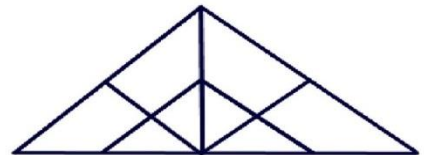


***FREE-STANDING  
OFFICE BUILDING  
880 SW MARTIN DOWNS BLVD.  
PALM CITY, FL***



---

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

---

**3500 SW Martin Downs Blvd., Suite 202  
Palm City, FL 34990  
772 287-4690**

## **PROPERTY INFORMATION**

**LOCATION: 880 SW Martin Downs Boulevard  
Palm City, Florida 34990**

**LOT SIZE: .2149 Acre (9,359 sq. ft.)**

**FRONTAGE: 74± Feet on SW Martin Downs Blvd. & SW 27<sup>th</sup> St.**

**BUILDING: 880 Square Feet which includes:**

<b>Office-</b>	<b>18'3"x 12'</b>
<b>Office-</b>	<b>10'9' x 11'8"</b>
<b>Conference Room-</b>	<b>10' x 16'10"</b>
<b>ADA Bathroom/Storage-</b>	<b>7' x 8'4"</b>

**In addition, there is a 190 square foot porch, paved parking area at side and rear with 15 parking spaces and wood fence Frame Structure with Tin Roof built in 1926  
Central Heat & Air Conditioning**

**ZONING: R-3A, Liberal Multiple-Family District  
(Located in the Old Palm City CRA District)**

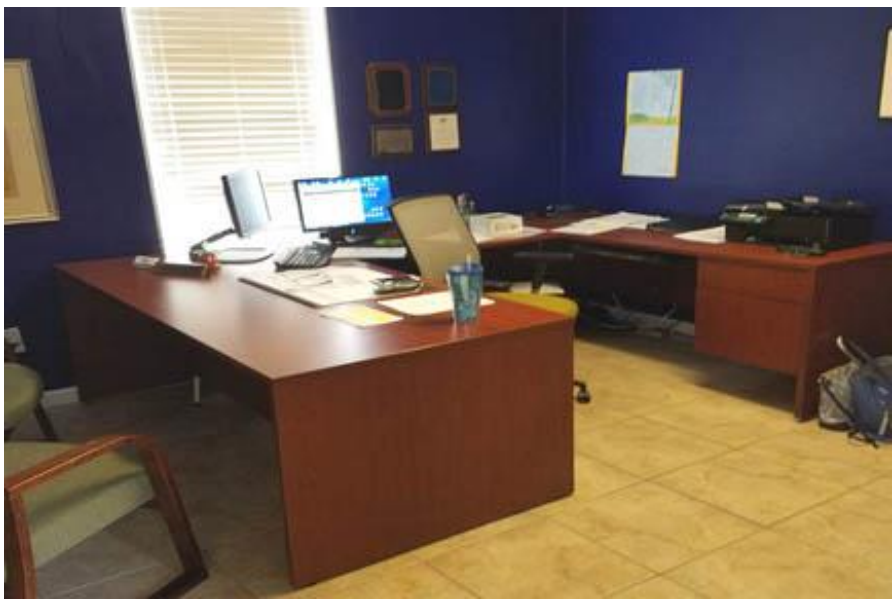
**LAND USE: Commercial/Office/Residential**

