# 16+/- ACRE RESIDENTIAL DEVELOPMENT SITE



# JENSEN BEACH, 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: **NE Palmetto Drive** Jensen Beach, FL 34957 SIZE: 16+/- Acres ACCESS: Presently, access is via NE Palmetto Drive crossing the railroad tracks. NE Cedar Street, which runs East of NE Savannah Road, could be extended another 1,000+/feet for access. **ZONING:** R-2, Single Family Residential District LAND USE: Low Density (5 units per gross acre) TAXES: \$6,822.92 (2017) **UTILITIES:** Water is located at the Northwest corner of the property. PRICE: \$2,200,000.00 **COMMENTS:** Conveniently located close to shopping, restaurants, schools and churches. Only 15 minutes from the beach and 10 minutes from Treasure Coast Square Mall.

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.

Ricou "Rick" Hartman

**CONTACT:** 





### **ZONING**

Transaction processing	P	P	Р	P	P	Р	P	P	Р		PP
Trucking and warehousing							P	Р	Р		$\dagger$
Wood and paper product manufacturing		<u> </u>					P	Р	Р	$\dagger \dagger$	$\dagger$

(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; Ord. No. 866, pt. 2, 6-22-2010; Ord. No. 891, pt. 1, 2-22-2011; Ord. No. 970, pt. 1, 4-7-2015; Ord. No. 1014, pt. 2, 12-6-2016)

## TABLE 3.11.3 PERMITTED USES - CATEGORY "B" DISTRICTS

H R 1	H R 1	R	7	R	R		R	R	R					
	A	1		1 B	1	R 2	2 B	2 C	2 T	R T	T P	Ε	E 1	W E 1
										P	Р			
Р	Р	P	Р	Р	Р	P	Р	P	P	P	Р	Р	Р	P
P	P	Р	Р	Р	P	Р	Р	P	P	P	P	Р	P	P
	T							T						
											P P P P P P P P P P	P P P P P P P P P P P	P P P P P P P P P P P P P	P P P P P P P P P P P P P

Zero lot line single-family dwellings						
Agricultural Uses				$\parallel$	$\dagger\dagger$	i
Agricultural processing, indoor		$\dagger \dagger$			$\dagger\dagger$	+
Agricultural processing, outdoor		+				+
Agricultural veterinary medical services		+			$\frac{1}{1}$	1
Aquaculture					$\frac{1}{1}$	+
Crop farms						1
Dairies					$\dagger \dagger$	
Exotic wildlife sanctuaries		+			$\frac{1}{1}$	
Farmer's markets		+		$\frac{1}{1}$		1
Feed lots		+			$\frac{1}{1}$	
Fishing and hunting camps					$\parallel$	
Orchards and groves						1
Plant nurseries and landscape services					$\frac{1}{1}$	
Ranches						1
Silviculture					$\parallel$	-
Stables, commercial						
Storage of agricultural equipment, supplies and produce						
Wildlife rehabilitation facilities			H	H		-
Public and Institutional Uses	+++	+		+	$\frac{1}{1}$	-

Protective and emergency services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public vehicle storage and maintenance		-	-	l											_
Recycling drop-off centers				_						-	<u> </u>	<u> </u>			
Residential care facilities		L	l	-	_			_							
Solid waste disposal areas		<u> </u>			<u> </u>						-				_
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial and Business Uses									<u> </u>	<u> </u>					_
Adult business			r	-											
Bed and breakfast inns	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Business and professional offices			l	<u> </u>	<u> </u>										_
Campgrounds			-	-	<u> </u>										
Commercial amusements, indoor			H	-	_										_
Commercial amusements, outdoor			-		<u> </u>										_
Commercial day care	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P
Construction industry trades					-										_
Construction sales and services			-												
Family day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Administrative services, not-for-profit							1								
Cemeteries, crematory operations and columbaria	t							H	-		-				
Community centers	P	P	P	P	P	P	P	P	P	P	P	P	Р	P	1
Correctional facilities	$\dagger$		_					r	-	-		l			
Cultural or civic uses	T							-				F			
Dredge spoil facilities	T							r				-			
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electrical generating plants	$\dagger$														-
Fairgrounds	t							l	-	<u> </u>					
Halfway houses	T														
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance															
Hospitals	t							H		<u> </u>				_	
Neighborhood assisted residences with six or fewer residents	P	P	P	P	P	P	P	P	P	<u> </u>	P	P	Р	P	
Neighborhood boat launches	T							r	H	<u> </u>		-			
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 this ordinance															
Places of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Post offices	+		-					H	<u> </u>	H		<u> </u>			

Financial institutions											-				
Flea markets			-								<u> </u>				
Funeral homes		-							I		<u> </u>	-			
General retail sales and services			l						l	-					
Golf courses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	F
Golf driving ranges									-						
Hotels and motels	l	l	l						-						
Kennels, commercial		_	-												
Limited retail sales and services															
Marinas, commercial									H	-					
Marine education and research			-						-						
Medical services			-							-				1	
Parking lots and garages			-	-						<u> </u>	-				
Recreational vehicle parks		_							<u> </u>					1	-
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance												Р			
Residential storage facilities	-								<u> </u>					1	_
Restaurants, convenience, with drive through facilities									<u> </u>				1	1	-
Restaurants, convenience without drive through facilities															
Restaurants, general	-	_						-	-				1	-	-

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	PAF	-	_	_	<del>-</del>	_	_	50	_
В	HR-1	10,000	100	(a)	_	_	35	30	_
В	HR-1A	12,000	100	(a)	_	_	35	30	_
В	R-1	15,000	100	(a)	_	25	30/3	50	_
В	R-1A	10,000	85	(a)	-	25	30/3	30	(d)
В	R-1B	8,200	75	(a)	_	<del>-</del>	35	30	-
В	R1-C	15,000	100	(a)		25	25/2	50	-
В	R-2	7,500	60	(a)	<del>-</del>	35	30/3	30	-
В	R-2B	7,500	60	(a)	<u> </u>	35	30/3	30	-
В	R-2C	5,000	50	(a)	-	<u> </u>	35	30	<del>-</del>
В	R-2T	7,500	60	(a)	-	35	30/3	30	<del>-</del>
В	RT	5,500(f)	50	(a)	-	<u> </u>	20/1	30	(b), (i)
В	ТР	10 ac.	-	(k)	-	_	20/1	-	(c), (j)
В	E	43,560	<u> </u>	(a)	-	_	30/3	50	<b>-</b> .
В	E-1	30,000	150	(a)	-	25	30/3	50	<u> </u>
В	WE-1	30,000	100	(a)	<del>-</del>	25	25/2	50	<u> </u>

### 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 shallbe 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.