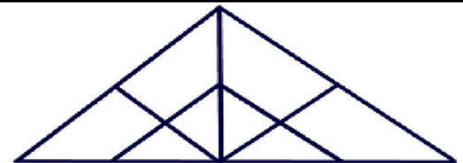


FOR SALE
.86+/- ACRE
RESIDENTIAL SITE



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)

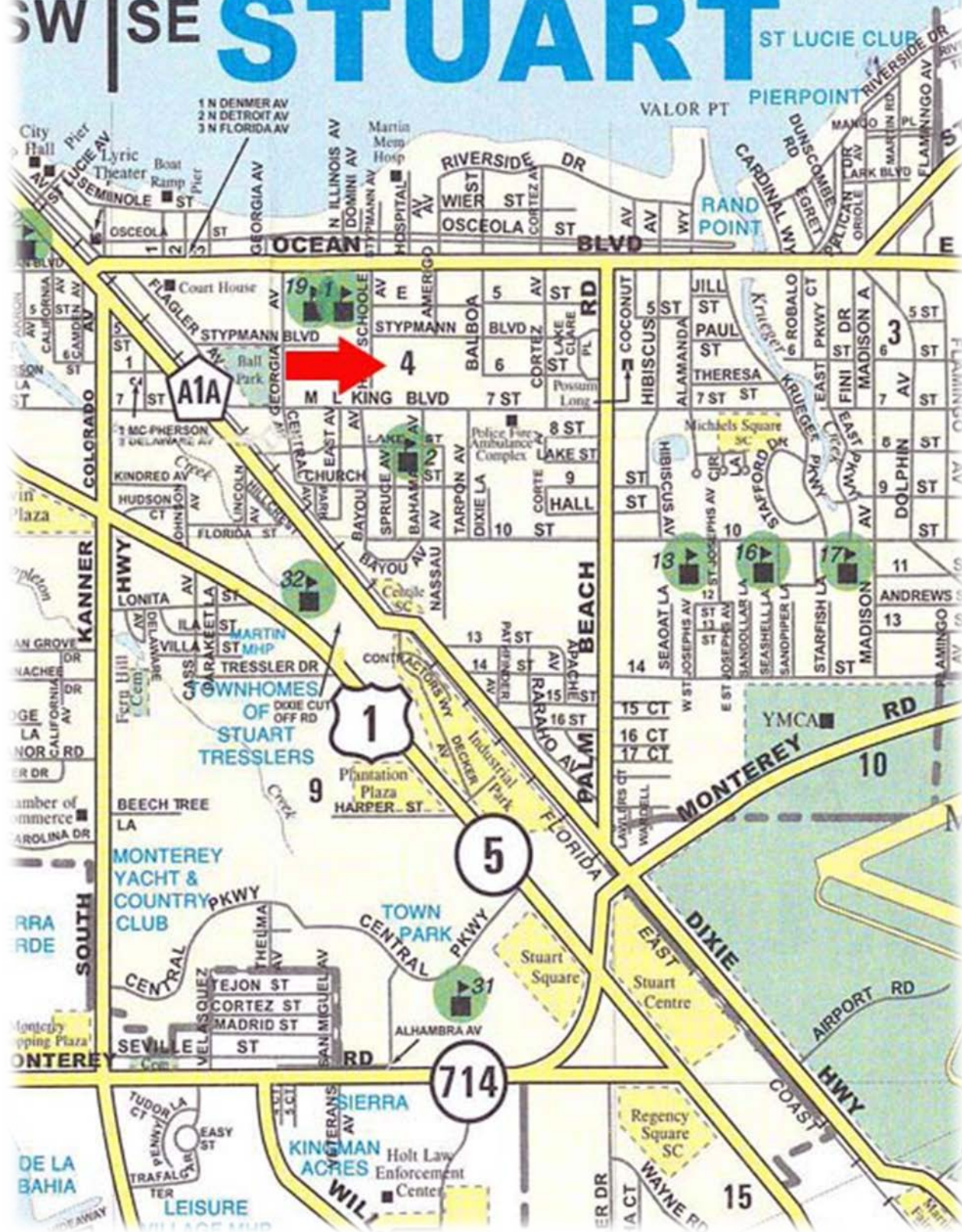
PROPERTY INFORMATION

LOCATION:	SE 6 th Street Stuart, FL 34994
SIZE:	.86+/- Acre (37,500 square feet)
FRONTAGE:	150+/- feet on SE 6 th Street 150+/- feet on SE High School Avenue
ZONING:	R-2, Residential District
LAND USE:	Low Density Residential
UTILITIES:	Water available - Sewer available the end of 2013
TAXES:	\$1,489.21 (2012)
PRICE:	\$159,000.00
COMMENTS:	Good location in middle of Stuart close to downtown, churches and schools. Property may be divided into 4 duplexes and/or single family lots. Many beautiful mature trees. Seller will consider owner financing with large down payment.

