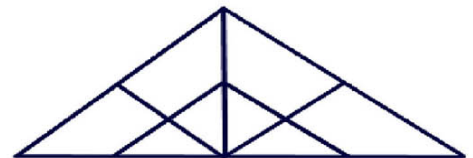
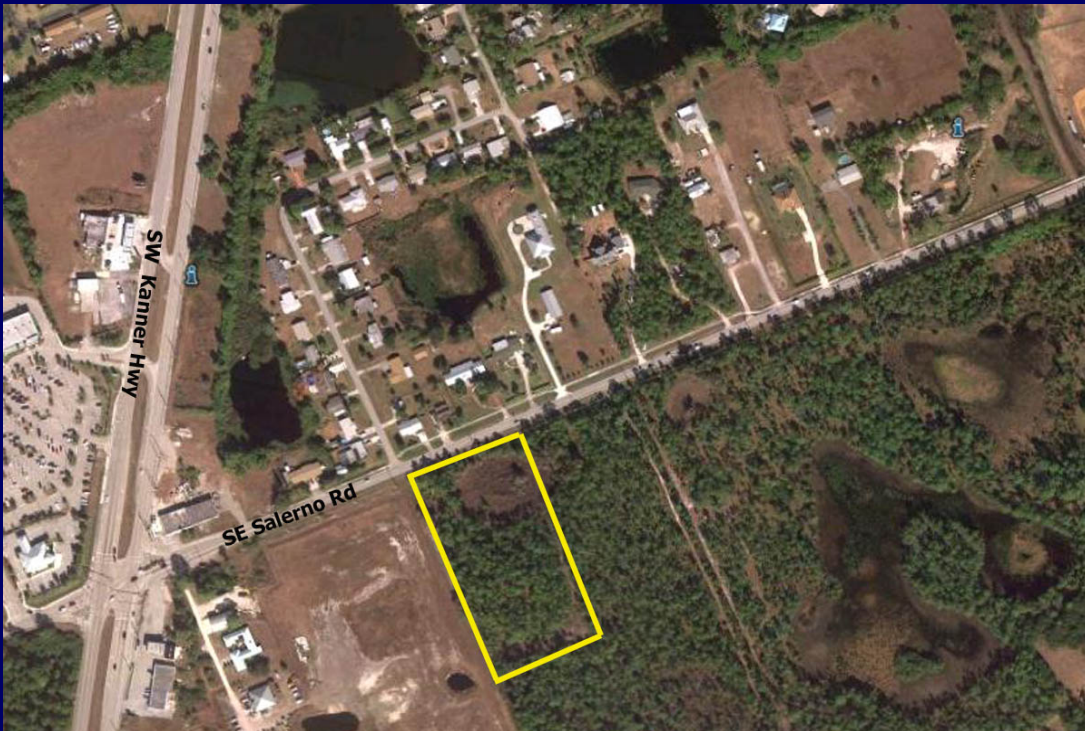


4.73+ ACRE RESIDENTIAL DEVELOPMENT SITE STUART, FL



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 Salerno Road, Stuart, FL 34997 .16 miles East of SW Kanner Highway .92 miles from I-95 Interchange #101
SIZE:	4.73+/- Acres
FRONTAGE:	330.32 feet on SE Salerno Road
ZONING:	A-1A, Agricultural (1 unit/2 acres)
LAND USE:	Rural Density (1 unit/2 acres)
TAXES:	\$3,495.98 (2012)
PRICE:	\$249,000.00
COMMENTS:	Wonderful opportunity to have your own estate in town. Close to hospital, college, elementary school, middle school and high school as well as shopping. Great development opportunity; 5 minutes to I-95 and Publix. Located between US Highway #1 and Kanner Highway; two of Martin County's busiest highways.

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.

