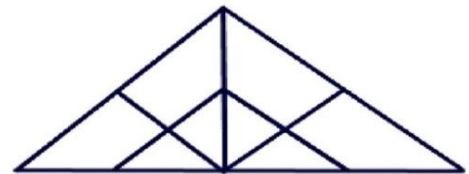


16+/- ACRE RESIDENTIAL DEVELOPMENT SITE



JENSEN BEACH, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

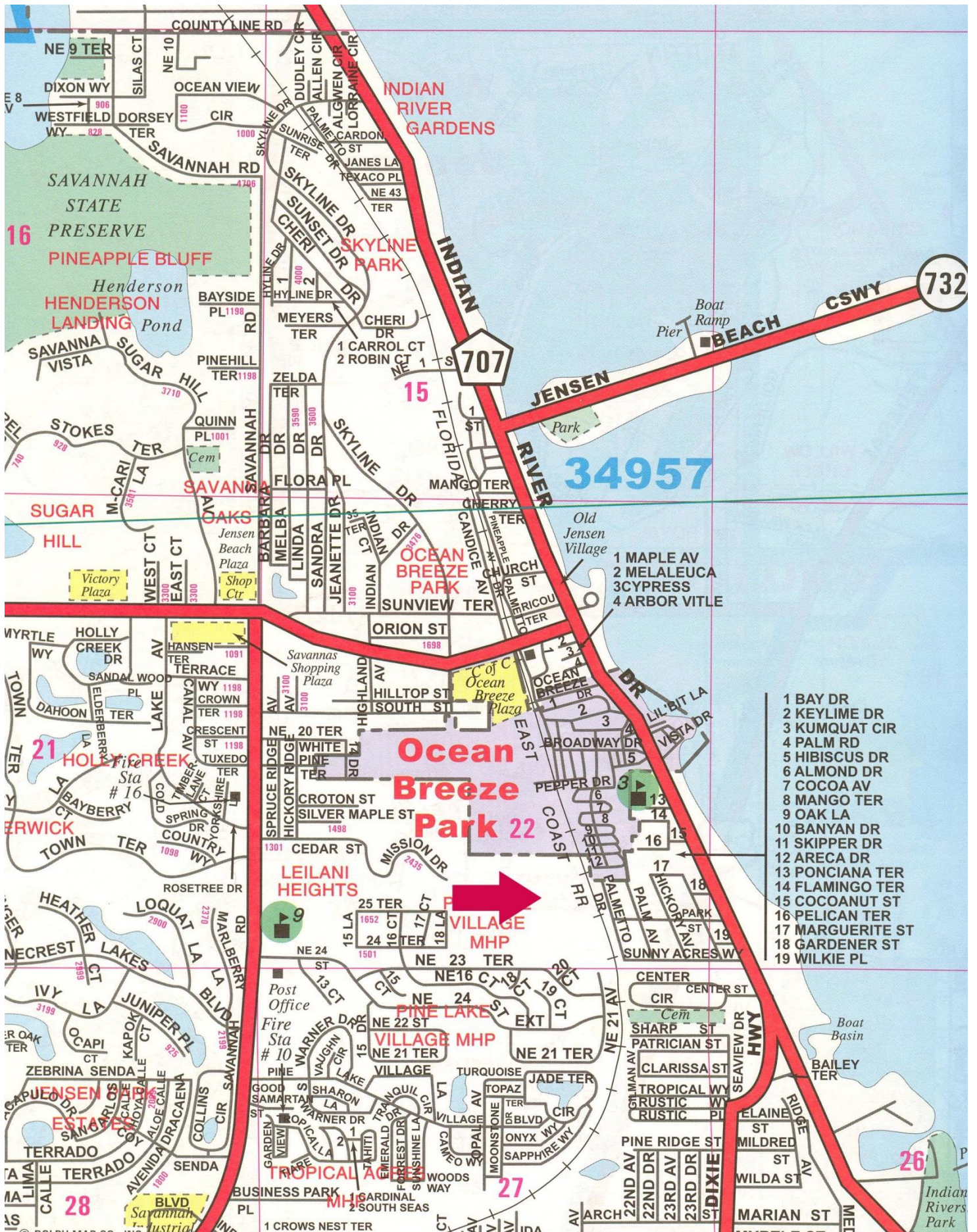
3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

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.
CONTACT:	Ricou "Rick" Hartman

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.





- 1 BAY DR
- 2 KEYLIME DR
- 3 KUMQUAT CIR
- 4 PALM RD
- 5 HIBISCUS DR
- 6 ALMOND DR
- 7 COCOA AV
- 8 MANGO TER
- 9 OAK LA
- 10 BANYAN DR
- 11 SKIPPER DR
- 12 ARECA DR
- 13 PONCIANA TER
- 14 FLAMINGO TER
- 15 COCOANUT ST
- 16 PELICAN TER
- 17 MARGUERITE ST
- 18 GARDENER ST
- 19 WILKIE PL

ZONING

Transaction processing	P	P	P	P	P	P			P	P	P			P	P
Trucking and warehousing									P	P	P				
Wood and paper product manufacturing									P	P	P				

(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

[illegible]

[illegible]

[illegible]

[illegible]

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

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.