FOR SALE 14.35 +/- ACRES 1320-1360 SE COVE ROAD



STUART, FL



HARTMAN REAL ESTATE COMMERCIAL • INDUSTRIAL • ACREAGE

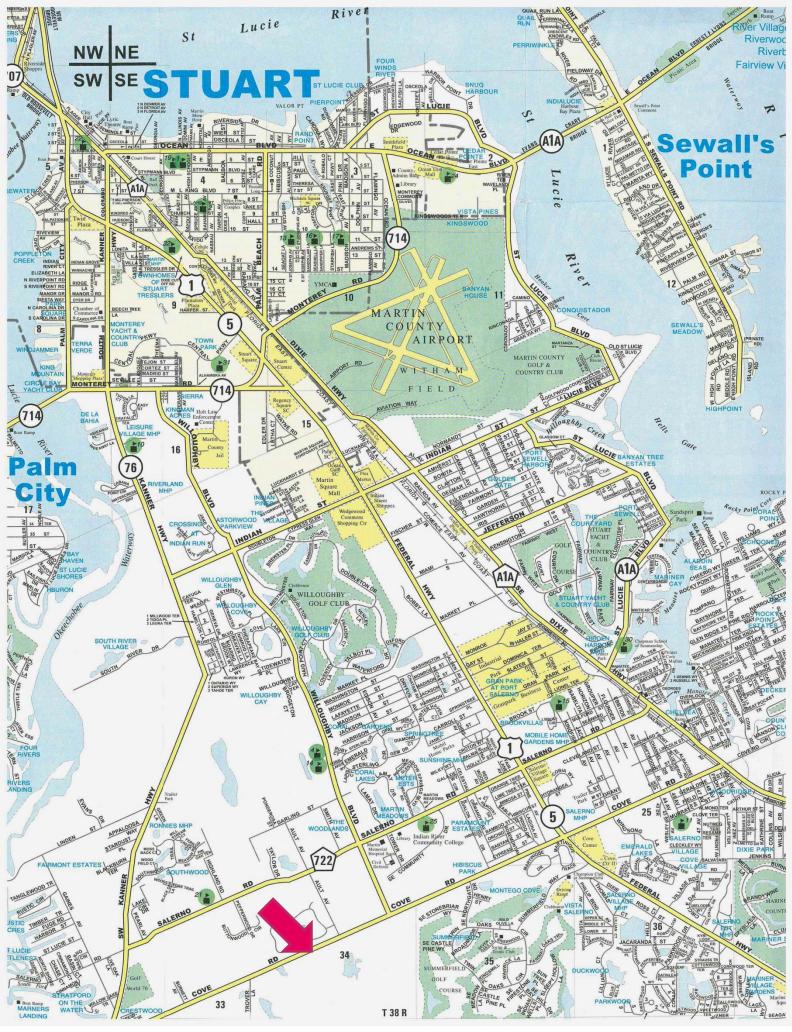
3500 SW CORPORATE PKWY, SUITE 202 PALM CITY, FL 34990 772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

| LOCATION: | 1320 SE Cove Road Stuart, FL 34997 |
|------------|--|
| SIZE: | 14.35 ± Acres |
| ZONING: | RE-1/2 A (2 units/acre) |
| LAND USE: | Estate Density (2 units/acre) |
| UTILITIES: | Martin County Water & Sewer Available |
| TAXES: | \$11,753.03 |
| PRICE: | \$2,475,000 |
| COMMENTS: | Superior Development Site in the center of everything. This 14.35 +/- acre site is wooded and abuts the Atlantic Ridge preserve to the south. Close to I-95, 30 minutes to West Palm and the airport. Shopping close by and downtown Stuart 10 minutes away. All zoning in place for Single Family Development in fast growing area of fine homes. |

CONTACT:

Peter Hartman



ZONING

Sec. 3.11. - Permitted uses.

Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Tables 3.11.1, 3.11.2 and 3.11.3. A "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the LDR.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002)

TABLE 3.11.1 PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

| USE CATEGORY | A G 2 0 A | A R 5 A | A R 1 0 A | R E 2 A | R E 1 A | R E ½ A | R S 3 | R S B R 3 | R S 4 | s | R S 6 | R S 8 | R S 1 0 | R M 3 | R M 4 | R M 5 | R M 6 | R M 8 | R M 1 0 | M H P | M H S |
|--|-----------------------|------------------|-----------------------|------------------|------------------|------------------|-------------|-----------------------|-------------|---|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|
| Residential Uses | | | | | | | | | | | | | | | | | | | | | |
| Accessory dwelling units | | | | | | | | | | | | | | | | | | | | | |
| Apartment hotels | | | | | | | | | | | | | | | | | | | | | |
| Mobile homes | P | | | | | | | | | | | | | | | | | | | P | P |
| Modular homes | P | P | P | P | P | Ρ | Ρ | P | P | Ρ | P | Ρ | Ρ | Р | P | P | P | P | P | P | P |
| Multifamily dwellings | | | | | | | | | | | | | | Р | P | P | P | P | P | | |
| Single-family detached dwellings | P | P | P | P | P | Ρ | Ρ | P | Ρ | P | P | P | P | P | P | Р | P | P | P | | P |
| Single-family detached dwellings, if established prior to the effective date of this ordinance | | | | | | | | | | | | | | | | | | | | Р | P |
| Townhouse dwellings | Ī | | | | | | | | | | Ì | | | P | Р | Р | P | Р | Р | | |
| Duplex dwellings | | | | | | | | | | | | | | P | Р | P | Р | Р | P | - | - |
| Zero lot line single-family dwellings | | | | | | | | | | | | | P | P | P | P | P | Р | Р | | - |

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

| this ordinance | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Places of worship | Р | P | Р | P | P | P | Р | P | P | Р | Ρ | P | Р | Р | Р | Р | P | Р | Р | P |
| Post offices | | | | | | | | | | | | | | | | | | | | Γ |
| Protective and emergency services | P | Ρ | P | P | Ρ | P | Р | Ρ | Ρ | Ρ | Ρ | Ρ | Р | Ρ | P | Р | P | Р | Р | F |
| Public libraries | | | | | | Ρ | Ρ | Ρ | Ρ | Ρ | Ρ | Ρ | P | Ρ | P | P | Ρ | Р | P | F |
| Public parks and recreation areas, active | P | P | P | P | P | P | Р | Ρ | Ρ | P | Р | Р | P | Р | Р | Ρ | P | P | P | F |
| Public parks and recreation areas, passive | Р | Р | P | Р | Р | Р | Р | P | P | P | P | Р | Р | Р | P | P | Р | Р | Р | 1 |
| Public vehicle storage and maintenance | | | | | | | | | | | | | | | | | | | | Ī |
| Recycling drop-off centers | P | P | P | P | P | Ρ | P | Ρ | Ρ | P | Ρ | P | P | Р | P | Р | Р | P | P | |
| Residential care facilities | | | | | | | | | | | | | Ρ | P | P | P | P | P | | t |
| Residential care facilities, where such use was lawfully established prior to the effective date of this ordinance | Р | P | Р | | | | | | | | | | | | | | | | 1 | |
| Solid waste disposal areas | T | | | | | | | | | | | | | | | | | | | Ť |
| Utilities | P | P | P | P | P | P | Ρ | Ρ | P | P | P | P | P | Ρ | P | Р | P | P | P | |
| Commercial and Business Uses | T | | 1 | t | T | | | | | | | | | | | | | | | T |
| Adult business | | | 1 | T | | | | | | | | | | T | | | | | | T |
| Bed and breakfast inns | P | P | Р | P | P | P | P | P | Р | P | P | P | P | P | P | P | P | P | | |
| Business and professional offices | | | | | | | | | 1 | | | T | - | | | | | 1 | | - |
| Campgrounds | + | | | 1 | | | | - | | | | | + | 1 | | | 1 | 1 | 1 | T |

| Commercial amusements, indoor | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|---|---|---|----------|---|---|---|---|---|---|---|----------|----------|---|---|---|---|---|---|---|---|
| Commercial amusements, outdoor | | | | | | | | | | | | | | | | | | | | | |
| Commercial day care | P | P | Р | P | P | Ρ | Ρ | | Ρ | P | P | P | Ρ | Ρ | Ρ | Ρ | Р | Р | Р | Ρ | F |
| Construction industry trades | | | | | | | | | | | | | | | | | | | | | ſ |
| