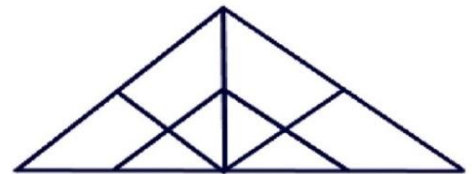


6.44+/- ACRE RESIDENTIAL DEVELOPMENT SITE



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.

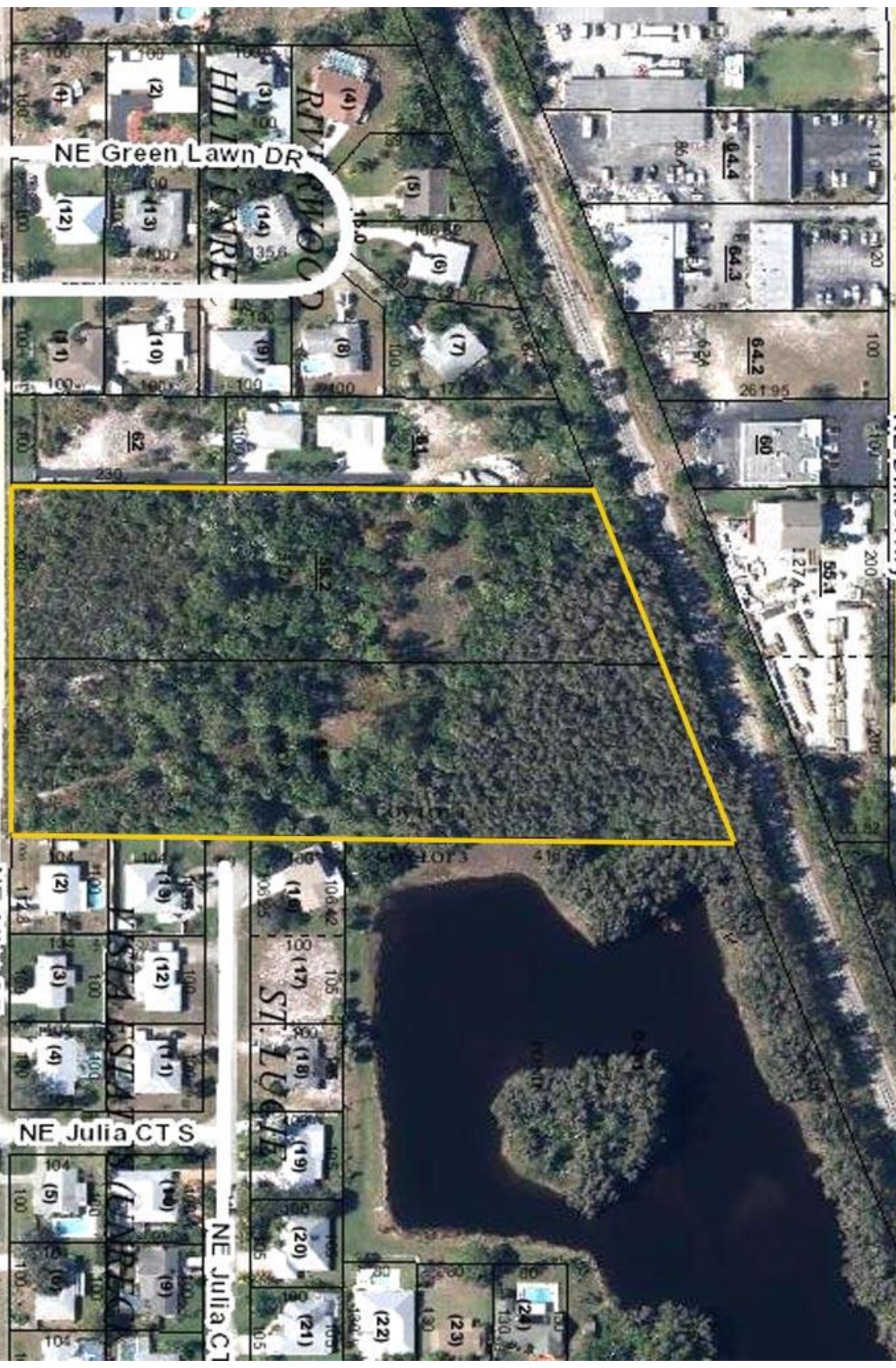
NE Dixie Hwy

NE Green Lawn DR

NE Alice St

NE Julia CT S

NE Julia CT



LEGEND

Total	277,579	6.37
Wetland	67,337	1.54
Upland	210,242	4.83
Proposed Upland Development	210,242	4.83
Upland Preserve	78,623	1.80
Retention Area	18,732	0.43
Road R/W	18,998	0.42
Residential (60)	91,889	2.16
Parcel ID#	33-37-41-000-000-0000-0	
	33-37-41-000-000-0000-1	
Zoning	RL-2A	
Future Land Use	Urban 2A/PFA	

