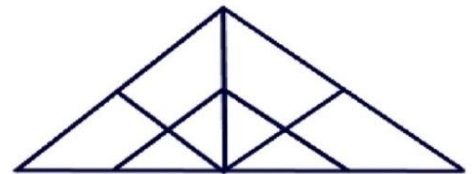
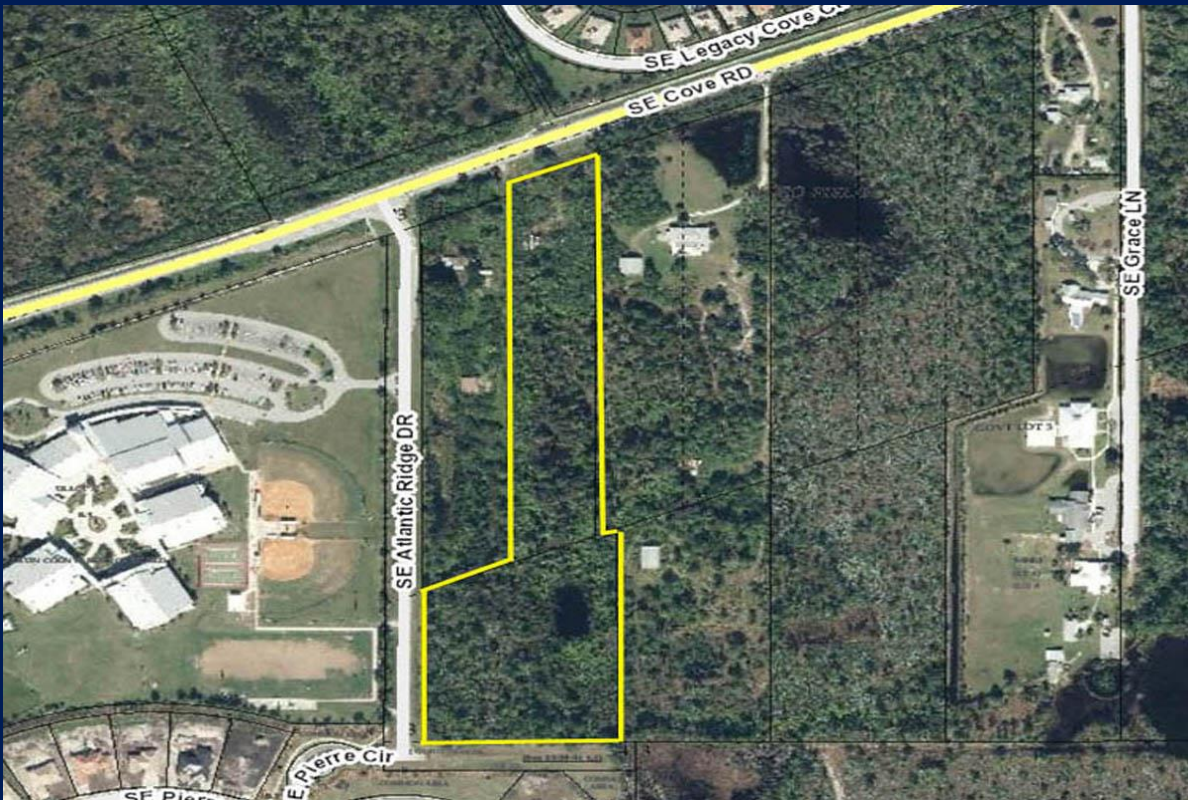


