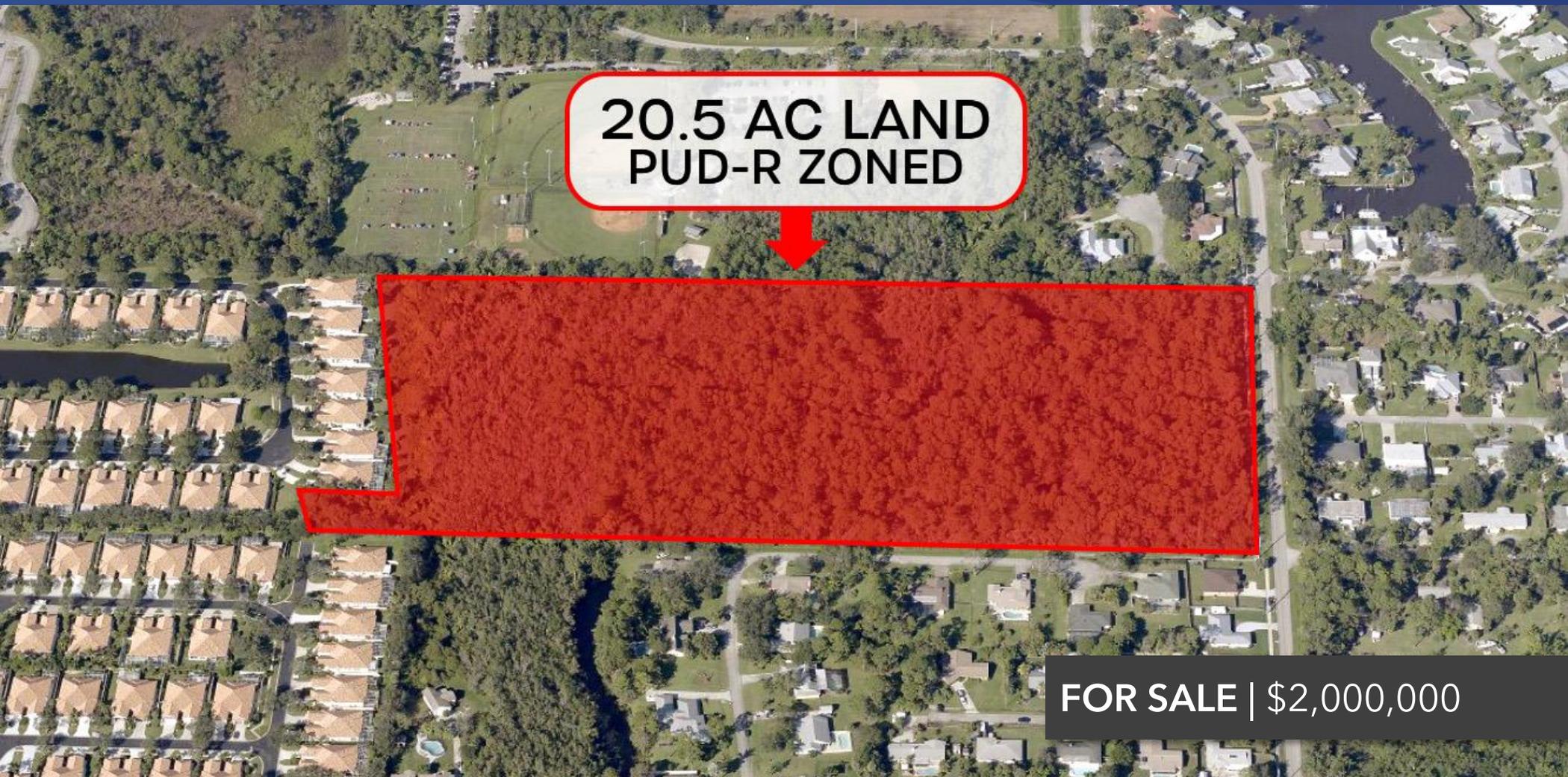


# 20.5 AC RESIDENTIAL DEVELOPMENT LAND

SW Parkside Dr. Palm City FL 34990



**20.5 AC LAND  
PUD-R ZONED**

**FOR SALE | \$2,000,000**

**Jeremiah Baron  
& CO.**

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# PROPERTY OVERVIEW

- Excellent opportunity for potential development of new residential dwellings in a sought after area of Palm City, FL.
- Site is surrounded by a mixture of private residences, recreational parks, and a marina with access to the St. Lucie River.
- Just a short distance away from a bridge that leads to the neighboring city of Stuart, and only less than 3 miles away from the Florida's Turnpike access ramp.
- Immediate area shows activity for new development which includes a 24-lot single-family development just north of the property, plus a 28-lot single-family development and a commercial building just south of SW Martin Downs Blvd.



PRICE	\$2,000,000
LAND SIZE	892,980 SF
ACREAGE	20.5 AC
FRONTAGE	655' to SW Mapp Road
TRAFFIC COUNT	6,200 ADT SW Mapp Road
ZONING	PUD-R
LAND USE	Low Density
PARCEL ID	07-38-41-000-000-00150-7

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# DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	6,261	1 Mile	\$104,578	1 Mile	51.2
3 Mile	94,596	3 Mile	\$96,257	3 Mile	46.4
5 Mile	270,512	5 Mile	\$86,285	5 Mile	46.0

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	6,392	1 Mile	\$84,421	1 Mile	56.8
3 Mile	97,029	3 Mile	\$74,029	3 Mile	50.3
5 Mile	287,072	5 Mile	\$68,349	5 Mile	49.3

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# ZONING INFORMATION

## DIVISION 5. PLANNED UNIT DEVELOPMENTS

Sec. 3.241. Purpose and intent.