Martin County

TO PORT ST. LUCIE/FT. PIERCE

JENSEN BEACH
TREASURE COAST SQUARE
JENSEN BEACH BLVD.
ENVIRONMENTAL STUDIES CENTER

OCEAN BREEZE PARK
HOLIDAY INN OCEANSIDE
FLORIDA OCEANOGRAPHIC COASTAL CENTER
ELLIOTT MUSEUM
STUART BEACH PARK

HUTCHINSON ISLAND
GILBERT'S BAR HOUSE OF REFUGE
BATHTUB REEF PARK

ST. LUCIE RIVER
RIO
NORTH FORK
SOUTH FORK

STUART
EAST OCEAN BLVD.
HOLIDAY INN YMCA
WITHAM AIRPORT
MONTEREY RD.
MARTIN COUNTY FAIRGROUNDS
WILCOUGHBY BLVD.
INDIAN STREET

SEWALL'S POINT
PIRATES COVE

PORT SALERNO
EXIT 101

PALM CITY
MURPHY ROAD
MAPPE ROAD
MATHESON AVENUE
MARTIN DOWNS BLVD.
HIGH MEADOW AVE
FLORIDA'S TURNPIKE
EXIT 102

TROPICAL FARMS
ST. LUCIE LOCK, DAM AND RECREATION AREA

HOBE SOUND
BRIDGE RD.
TREASURE COAST WILDLIFE HOSPITAL
EXIT 96

JUPITER ISLAND
HOBE SOUND BEACH PARK
HOBE SOUND NATURE CENTER
BLUING ROCKS RESERVE

JONATHAN DICKINSON STATE PARK
ENTRANCE

ATLANTIC OCEAN

ST. LUCIE INLET PRESERVE STATE PARK REEF
ST. LUCIE INLET PRESERVE STATE PARK
HOBE SOUND NATIONAL WILDLIFE REFUGE

CITRUS BLVD.
OKEECHOBEE WATERWAY
PAYSON PARK

PRATT-WHITEY ROAD

TO WEST PALM BEACH

TO JUPITER/TEQUESTA JUNO BEACH

TO INDIANTOWN

TO ST. LUCIE WEST

TO BARLEY BARBER SWAMP

INDIANTOWN AIRPORT

INDIANTOWN

LEGEND:
■ BOAT ANCHORAGE
■ FISHING PIER/JETTY
■ PUBLIC BOAT RAMP

MARTIN COUNTY
PALM BEACH COUNTY

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TO JUPITER/TEQUESTA
JUNO BEACH

ZONING

Sec. 3.411. - A-1A Agricultural District.

3.411.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 R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. 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.
7. 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.

3.411.B. *Required lot area.* The required lot area shall not be less than two acres.

3.411.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.

LAND USE

d. *Policies (Rural development)*. The Land Use Map identifies those lands within Martin County which are allocated for rural development. This designation is intended to protect and preserve the value of rural suburban lands which are located outside the normal economical service radius of intensive (primary) urban service systems including regional potable water distribution and wastewater collection systems. In general, the County cannot economically provide, maintain and operate the full complement of intensive services in these areas. This policy applies to lands within the Secondary Urban Service District because the density range of one dwelling unit per acre to one dwelling unit per two acres supports the transitional nature of these lands and is intended to protect and preserve the rural, suburban lands in close proximity to the Primary Urban Service District.

The rural lands shall develop at a density not exceeding one dwelling unit per two gross acres. This density allocation recognizes the need to concentrate urban development on lands closer to the urban core communities where intensive urban facilities and services can be provided in a manner compatible with the objectives of fiscal conservancy. This policy also provides reasonable development options to landowners whose property is located within the fringe of secondary urban development in sparsely developed rural or rural suburban areas. Zoning regulations shall provide standards for these areas which are designed to permit development compatible with the need for preserving the rural character. These standards shall reflect the high value placed on open space, the need to preserve wetland areas, the function and value of recharge areas, and the need to minimize changes in the natural hydrology of the area. Standards governing agricultural land conversion in Policy M.1.a.(2) [sic] shall also be used as criteria in evaluating future plan amendment requests within areas designated for rural development.