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)- 1/2 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 $1.05\pm$ miles east of SW Kanner Highway, $1.50\pm$ miles northeast of I-95, $2.15\pm$ miles west of SE Federal Highway (US #1) and $1.86\pm$ 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.







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)

| 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 | R S B R 3 | R S 4 | R S 5 | R S 6 | R S 8 | R S 1 0 | R M 3 | R M 4 | R M 5 | R M 6 | R M 8 | R M 1 0 | M H P | M H S |
|--|-----------------------|------------------|-----------------------|------------------|------------------|------------------|-------------|-----------------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|
| Residential Uses | | | | | | | | | | | | | | | | | | | | | |
| Accessory dwelling units | | | | | | | Ē | | | | | | | | | | | | | | |
| Apartment hotels | | | | | | | | | | | | | | | | | | | | | - |
| Mobile homes | Ρ | | | | | | | | | | | | | | | | | | | P | P |
| Modular homes | P | P | P | P | P | Ρ | Ρ | P | P | Р | P | Ρ | P | Р | Ρ | P | P | P | P | P | P |
| Multifamily dwellings | | | | | | | | | | | | | | Р | P | P | P | P | P | | |
| Single-family detached dwellings | P | P | P | P | P | P | Ρ | P | P | P | P | P | P | P | P | P | P | P | P | 1 | 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 | Р | P | P | Р | Р | | |
| Zero lot line single-family dwellings | - | | | | - | | - | | | | | | P | P | P | P | P | P | P | + | |

TABLE 3.11.1 PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

| Administrative services, not-for-profit | Ρ | Ρ | Ρ | | | 1 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|-------|---|---|---|---|---|---|---|
| Cemeteries, crematory operations and columbaria | Р | Р | P | | | | | | | | | | | | | | | | | | | |
| Community centers | Ρ | Ρ | Ρ | | | Ρ | Ρ | | P | Ρ | Ρ | Ρ | Ρ | Ρ | F | 1 | P | P | Р | Р | Ρ | Ρ |
| Correctional facilities | | _ | | | | | | | | | | | | | | 1 | | | | | | |
| Cultural or civic uses | | | | | | | | | | | | | | | T | | | | | | | |
| Dredge spoil facilities | | | | | | | | | | | | | | | T | 1 | | | | | | |
| Educational institutions | | | | | P | Ρ | P | | P | Ρ | P | Р | P | Р | , | , | P | Ρ | Р | Ρ | Ρ | P |
| Electrical generating plants | | | | | | | | | | | | | | | t | T | | | | | | |
| Fairgrounds | | | | | | | | | | | | | | | 1 | 1 | | | | | | |
| Halfway houses | | | | | | | | | | | | | | | t | 1 | | | | | | |
| Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance | P | | | | | | | | | | | | | | | | | | | | | |
| Hospitals | | - | | | | | | | | | | | | | | | | | | | | |
| Neighborhood assisted residences with six or fewer residents | Р | P | P | Р | Р | Р | Р | P | Р | P | Р | P | Р | Р | , | - | P | Р | P | Р | Р | P |
| Neighborhood boat launches | | | | | P | P | P | | P | P | P | P | P | P | , | > | P | Ρ | Р | Р | Р | P |
| Nonsecure residential drug and alcohol rehabilitation and treatment facilities | | | | | | | | | | | | | | | | | | | | | | |
| Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of | ľ | P | P | | | | | | | | | | | | | | | | | | | |

