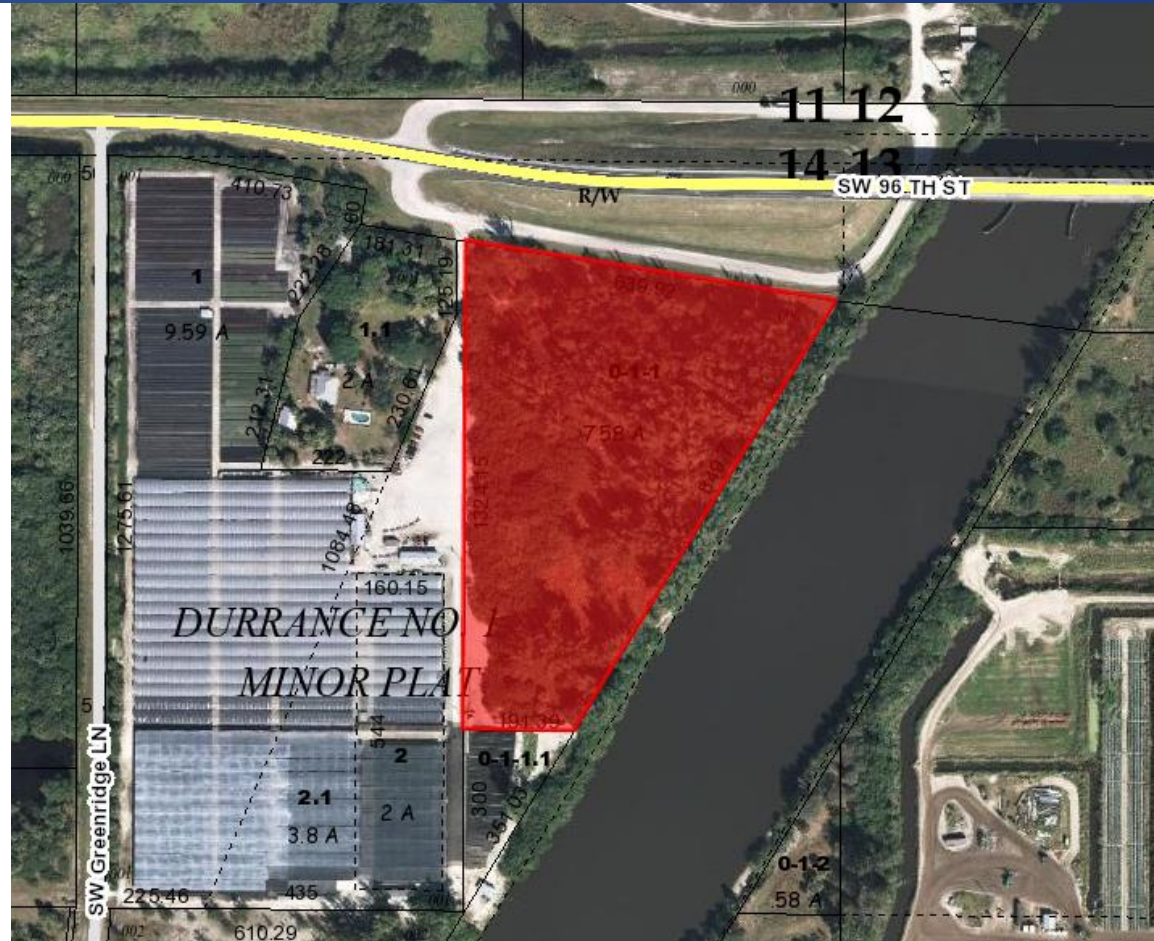
**Matt Crady**  
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# PROPERTY OVERVIEW

- Great piece of land with huge potential! 7.58 acres located in the agricultural area of Palm City.
- Site has accessibility to a canal that leads to the ocean. An excellent location for an agricultural business with room for a residential home, stables / stock raising, and other uses under A-2 zoning.
- In close proximity to local nurseries and easily accessible from S Kanner Highway. Only 5 minutes away from I-95.