The Planned Unit Development (PUD) is an alternative to the standard zoning districts in which the landowner and the Board of County Commissioners negotiate the zoning standards that will apply to a specific parcel of land such that the resulting development will be of superior quality and design while protecting the health, safety and welfare of the general public.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.242. Applicability of standards of this article to PUD.

The zoning standards for each PUD shall be set forth in a PUD agreement, which shall be a written, mutual agreement signed by the landowner and the Board of County Commissioners. The PUD agreement shall include a master and/or a final development plan and shall comprehensively set forth all of the zoning standards that shall apply to the subject parcel of land and shall be approved pursuant to article 10.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.243. Status of previously adopted PUD agreements.

All PUD agreements adopted prior to the effective date of this ordinance shall continue to be governed by the terms of such agreements. All PUD zoning designations shall be indicated on the Zoning Atlas.

(Ord. No. 608, pt. 1, 3-19-2002)

Sec. 3.244. Standards for PUD zoning agreements.

3.244.A. All PUD zoning agreements, as well as amendments to such

agreements, shall be consistent with the CGMP. Applicants for PUD zoning shall have the burden of demonstrating that the proposed PUD zoning standards will protect the health, safety and welfare of the general public to a greater extent than would have been possible pursuant to the standard zoning regulations set forth in this article.

3.244.B. Areas designated Agricultural on the Future Land Use Map shall not be eligible for PUD zoning.

3.244.C. Areas designated Agricultural Ranchette on the Future Land Use Map shall comply with all applicable policies of the Comprehensive Growth Management Plan. In particular, any PUD within the Agricultural Ranchette Future Land Use designation shall be consistent with the following:

The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003)

Secs. 3.245–3.259. Reserved.

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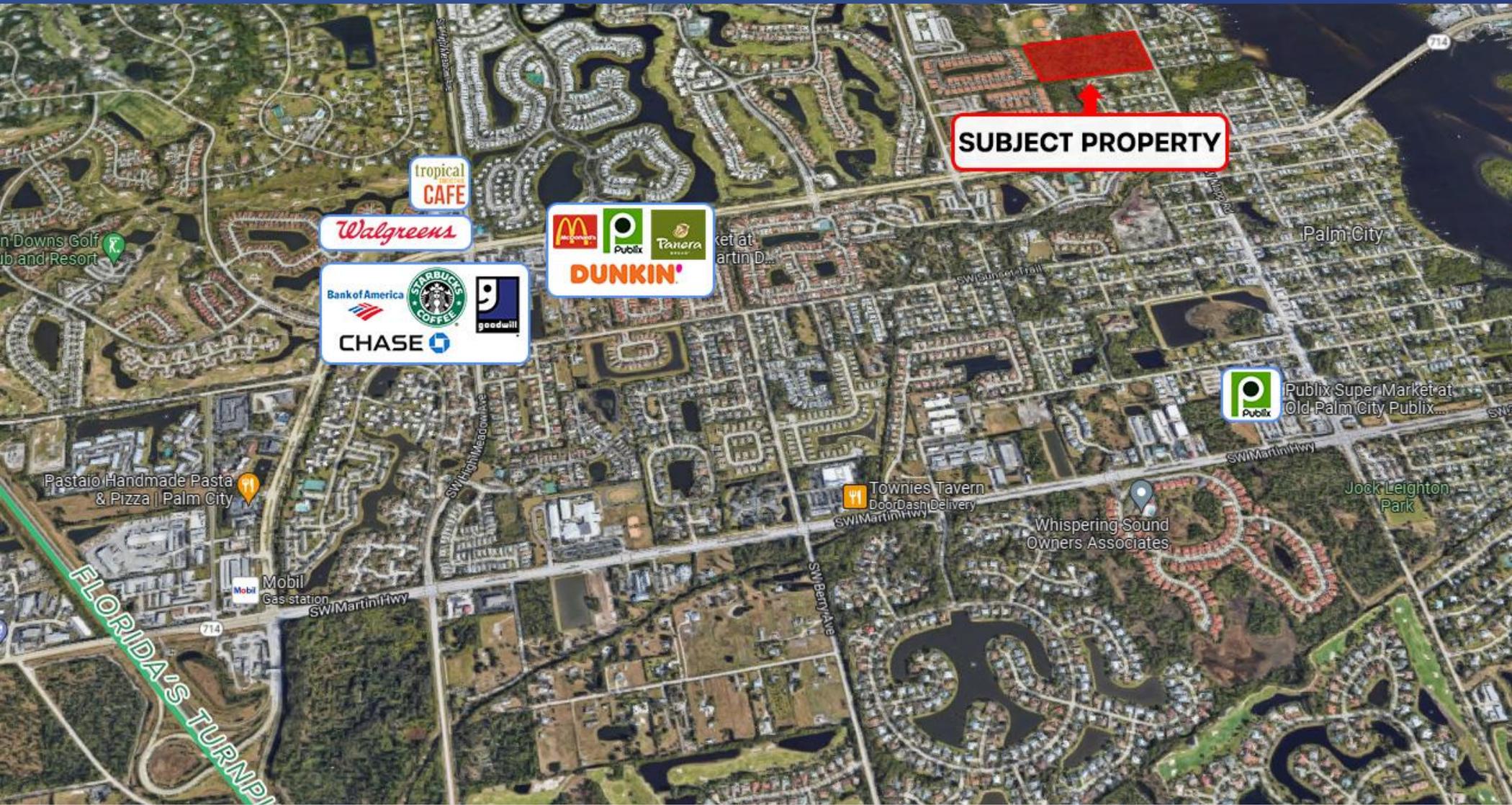
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# TRADE AREA MAP



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