***9.73 +/- ACRE
RESIDENTIAL
DEVELOPMENT SITE
STUART, FL***



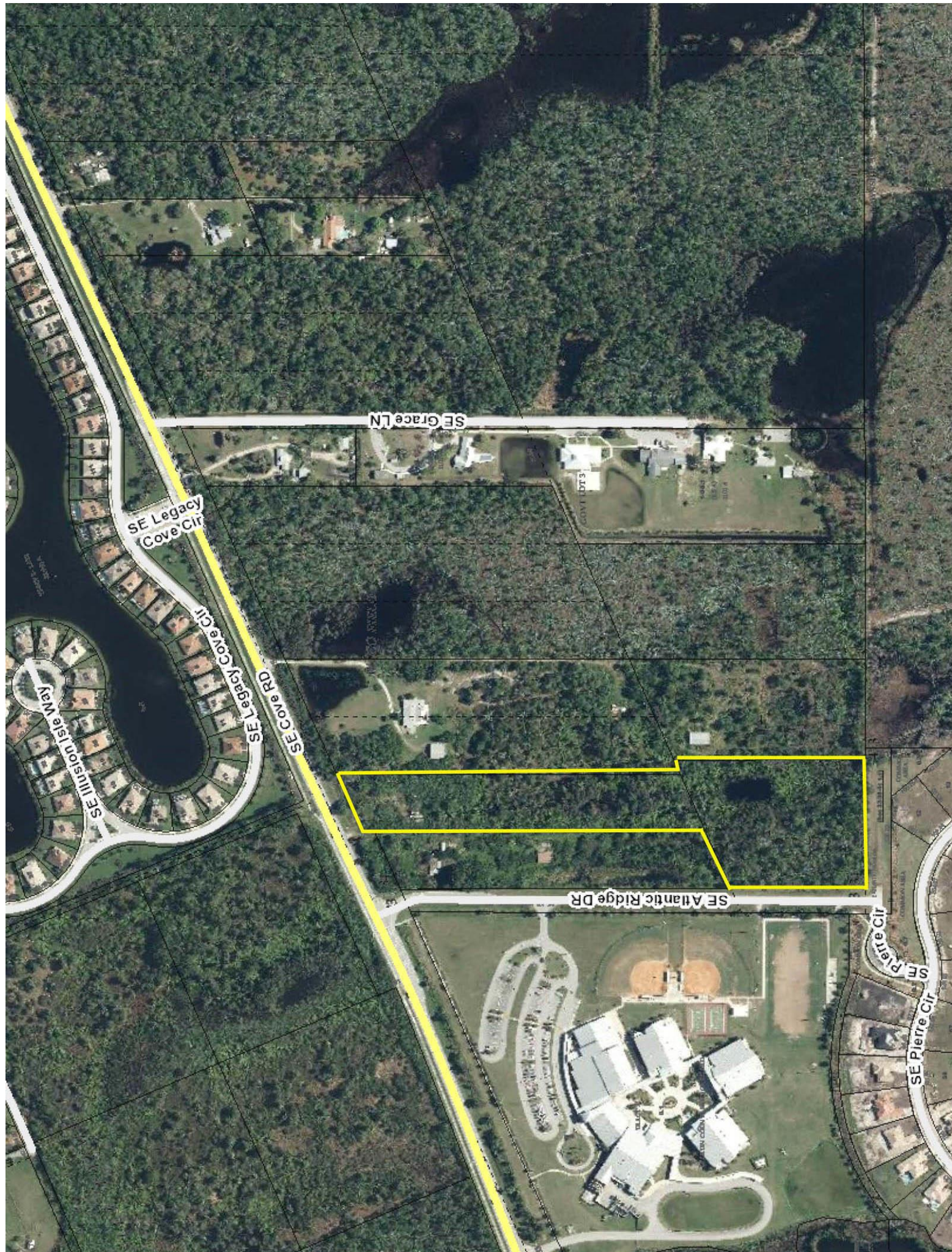
HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

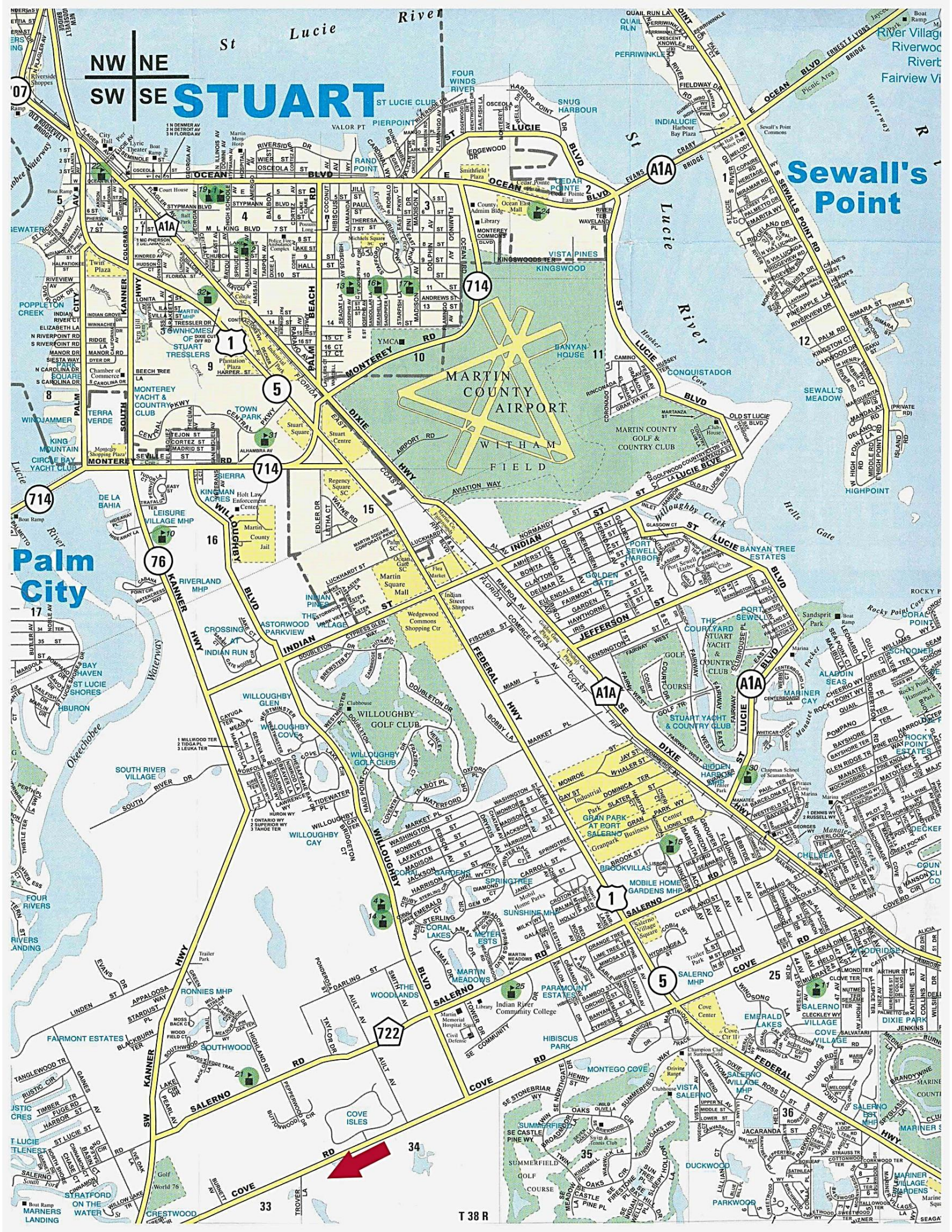
3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	SE Cove Road Stuart, Florida 34997
SIZE:	9.73± Acres
FRONTAGE:	203.65± feet on SE Cove Road 431.07± feet on SE Atlantic Ridge Drive
ZONING:	RE-1/2A (Residential Estate District)- ½ Acre Lots
LAND USE:	Estate Density (2 Units/Acre)
UTILITIES:	Water on SE Cove Road (Martin County Utilities)
TAXES:	\$3,589.78 (2015)
PRICE:	\$249,000.00
COMMENTS:	This site is in the path of development between SE Federal Highway (US #1) and SW Kanner Highway. Conveniently located 1.05± miles east of SW Kanner Highway, 1.50± miles northeast of I-95, 2.15± miles west of SE Federal Highway (US #1) and 1.86± miles southwest of Martin Memorial Hospital South. It is bordered on the south by the Atlantic Ridge Preserve State Park.

