



**HARTMAN REAL ESTATE**  
COMMERCIAL • INDUSTRIAL • ACREAGE

4209 SW HIGH MEADOWS AVENUE  
PALM CITY, FL 34990  
772 287-4690 - 772 219-8206 FAX

***7.74+/- ACRE***  
***RESIDENTIAL DEVELOPMENT SITE***



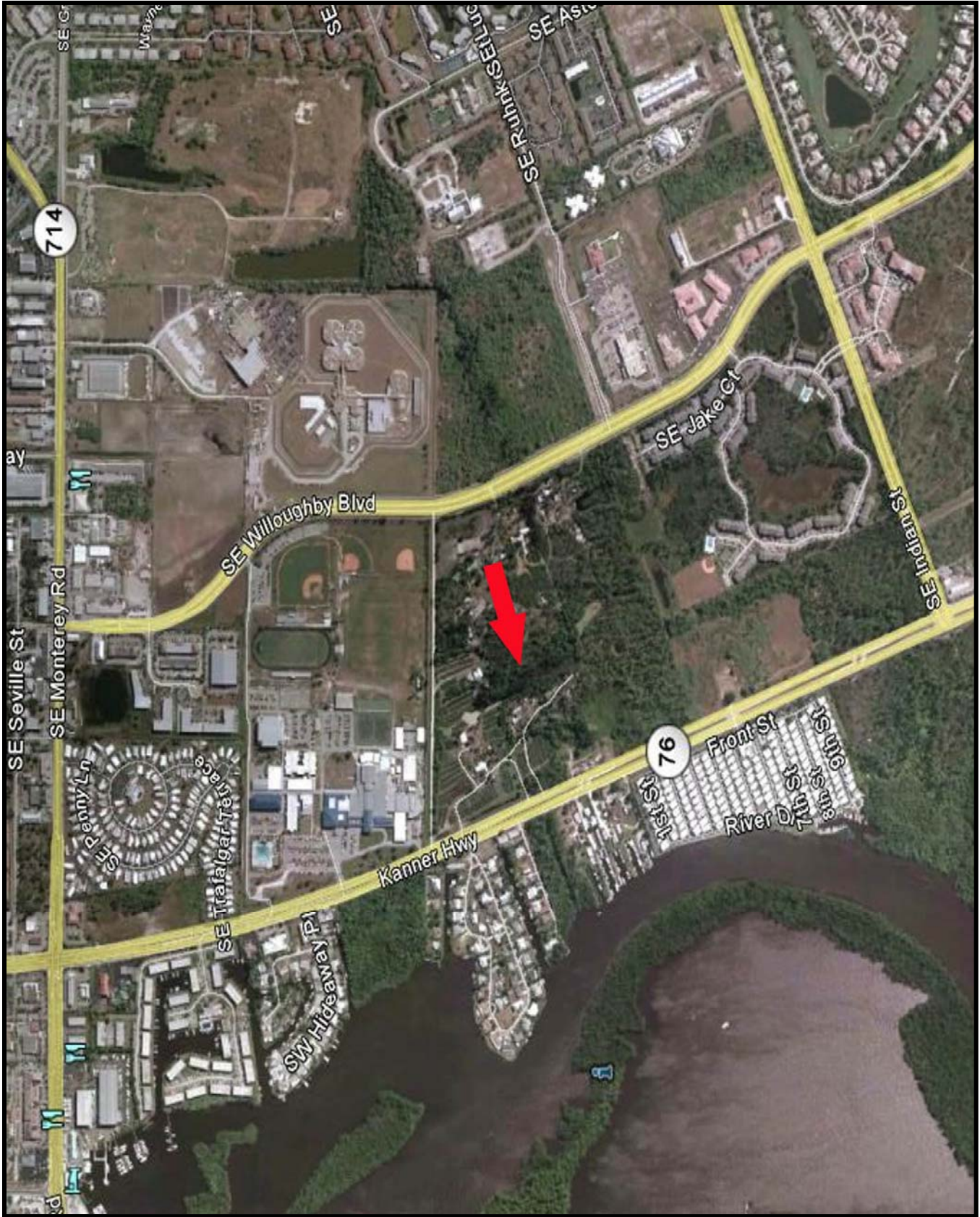
***STUART, FLORIDA***

## PROPERTY INFORMATION

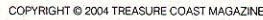
<b>LOCATION:</b>	SW Kanner Highway Stuart, Florida 34994 South of SW Monterey Road and North of SW Indian Street
<b>SIZE:</b>	7.74+/- Acres (337,154 square feet)
<b>FRONTAGE:</b>	350 feet on SW Kanner Highway
<b>IMPROVEMENTS:</b>	3 bedroom, 2 bath, wood frame residence constructed in 1975. The dwelling contains 1,372 square feet of living area, a large carport and porches. Separate utility building.
<b>ZONING:</b>	A-1A, Agricultural District (1 unit/2 acres)
<b>LAND USE:</b>	Low Density Residential (5 units/acre)
<b>UTILITIES:</b>	City Water and Septic System
<b>TAXES:</b>	\$7,282.90 (2009)
<b>PRICE:</b>	\$2,800,000.00
<b>COMMENTS:</b>	Property is located on the East side of the main arterial highway to I-95 near the touchdown of the high rise Indian Street Bridge. Minutes from Downtown Stuart and 40 miles North of Palm Beach International Airport.

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 and terms and conditions without notice.





A map of the Indian Town area. At the top, a road labeled '609' leads 'TO BARLEY BARBER SWAMP'. A road labeled '76' leads 'TO DUPUIS RESERVE'. A road labeled '728' leads 'TO CITRUS BLVD.'. A road labeled '710' leads 'TO OKEECHOBEE WATERWAY'. The 'INDIANTOWN AIRPORT' is located near the intersection of 728 and 710. A red square is marked on road 76.



# ZONING

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

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

3.411. ~~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.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

## LAND USE

(3) *Low Density Residential development.* The low density residential designation is reserved for land accessible to existing urban service centers or located in the immediate expansion area. Densities permitted in this area shall not exceed five units per gross acre. Review of specific densities shall be directed toward preserving the stability and integrity of established residential development and toward providing equitable treatment to lands sharing similar characteristics. Design techniques such as landscaping, screening and buffering shall be employed to assure smooth transition in residential structure types and densities. Generally, where single-family structures comprise the dominant structure type within these areas, new development on undeveloped abutting lands shall be required to include compatible structure types on the lands immediately adjacent to existing single-family development.