<b>PRICE</b>	\$1,000,000
<b>PARCEL ID</b>	14-39-40-000-001-00010-1
<b>ACREAGE</b>	7.58 AC
<b>FRONTAGE</b>	+/- 639.92'
<b>TRAFFIC COUNT</b>	3,700 ADT
<b>ZONING</b>	A-2 (Agricultural)
<b>LAND USE</b>	Agricultural Ranchette
<b>UTILITIES</b>	Undisclosed



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# DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	2,005	1 Mile	\$85,872	1 Mile	45.20
3 Mile	7,357	3 Mile	\$109,761	3 Mile	46.10
5 Mile	17,480	5 Mile	\$115,729	5 Mile	45.80

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	2,103	1 Mile	\$57,014	1 Mile	48.90
3 Mile	7,719	3 Mile	\$69,073	3 Mile	50.90
5 Mile	18,267	5 Mile	\$83,877	5 Mile	50.60

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# ZONING INFORMATION

## A-2 Agricultural District

**3.412.A. Uses permitted.** In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
  - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
  - b. The minimum lot size shall be 20 acres.
  - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
  - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
  - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.

f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.

g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp.

h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.

9. Public structures owned and operated by governmental agencies and used for public purposes.

10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

**3.412.B. Required lot area.** The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

### **3.412.C. Minimum yards required.**

1. Front: 25 feet.

2. Rear and side: 25 feet.

3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 833, pt. 4, 11-17-2009)

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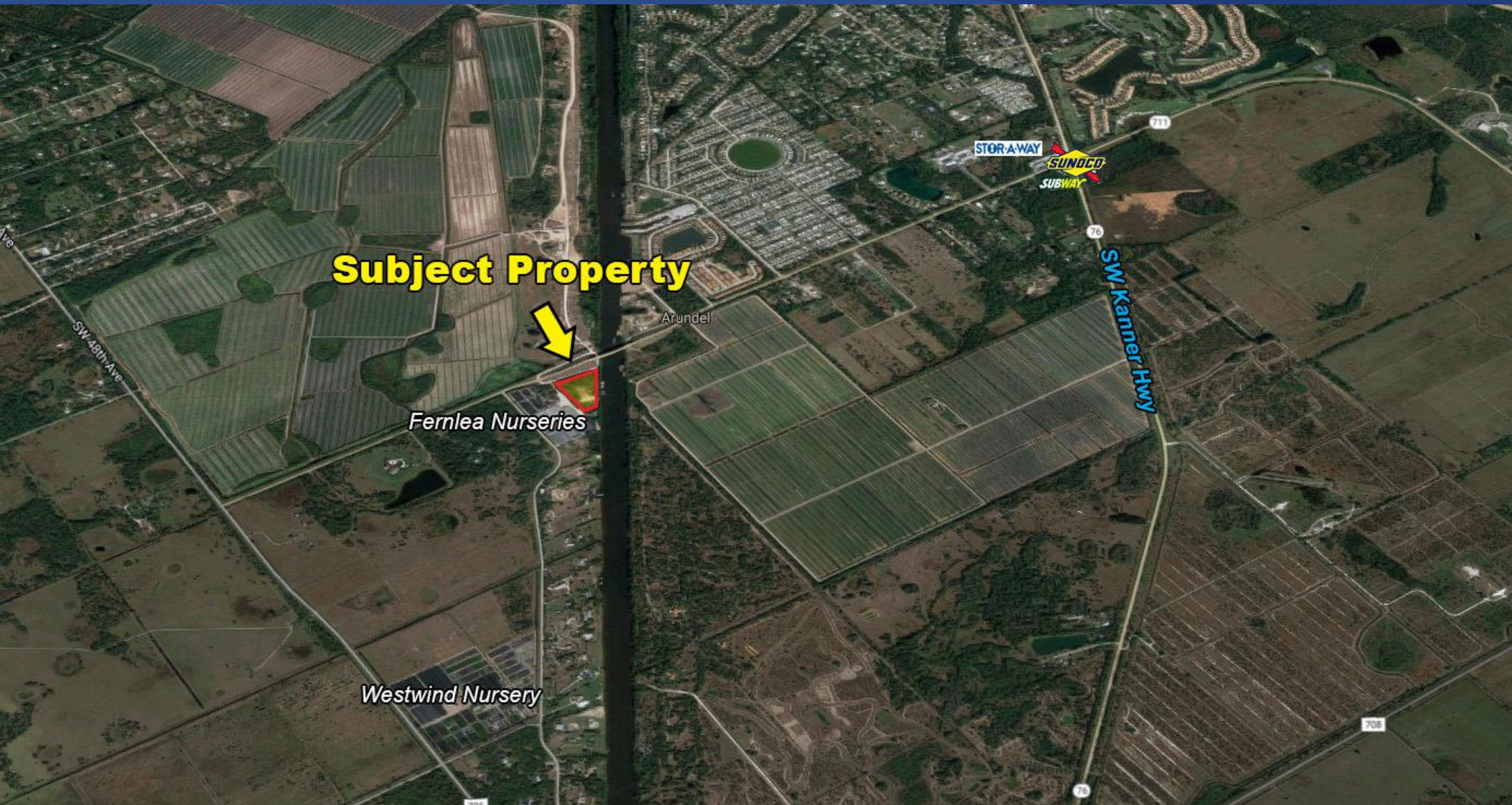
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# PROPERTY AERIAL



