6.44+/- 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 Alice Street

Jensen Beach, FL 34957

SIZE: 6.44+/- Acres

FRONTAGE: 400 feet

ZONING: R-1A, Single Family Residential District

LAND USE: Estate Density (2 units/gross acre)

TAXES: \$3,136.49 (2017)

UTILITIES: Water is available – no Sewer

PRICE: \$425,000.00

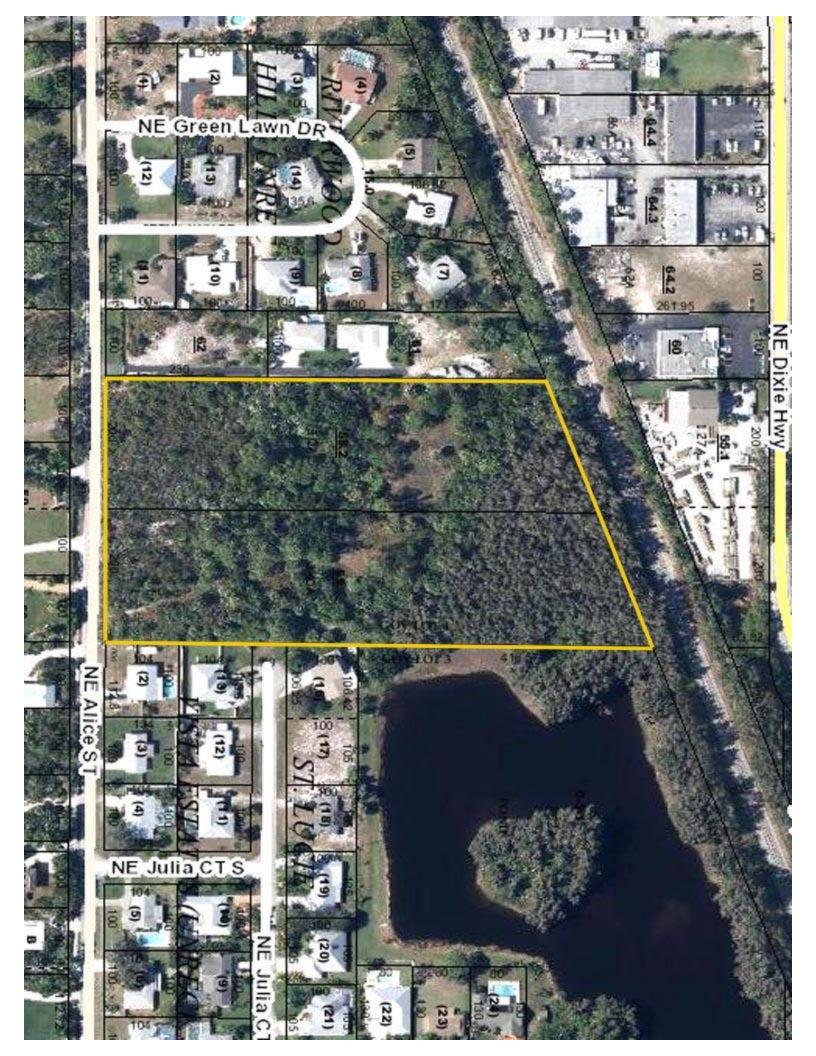
COMMENTS: OPPORTUNITY! 6.44+/- Acre Development Site in superior

location; minutes from Downtown Stuart and beaches. Potential for 9 lots- see proposed site plan (has not been approved) in brochure. Owner is willing to divide into two 3+/- acre sites. Each 3+/- acre site (East or West) can be

purchased for \$245,000.00

CONTACT: Peter 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.





