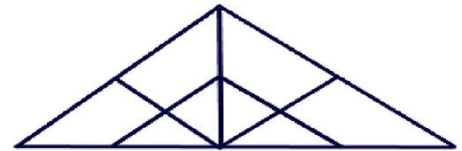


***97.06+/- ACRE
RESIDENTIAL DEVELOPMENT SITE
STUART, FL***



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:	Located on the South side of S.E. Cove Road in Stuart, Florida 1.5 miles West of U.S. Highway #1 1.5 miles East of Kanner Highway (State Road #76)
SIZE:	97.06+/- Acres
FRONTAGE:	616.08 feet on S.E. Cove Road
ZONING:	A-1, Small Farms (2 acre lots)
LAND USE:	Rural Density (1 dwelling unit/2 gross acres)
UTILITIES:	Water and Sewer are located along Cove Road
TAXES:	\$19,647.31 (2017)
PRICE:	\$2,400,000.00
COMMENTS:	This site is in the path of development. Located close to Martin Memorial Hospital South, Indian River State College-Chastain Campus and between U.S. Highway #1 and Kanner Highway. It is bordered on the South by the Atlantic Ridge Preserve State Park. Located just East of the David L. Anderson Middle School, the site is only 2 miles from the Publix Supermarket and 2.2 miles East of I-95 (Exit 101).

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.



The map shows a large parcel of land, Government Lot 2, which is outlined in yellow. The lot is situated along SE Cove Road to the north. The map is divided into several sections, with the central area labeled 'GOVERNMENT LOT 2'. To the east of the lot, there are two smaller parcels labeled 'GOVERNMENT LOT 1' and 'GOVERNMENT LOT 3'. The map includes numerous bearings and distances for the boundaries of the lot and its sections. For example, the northern boundary of Government Lot 2 is described as 'S86°28'22"W 1,470.10''. The eastern boundary is 'S86°28'22"W 1,470.10''. The southern boundary is 'S86°28'22"W 1,470.10''. The western boundary is 'S86°28'22"W 1,470.10''. The map also shows several smaller lots within the main parcel, with bearings and distances for their boundaries. For example, Lot 10 is 'S00°17'32"E 1099.24''. Lot 11 is 'S00°17'32"E 1099.24''. Lot 12 is 'S00°17'32"E 1099.24''. Lot 13 is 'S00°17'32"E 1099.24''. Lot 14 is 'S00°17'32"E 1099.24''. 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Martin County



ZONING

Sec. 3.411.1. - A-1 Small Farms District.

3.411.1.A.

Uses permitted.

1. In this district, a building or structure or land shall be used for only the following purposes:
2. Any use permitted in the R-2A Two-Family Residential District.
3. Barns, dairies, greenhouses, guesthouse, servants' quarters and other accessory buildings.
4. Truck farming, fruit growing, poultry raising, nurseries and field crops.
5. Roadside stands for the sale of fruit, vegetables and other products produced on the premises thereof.
6. Drive-in theatres, private stables.
7. Commercial radio and/or television transmitting stations, towers, poles, masts, antennas, power plants and the other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all of the applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to assure the structure, masts, etc., will withstand hurricane force winds.
8. 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.
9. 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.

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

3.411.1.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. A minimum setback or yard of 20 feet 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.