| this ordinance | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Places of worship | P | P | P | P | P | P | Р | P | Р | Ρ | Ρ | P | Р | Р | Р | Р | P | Р | Ρ | P |
| Post offices | | | | | | | | | | | | | | | | | | | | |
| Protective and emergency services | P | P | P | P | P | Ρ | Р | P | Ρ | Ρ | Ρ | P | Р | Ρ | P | P | P | Р | Р | P |
| Public libraries | | | | | | Ρ | Ρ | P | Ρ | Ρ | Ρ | P | P | P | P | Ρ | P | Р | Р | P |
| Public parks and recreation areas, active | P | P | P | P | Р | P | P | P | Ρ | Р | P | Р | P | Р | P | Ρ | P | P | P | P |
| Public parks and recreation areas, passive | P | P | Р | Р | Р | Р | Р | Р | P | P | P | P | Р | P | Р | P | P | Р | Р | F |
| Public vehicle storage and maintenance | | | | | | | | | | | | | | | | | | | | t |
| Recycling drop-off centers | P | P | P | P | P | Ρ | P | P | Ρ | Ρ | P | P | P | P | P | P | P | P | P | 1 |
| Residential care facilities | | | | | | | | | | | | | P | P | P | P | P | P | | T |
| Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance | р | P | P | | | | | | | | | | | | | | | | | |
| Solid waste disposal areas | T | T | | | | | | | | | | | | | | | | | | t |
| Utilities | P | P | P | P | P | Ρ | P | Ρ | P | P | P | P | P | P | P | P | Ρ | P | P | 1 |
| Commercial and Business Uses | 1 | T | T | t | T | | | | | | | | | | | | | | | t |
| Adult business | T | t | ľ | T | | | | | | | | | | T | | | | 1 | | t |
| Bed and breakfast inns | P | P | P | P | P | P | P | Ρ | P | P | P | P | P | P | Р | P | P | P | | T |
| Business and professional offices | | | | | | | | | | | | | | 1 | | | | 1 | | t |
| Campgrounds | + | | 1 | | 1 | | | | | | 1 | | 1 | 1 | - | 1 | - | t | 1 | T |

| Commercial amusements, indoor | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|-----------|---|---|---|---|---|---|------------------|---|---|---|---|---|---|---|----------|---|---|---|---|---|
| Commercial amusements, outdoor | | | | | | | | | | | | | | | | | | | | | |
| Commercial day care | P | P | P | P | P | Ρ | P | | P | P | Р | P | Ρ | Ρ | P | Р | Р | Р | P | Р | 1 |
| Construction industry trades | | | | | | | | | | | | | | | | | | | | | Ì |
| Construction sales and services | | | | | | | | | | | | | | | | | | | | | t |
| Family day care | P | P | P | P | Ρ | Ρ | Ρ | P | P | P | P | P | Ρ | Ρ | Ρ | P | P | Р | Р | Р | |
| Financial institutions | | | | | | | | | | | | | | | | | | | | | Ī |
| Flea markets | | | | | | | | | | | | | | | | | | | | | |
| Funeral homes | | | | | | | | | | | | | | | | | | | | | Ì |
| General retail sales and services | | | | | | | | | | | | | | | | | | | | | Ī |
| Golf courses | P | P | P | P | P | Ρ | P | | P | P | P | Ρ | P | Ρ | P | P | P | P | Р | P | t |
| Golf driving ranges | 1 | | | | | | | | | | | | | | | | | | | | İ |
| Hotels and motels | \dagger | | | | | | | | | | | | | | | | | | | | İ |
| Kennels, commercial | P | P | P | | | | | | | | | | | | | | | | | | Ī |
| Limited retail sales and services | | | | | | | | $\left \right $ | | | | T | | | | | | | | | Ī |
| Marinas, commercial | | | | | | | | | | | | | | | | | | | | 1 | Ī |
| Marine education and research | | Ī | T | | | | | | Ī | | | | | | | | | | | 1 | Ī |
| Medical services | | | | T | | | | | | | | | | | | | | | | | T |
| Parking lots and garages | | | | - | | | | | | | | | | | | | | | | | |
| Recreational vehicle parks | + | | + | + | | | | | | | 1 | 1 | | | - | \vdash | | - | | | t |

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.

| 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 | - 1 | _ | 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 | <u>1</u> |
| 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 | - |

TABLE 3.12.1 DEVELOPMENT STANDARDS

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.