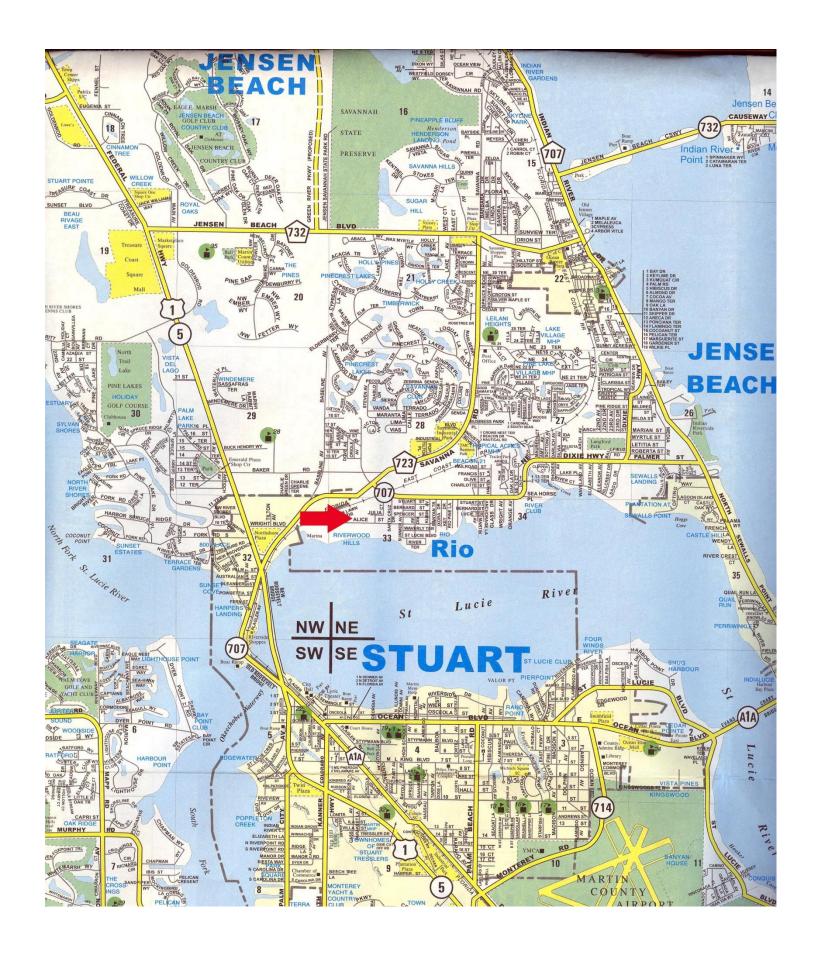






	DATE 19 Nov 2017	PROJECT	
SHE	SCALE 1" = 100"	Alice Avenue	
EET TE	O.R.	FOR	
	APPROVED		- 1

RE	VISIONS
NO.	DATE
_	
_	



ZONING

Transaction processing	P	P	P	P	P	Р	P	P	P	P	P
Trucking and warehousing							P	P	Р		
Wood and paper product manufac	ring						P	P	Р		

(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 A	R 1	R 1 A	R 1 B	1	R 2		2	R 2 T	R	T P	E	E 1	W E
						1			ľ				1	1
	-												1	
										P	P		Ì	
Р	Р	P	P	Р	P	P	P	P	P	P	P	Р	Р	Р
Р	Р	P	P	Р	P	P	P	P	P	Р	P	Р	Р	Р
								Ī						
1	-						1	1	1	1	1	1 1	- 1	

Administrative services, not-for-profit															
Cemeteries, crematory operations and columbaria															
Community centers	P	P	P	Р	Р	P	Р	P	P	P	P	Р	P	Р	P
Correctional facilities															
Cultural or civic uses															
Dredge spoil facilities															
Educational institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P
Electrical generating plants															
Fairgrounds															
Halfway houses														2	
Halfway houses, on lots where such use was lawfully	1						H	$\frac{1}{1}$	$\frac{1}{1}$	$\frac{1}{1}$					
established prior to the effective date of this ordinance															
Hospitals															
Neighborhood assisted residences with six or fewer residents	Р	P	P	P	P	P	P	P	P		P	Р	P	P	P
Neighborhood boat launches															
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	F
Post offices															

Protect	ive and emergency services	Р	Р	P	P	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	P
	Public libraries	Р	P	P	P	P	P	P	P	P	P	P	P	P	Р	P
Public par	ks and recreation areas, active	Р	Р	P	P	P	P	P	P	P	P	P	P	P	Р	P
Public parl	ks and recreation areas, passive	Р	P	P	P	P	P	P	P	P	P	P	Р	P	Р	P
Public vel	nicle storage and maintenance															
Re	cycling drop-off centers															
Re	esidential care facilities															
So	lid waste disposal areas															
	Utilities	Р	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Com	mercial and Business Uses															
	Adult business															
E	ed and breakfast inns	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P
Busine	ess and professional offices															
	Campgrounds															
Comm	nercial amusements, indoor															
Commo	ercial amusements, outdoor															
	Commercial day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Con	struction industry trades															
Cons	truction sales and services															
	Family day care	P	P	P	P	P	P	Р	Р	Р	P	P	P	Р	Р	P

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	PC	_	_		_	45	30	40	
Α	PS-1	10,000	80		 -	45	40	40	_
Α	PS-2	10,000	80	_	_	45	40	40	_
Α	PAF	_	_		<u> </u>	_	_	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)	<u> </u>	25	30/3	30	(d)
В	R-1B	8,200	75	(a)	_	-	35	30	
В	R1-C	15,000	100	(a)		25	25/2	50	_
В	R-2	7,500	60	(a)	<u> </u>	35	30/3	30	_
В	R-2B	7,500	60	(a)	_	35	30/3	30	_
В	R-2C	5,000	50	(a)	_	_	35	30	_
В	R-2T	7,500	60	(a)	_	35	30/3	30	_
В	RT	5,500(f)	50	(a)	_	_	20/1	30	(b), (i)
В	TP	10 ac.		(k)	_	_	20/1	-	(c), (j)
В	E	43,560	_	(a)	_	-	30/3	50	_
В	E-1	30,000	150	(a)	-	25	30/3	50	_
В	WE-1	30,000	100	(a)	_	25	25/2	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.