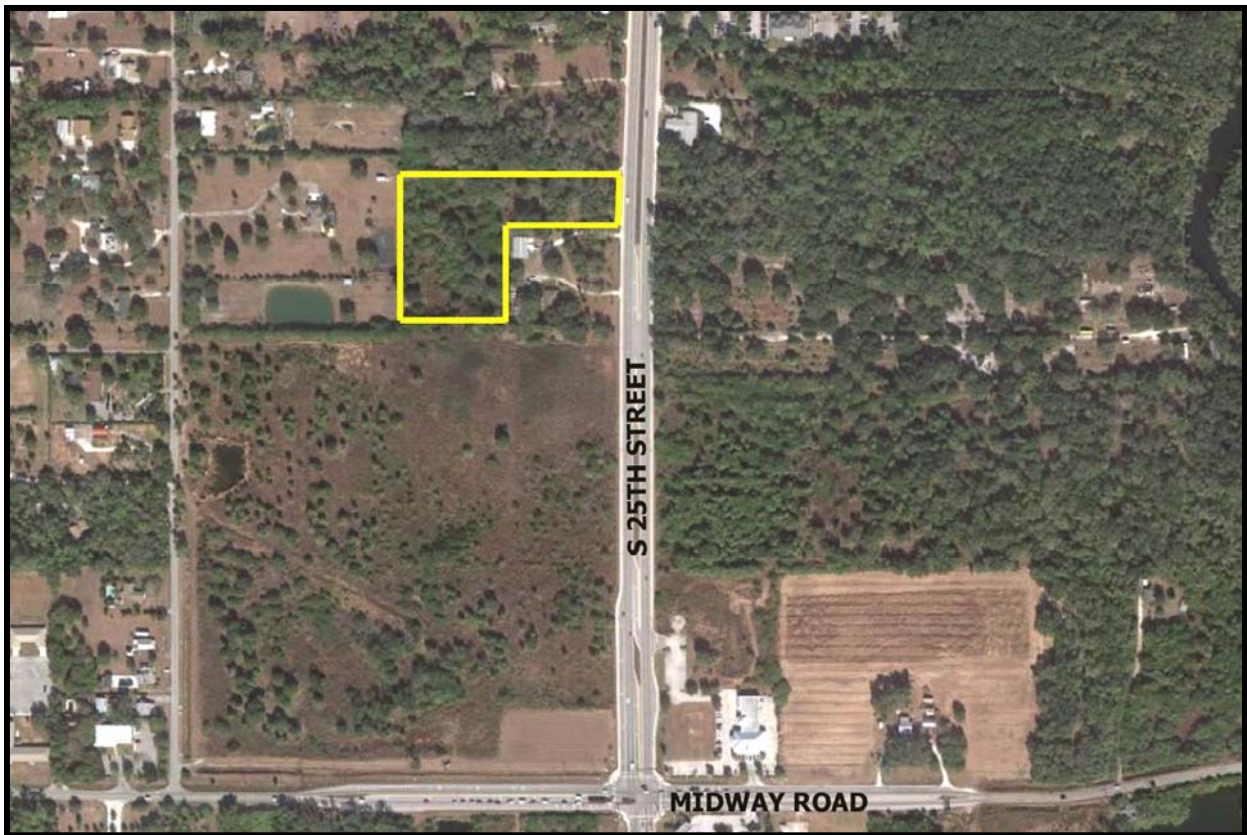


3.95 ACRE RESIDENTIAL SITE FORT PIERCE, FL



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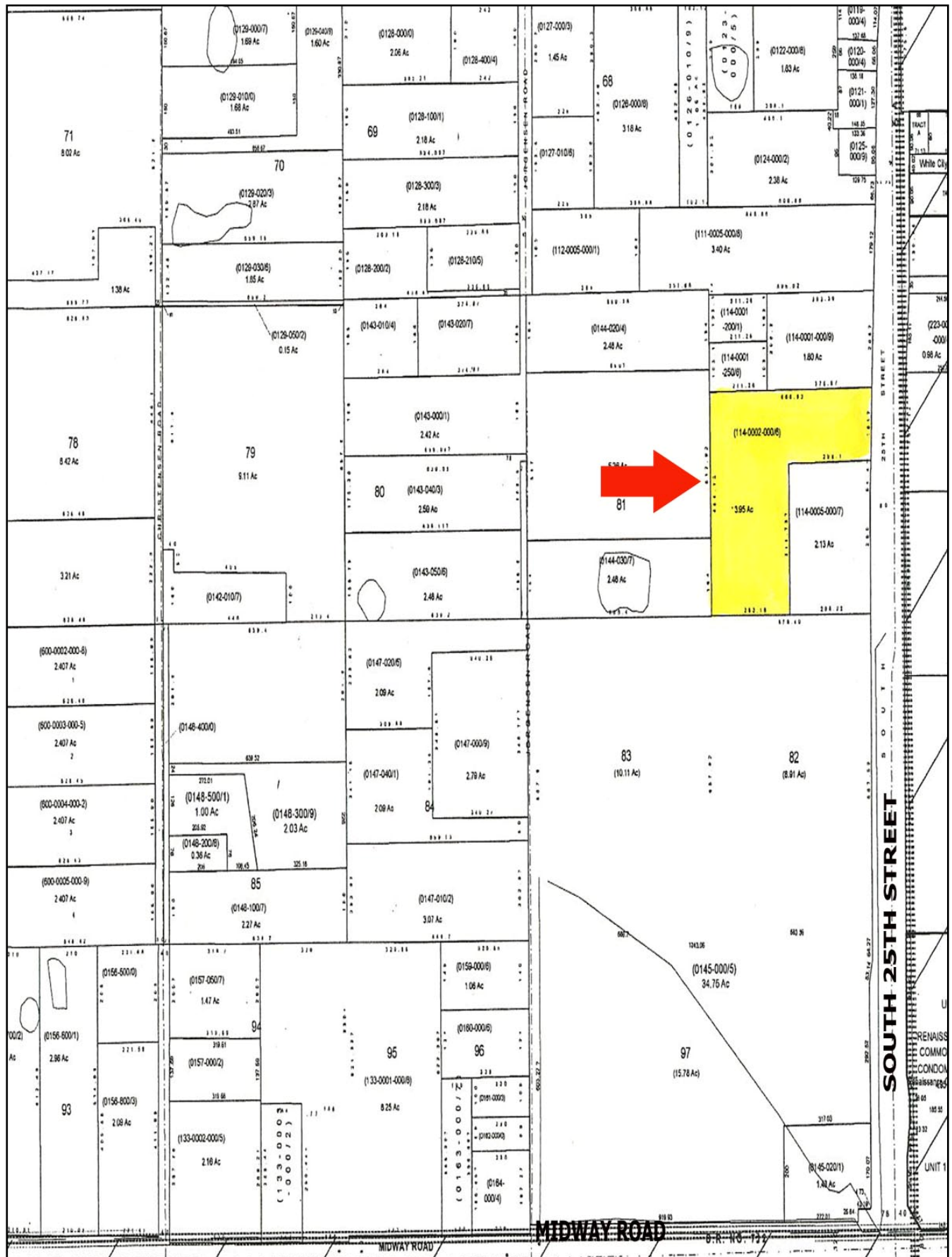
**4209 SW HIGH MEADOWS AVE
PALM CITY, FL 34990
772 287-4690**