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.



NW | NE
SW | SE **STUART**



ZONING

- C. *R-2 district*. Within a residential R-2 district the following uses may be allowed:
1. All residential uses allowed in an R-1 district.
 2. All non-residential uses allowed in an R-1 district subject to R-1 district use requirements.
 3. Duplex.
 4. Libraries, community centers, any governmental buildings.
 5. Churches of less than five acres by special exception.
(Ord. No. 1693-99, 10-25-99)
 6. Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 7.01.01, General standards and requirements.

PERMITTED USES

Sec. 2.02.02. TABLE 2

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3	R-M	RPUD ⁴	CPUD ⁵	MXPUD ⁶
Bed & breakfast inns				P		A	A	A
Child care center (less than 5 acres) ¹				S	P	A	A	A
Church (less than 5 acres)			S	P		A	A	A
Church (more than 5 acres)				S		A	A	A
Community Centers			P	P		A	A	A
Community residential home of 7- 14 residents				S		A	A	A
Day care center (less than 5 acres) ¹				S	P	A	A	A
Detached accessory dwelling unit	P	P	P	P		A		A
Duplex			P	P		A		A
Governmental buildings			P	P		A	A	A
Group home of six or fewer residents ²	P	P	P	P		A	A	A
Home Occupations	P	P	P	P		A	A	A
Kindergarten (less than 5 acres) ¹				S	P	A	A	A
Libraries			P	P		A	A	A
Mobile homes or shell houses								
Multi-family				P	P	A		A
Nursery school (less than 5 acres) ¹				S	P	A	A	A
Nursing homes				P		A	A	A
Operation of a residence as a family day care home ²	P	P	P	P	P	A	A	A
Parking lot adjacent to an existing non-residential use				S		A	A	A
Place of worship (less than 5 acres)				P		A	A	A
Place of worship (more than 5 acres)				S		A	A	A
Place of worship with ancillary structure (less than 5 acres)				P		A	A	A
Place of worship with ancillary structure (more than 5 acres)				S		A	A	A
Preschool learning center (less than 5 acres) ¹				S	P	A	A	A
Professional offices				P		A	A	A
Public facilities ³	P	P	P	P	P	A	A	A
Public parks ³	P	P	P	P	P	A	A	A
Public utilities ³	P	P	P	P	P	A	A	A
Residential units combined with non-residential uses				P		A	A	A
Rooming and boardinghouses				P		A	A	A
Schools – private, parochial, public, technical (less than 5 acres)				S		A	A	A

Residential and PUD Districts Uses	R-1A	R-1	R-2	R-3	R-M	RPUD⁴	CPUD⁵	MXPUD⁶
Single-family residence detached	P	P	P	P		A		A
Single-family residence with ancillary structure	P	P	P	P		A		A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure.				P		A	A	A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height.				S		A	A	A
Temple (less than 5 acres)				P		A	A	A
Temple (more than 5 acres)				S		A	A	A

Footnotes:

P - Use Permitted By Right

S - Use Permitted as a Special Exception through public hearing process

A - Allowed through city commission public hearing process

☐ - Prohibited

1 - Must be registered or licensed with the Florida Department of Children & Family Services.

2 - Group home meets the definition of a community residential home as defined in Chapter XII provided that such homes shall not be located within a radius of 1,000 feet of another existing such home and the sponsoring agency or department of health and rehabilitative services (HRS) notify the City at the time of home occupancy that the home is licensed by HRS.

3 - Public parks, public utilities and public facilities are allowed in all zoning districts.

4 - Residential uses not specifically set forth in any of the standard zoning categories but which are compatible and of like nature and quality to those residential uses allowed in R-1, R-2, or R-3 zoning classifications may be allowed through city commission public hearing process.

5 - Refer also to Table 3 for other uses allowed in CPUD. In this case, CPUD references to any and all commercial uses set forth in R-3 are allowed providing the parcel abuts comparable zoning on at least two sides. The requirement that the parcel abut property with comparable zoning on at least two sides may be waived by the city commission after public hearing and due consideration by the commission. The requirement shall not be waived unless the commission makes specific findings that the proposed project is consistent with the purpose and intent of this chapter; that it promotes the welfare of the people of the City of Stuart; and that the project is otherwise of suitable character and compatible with its surroundings.

6 - Refer also to Table 3 and 4 for other uses allowed in MXPUD.

LAND USE

Objective A7. - Future land use categories.

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

- A. **Low Density Residential:** One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.
- B. **Multi-Family Residential:** One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.
- C. **Commercial:** Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.
- D. **Office/Residential:** This mixed-use category allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed. Also, public facilities and electric distribution substations are allowed.
- E. **Industrial:** Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.