Scale: 1" = 100'
When plotted on 11x17 paper

0 50' 100' 200'

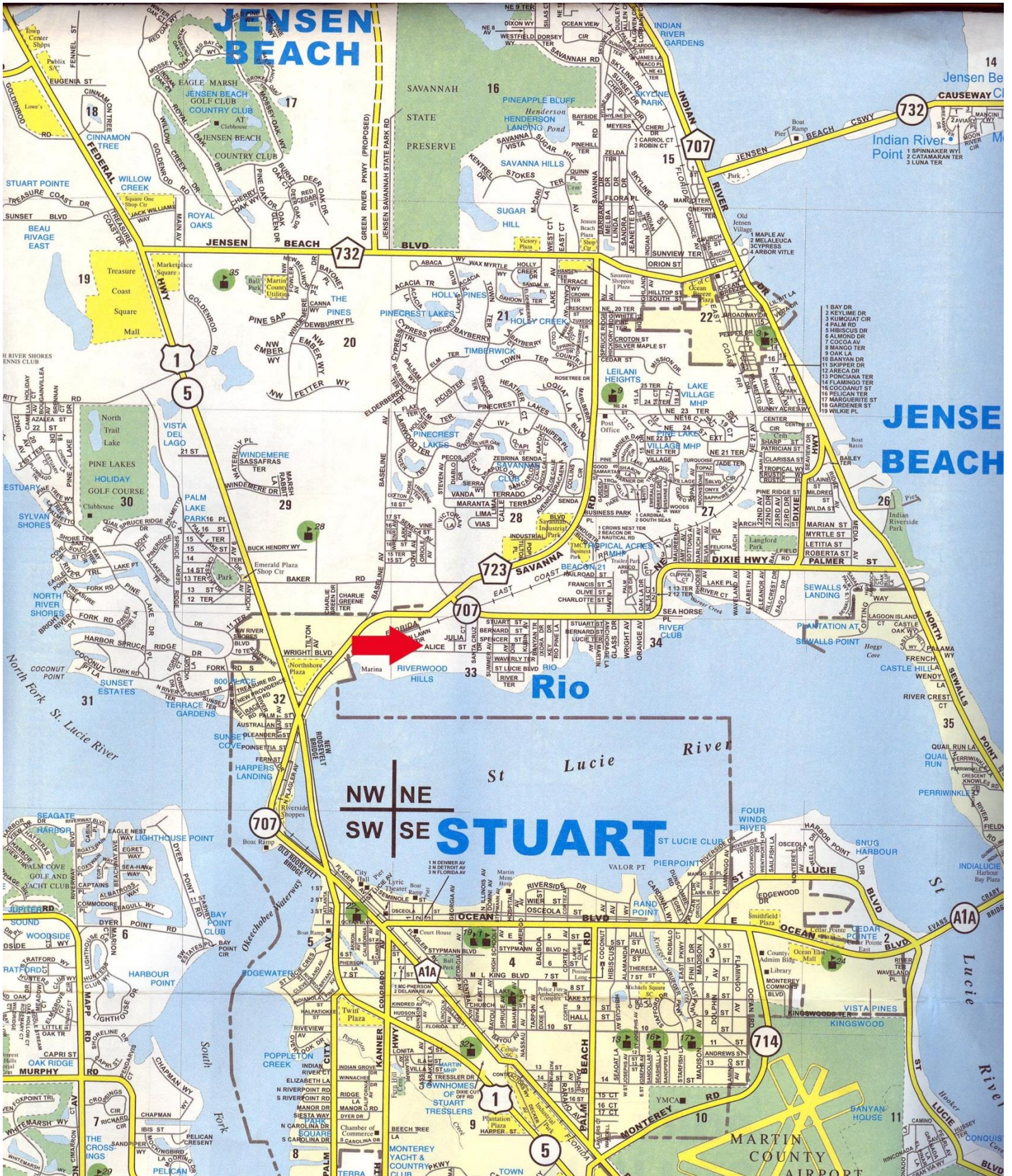
Latitude = 27 deg 13 min 04 sec N
Longitude = 80 deg 14 min 58 sec W



REVISIONS	
NO.	DATE

Alice Avenue

DATE 19 Nov 2017	PROJECT
SCALE 1" = 100'	
DRAWN BY <i>C.R.</i>	FOR
APPROVED	



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]

**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	PC	—	—	—	—	45	30	40	—
A	PS-1	10,000	80	—	—	45	40	40	—
A	PS-2	10,000	80	—	—	45	40	40	—
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

- (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.