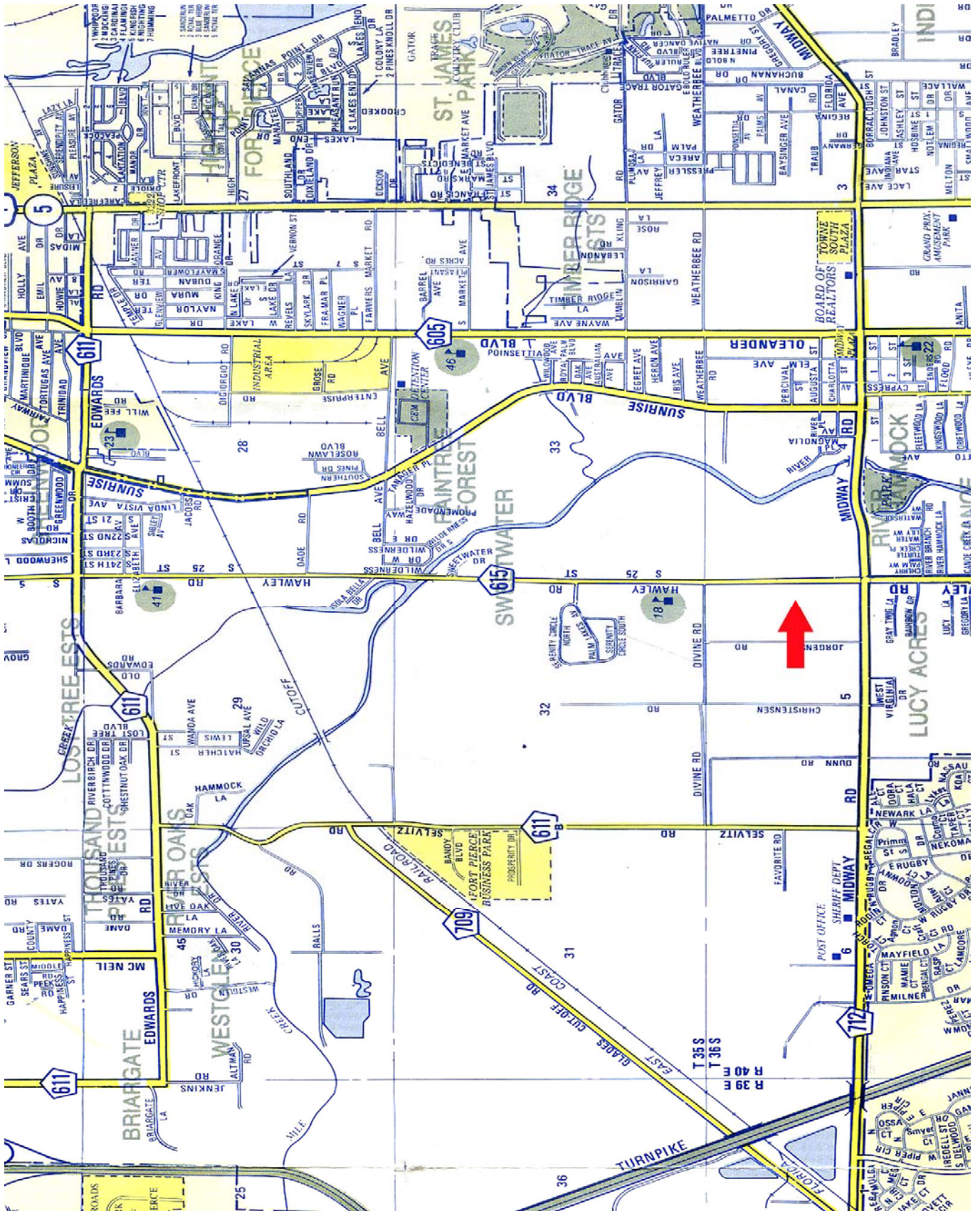
PROPERTY INFORMATION

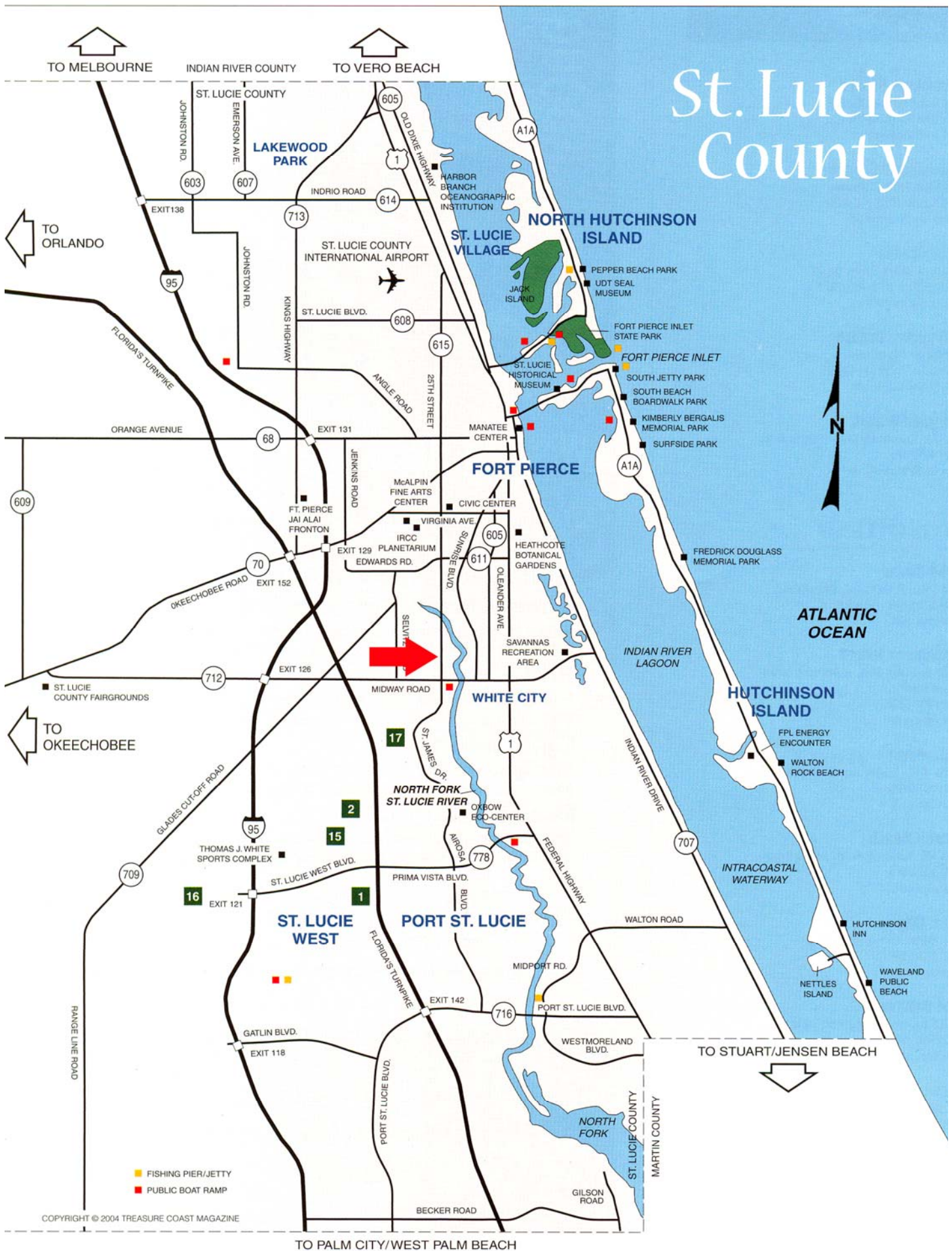
LOCATION:	South 25 th Street, Fort Pierce, FL 34981 ½ mile North of West Midway Road 4+/- miles East of I-95, Exit 126
SIZE:	3.95 Acres
FRONTAGE:	150 feet on South 25 th Street
ZONING:	AR-1, Agricultural, Residential (1 dwelling unit/acre)
LAND USE:	RS, Residential Suburban (1 dwelling unit/acre)
UTILITIES:	Water and gas are available, but no sewer
TAXES:	\$3,169.85 (2011)
PRICE:	\$129,000.00
COMMENTS:	Heavily wooded parcel with many large Oak Trees. Great location! Motivated sellers- partnership dissolving.
CONTACT:	Peter Hartman