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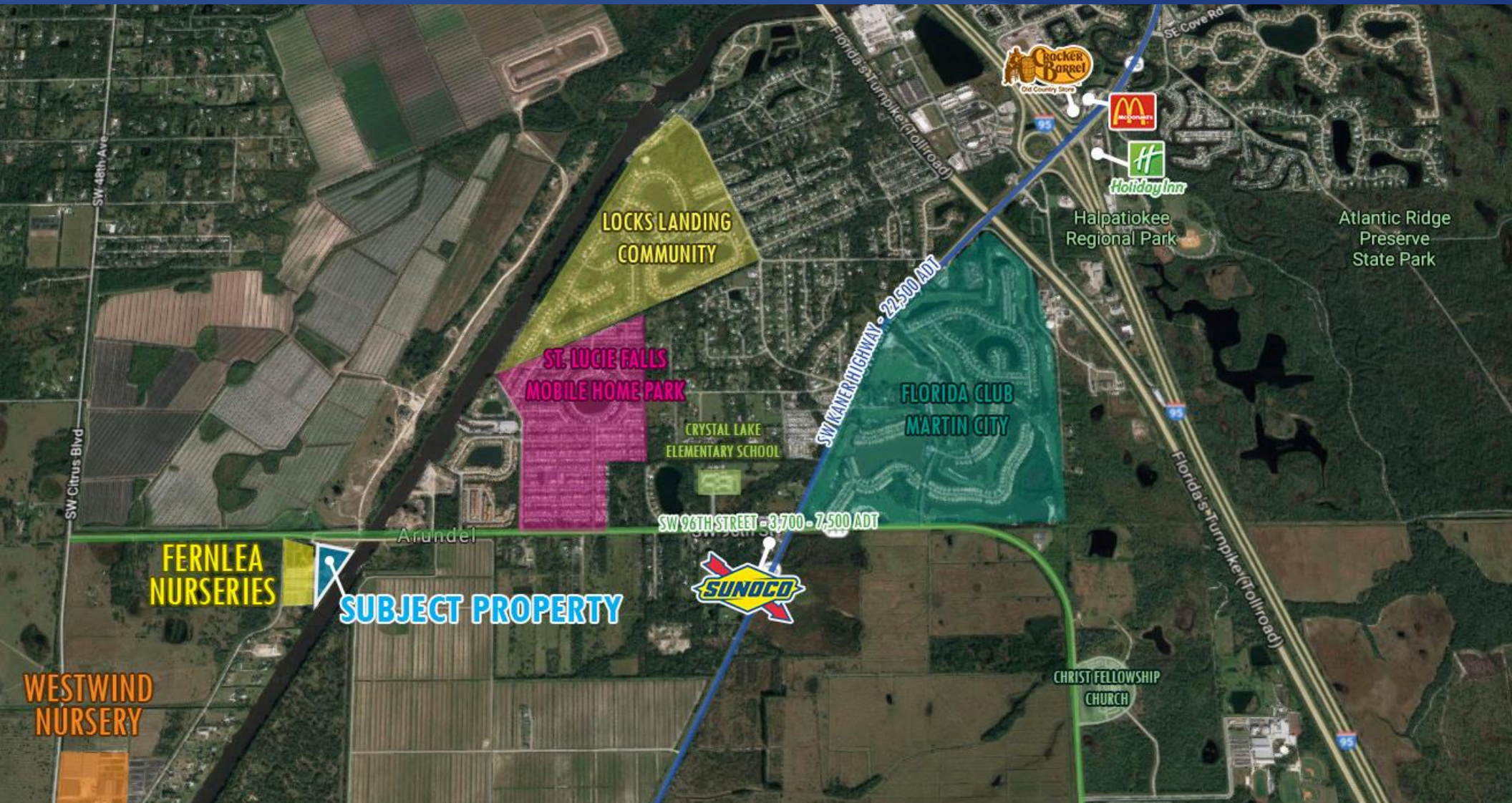
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# TRADE AREA MAP



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