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.





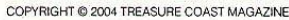
STUART

Seawall's Point

Palm City

MARTIN COUNTY AIRPORT

A map of the Indian Town area. At the top, a road labeled '609' leads 'TO BARLEY BARBER SWAMP'. To the right is 'INDIANTOWN AIRPORT'. A road labeled '726' runs horizontally, with 'CITRUS BLVD.' written above it. Below this road is the 'OKEECHOBEE WATERWAY'. A road labeled '76' leads 'TO DUPUIS RESERVE'. Another road labeled '710' runs diagonally from the bottom right towards the center. A red square is marked on road 76, and another red square is marked on road 726 near the waterway.



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 3	R S 4 4	R S 5 5	R S 6 6	R S 8 8	R S 1 0 0	R M 3 3	R M 4 4	R M 5 5	R M 6 6	R M 8 8	R M 1 0 0	M H P	M H S
Residential Uses																				
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		

[illegible]

[illegible]

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

TABLE 3.12.1
DEVELOPMENT STANDARDS

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AG-20A	20 ac.	300	0.05	—	—	30	50	—
A	AR-5A	5 ac.	300	0.20	—	—	30	50	—
A	AR-10A	10 ac.	300	0.10	—	—	30	50	—
A	RE-2A	2 ac.	175	0.50	—	—	30	50	—
A	RE-1A	1 ac.	150	1.00	—	—	30	50	—
A	RE-½A	21,780	100	2.00	—	—	30	50	—
A	RS-3	15,000	60	3.00	—	—	30	50	—
A	RS-BR3	10,000	75	3.00	—	30	35	50	—
A	RS-4	10,000	60	4.00	—	—	30	50	—
A	RS-5	7,500	60	5.00	—	—	30	50	—
A	RS-6	7,500	50	6.00	—	—	40	50	—
A	RS-8	5,500	50	8.00	—	—	40	50	—
A	RS-10	4,500	40	10.00	—	—	40	50	—
A	RM-3	15,000(h)	60(h)	3.00	—	—	40	50	—
A	RM-4	10,000(h)	60(h)	4.00	—	—	40	50	—

LAND USE

- (2) *Residential Estate densities (two units per acre).* Residential Estate densities are primarily assigned to established, stable residential areas with a density up to two units per gross acre in the Primary Urban Service District. These areas are generally on the fringe of the PUSD and lack accessibility to a full complement of urban services. The CGMP also assigns estate densities to selected areas near existing estate development that share similar characteristics with existing residential estates and to areas in the urban service districts that require density limitations because of unique problems of urban services. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities. Existing agricultural uses in this land use designation shall be allowed to continue in a nonconforming status.