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

E. AR-1 AGRICULTURAL, RESIDENTIAL

1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of one (1) dwelling unit per gross acre, together with such other uses as may be necessary for and compatible with very low density rural residential)" following each identified use corresponds to surroundings. The number in "(the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this Code.
2. **Permitted Uses:**
 - a. Family day care homes. (999)
 - b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - c. Single-family detached dwellings. (999)
3. **Lot Size Requirements.** Lot size requirements shall be in accordance with Table 1 in Section 7.04.00.
4. **Dimensional Regulations.** Dimensional requirements shall be in accordance with Table 1 in Section 7.04.00.
5. **Off-Street Parking Requirements.** Off-street parking requirements shall be in accordance with Section 7.06.00.
6. **Conditional Uses:**
 - a. Crop services. (072)
 - b. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - c. Industrial wastewater disposal. (999)
 - d. Kennels - completely enclosed. (0752)
 - e. Landscaping and horticultural services. (078)
 - f. Retail:
 - (1) Fruits and Vegetables. (543)
 - g. Riding stables. (7999)
 - h. Veterinary services. (074)
 - i. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

- 7. Accessory Uses.** Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
- a. Agriculture (farms and ranches accessory to single-family detached dwelling). (01/02)**
 - b. Animals, subject to the requirements of Section 7.10.03. (999)**
 - c. Guest house subject to the requirements of Section 7.10.04. (999)**
 - d. Mobile Home subject to the requirements of Section 7.10.05. (999)**
 - e. Retail and wholesale trade - subordinate to the primary authorized use or activity.**

LAND USE



D. Residential Suburban (RS)

The Residential Suburban (RS) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RS designation is intended for large lot, single-family detached residential dwellings, at a density of one to two units per gross acre. These areas are not required to be served with central utilities; however when at all practical, service connections should be required.

E. Residential Urban (RU)

The Residential Urban (RU) classification is the predominant residential land use category in the County. This residential land use category provides for a maximum density of five dwelling units per gross acre. The RU designation is generally found between the identified urban service areas and the transitional RS areas. These properties need to be serviced with central water and wastewater services. These services may be provided by either a public utility or through private on-site facilities, as would be permitted in accordance with all applicable regulations. New development in the RU areas can occur using traditional single-family or multifamily zoning designations or through the planned unit development process.

F. Residential Medium (RM)

The Residential Medium (RM) land use category is to be applied to those areas that are within, or planned to be within, areas of central community services. A