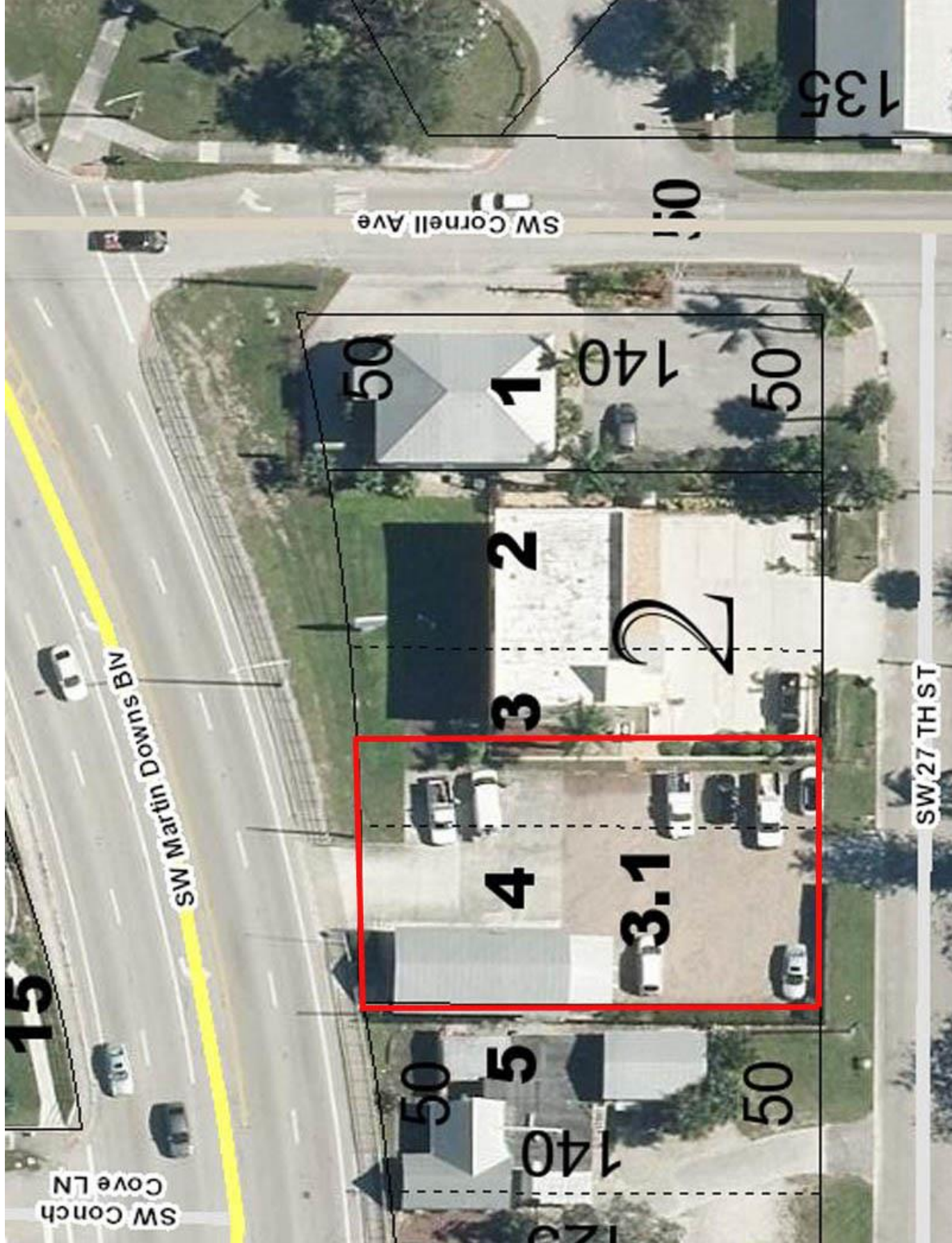
**UTILITIES: Water & Sewer (Martin County Utilities)**

**TAXES: \$2,111.90 (2015)**

**PRICE: \$225,000.00**







135

140

SW Cornell Ave

50

1

140

50

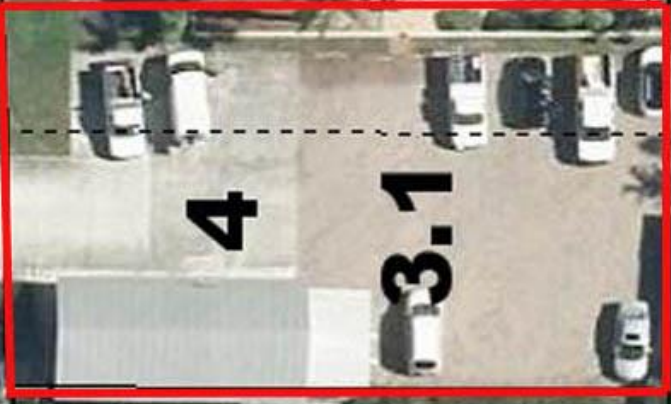
2

2

3

SW Martin Downs Blvd

SW 27 TH ST



4

3.1

15

50

5

140

50

SW Conch Cove LN

# ZONING

## Sec. 3.407. - R-3A Liberal Multiple-Family District.

- 3.407.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 uses permitted in the R-3 Multiple-Family Residential District.
  2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
  3. Beauty parlors and barbershops.
  4. Dry cleaning and laundry pickup stations.
  5. Fire stations.
  6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
  7. Mobile home and travel trailer sales.
  8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
  9. Professional and business offices.
  10. Retail stores.
- 3.407.B. Required lot area and width.** Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:
1. *Single-family structures:* The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.
  2. *Two-family structures:* The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.
  3. *Apartment buildings:* There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.
  4. *Triplex structures:* The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.
- 3.407.C. Minimum yards required.**
1. Front:  
1 story: 20 feet.  
2 stories: 25 feet.
  2. Sides and rear:  
1 story: 6 feet.  
2 stories: 10 feet.
  3. For structures in excess of two stories, five feet shall be added to the required yards per story.
  4. 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.
  5. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
  6. No setback or yard shall be required adjacent to water frontage.
- 3.407.D. Building height regulations.**
1. The maximum building height in this district shall be four stories or 40 feet.
- 3.407.E. Percentage of land coverage.**
1. One- to four-story dwelling structures and accessory structures shall not occupy more than 30 percent of the building site required.

## LAND USE

(1) *Commercial Office/Residential development (COR)*. Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Residential use shall be allowed in the COR 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.