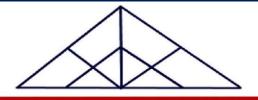
5 A CRE RESIDENTIAL DEVELOPMENT SITE STUART, FL





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 Atlantic Ridge Drive

Stuart, Florida 34997

SIZE: 5 Acres

FRONTAGE: 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: According to the Martin County Utilities Map there is a

water main located on the West side of SE Atlantic Ridge Drive and a municipal sewer force main located

on the East side of SE Atlantic Ridge Drive

TAXES: \$1,513.83 (2015)

PRICE: \$178,500.00

COMMENTS: Heavily wooded five acre parcel zoned 2 units/acre located

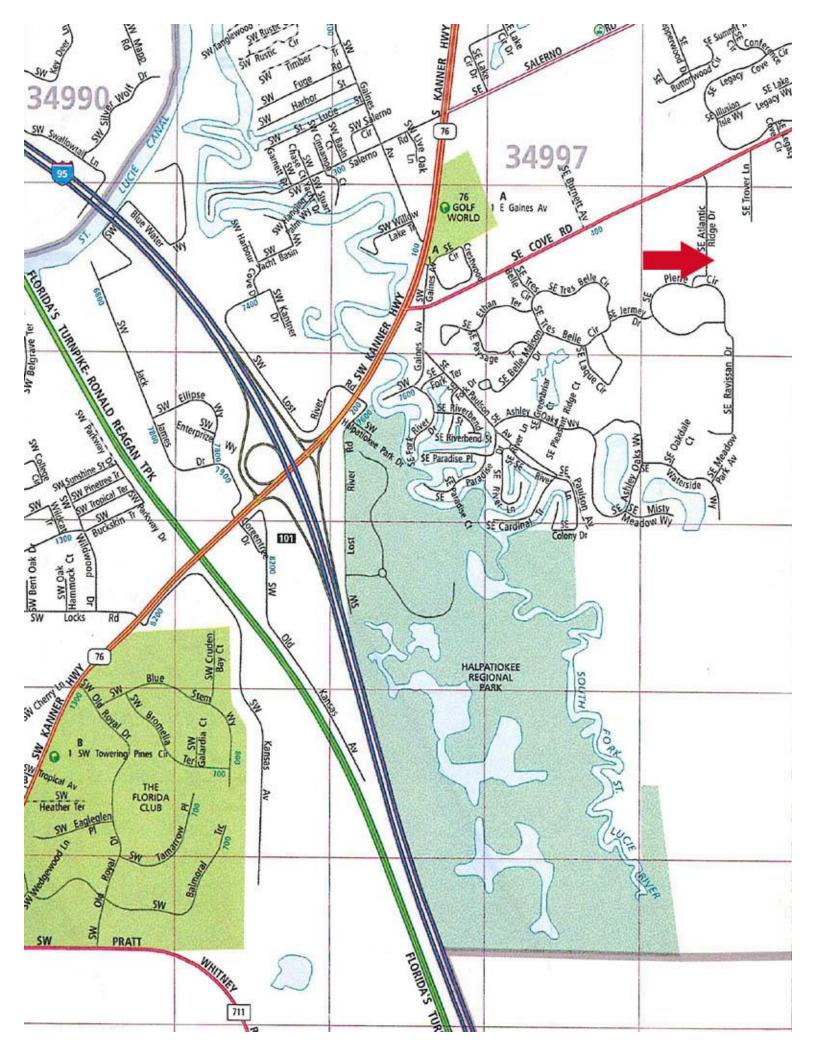
South of SE Cove Road and East of SE Atlantic Ridge Drive.

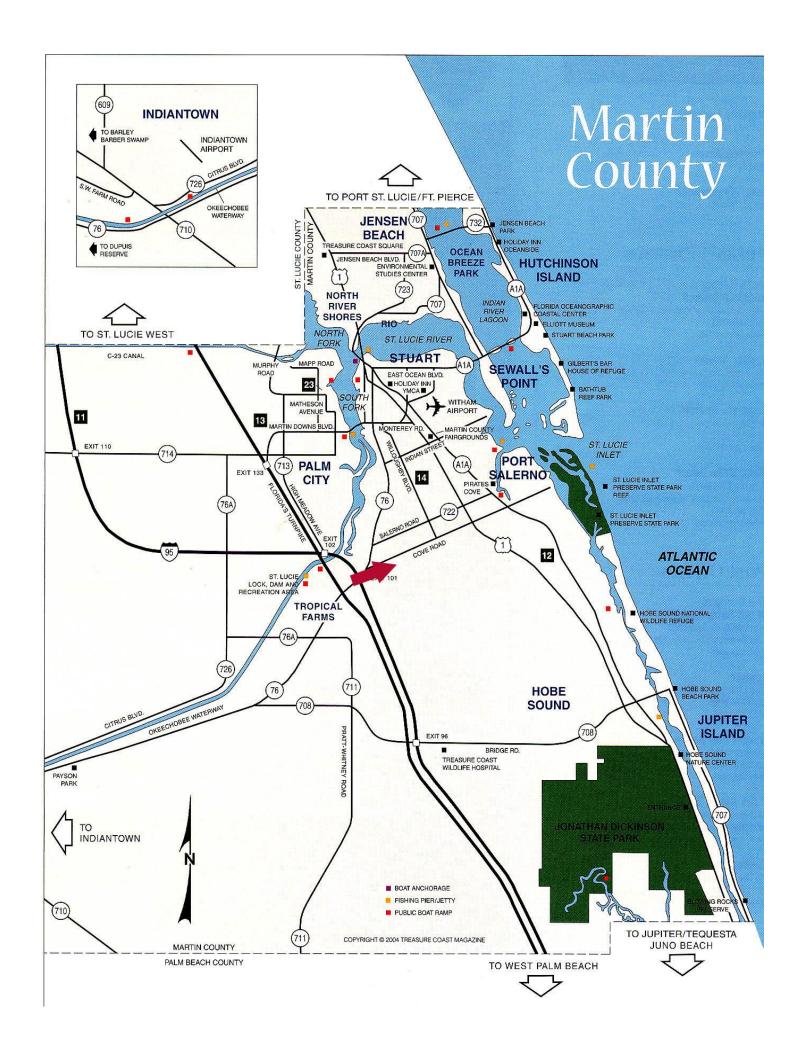
Conveniently located 1.05± miles East of SW Kanner Highway, 1.50± miles Northeast of I-95, 2.15± miles West of SE Federal Highway (US #1) and 1.86± miles

Southwest of Martin Memorial Hospital South.

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)

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

USE CATEGORY	A G 2 O A	A R 5 A	A R 1 O A	R E 2 A	R E 1 A	R E ½ A	R S 3	R S B R	R S 4	R S 5	1	R S 8	R S 1 0	R M 3	R M 4	R M 5		R M 8	R M 1	M H P	M H S
Residential Uses																					
Accessory dwelling units																					
Apartment hotels								,							Г						
Mobile homes	P														Г					P	P
Modular homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multifamily dwellings														P	P	Р	P	P	P		
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	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	h	
Zero lot line single-family dwellings	t												P	P	P	P	P	P	P		-

Administrative services, not-for-profit	P	P	Р																		
Cemeteries, crematory operations and columbaria	Р	P	P																		
Community centers	P	P	P			P	P		P	P	P	P	Р	Р	Р	P	P	Р	Р	Р	P
Correctional facilities																					
Cultural or civic uses																					
Dredge spoil facilities																					
Educational institutions					P	P	Р		P	P	P	P	P	Р	Р	P	P	Р	Р	Р	P
Electrical generating plants																T					
Fairgrounds																T					
Halfway houses																t					
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance	P																				
Hospitals		l										h									
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P	P	P	P	Р	P
Neighborhood boat launches		İ		l	P	P	P	r	P	P	P	P	P	P	Р	P	P	P	P	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	Р	Р	Р	P	Р	ı	Р	Р	P	Р	Р	P	P	Р	Р	P	Р	Р	P
Post offices								1	1												
Protective and emergency services	P	P	P	P	P	P	Р	1	Р	Р	P	P	Р	P	Р	Р	Р	Р	Р	Р	P
Public libraries						P	Р		Р	Р	P	Р	P	P	Р	Р	Р	Р	Р	P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P		Р	Р	P	P	P	P	P	Р	Р	P	P	Р	P
Public parks and recreation areas, passive	P	P	P	P	P	P	Р		Р	P	P	P	P	P	P	P	P	Р	P	Р	P
Public vehicle storage and maintenance																					T
Recycling drop-off centers	P	P	P	P	P	P	P		Р	P	P	P	P	P	P	P	P	P	Р	P	F
Residential care facilities	T	T												P	P	Р	P	P	P		T
Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance	P	P	P																		Ī
Solid waste disposal areas	t	T																			İ
Utilities	P	P	P	P	P	P	P		P	P	P	P	Р	P	P	P	Р	Р	P	P	F
Commercial and Business Uses	T	T		l											H			T			T
Adult business		t										l			T		T		T	T	T
Bed and breakfast inns	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		1
Business and professional offices		1/2											T								1
Campgrounds	t				1		-		10			1	T			H		H		-	+

Commercial amusements, indoor																					
Commercial amusements, outdoor																					
Commercial day care	Р	P	P	P	P	P	P		P	P	P	P	P	P	Р	P	Р	Р	Р	Р	F
Construction industry trades																					Ī
Construction sales and services																					Ī
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P	Р	Р	Р	Р	P	1
Financial institutions																					
Flea markets																					
Funeral homes																					t
General retail sales and services																					t
Golf courses	P	P	P	P	P	P	P		P	P	P	P	P	Р	Р	Р	Р	Р	P	P	t
Golf driving ranges	1	h		l																	İ
Hotels and motels	\dagger																				l
Kennels, commercial	P	P	P																		t
Limited retail sales and services				l																	T
Marinas, commercial			l	İ					l												t
Marine education and research	T									İ							T				T
Medical services	T			r					İ												İ
Parking lots and garages		T		T	T				l												t
Recreational vehicle parks	+	-		H	-				<u> </u>		-	-	H		H	-					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.

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)
Α	AG-20A	20 ac.	300	0.05	_	_	30	50	-
Α	AR-5A	5 ac.	300	0.20	-	-	30	50	-
Α	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	1 ,- 7)	(-)	30	50	<u></u>
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	<u> </u>	_	40	50	_
A	RS-8	5,500	50	8.00	_	_	40	50	_
A	RS-10	4,500	40	10.00	-	i—.:	40	50	_
A	RM-3	15,000(h)	60(h)	3.00	5-15	_	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.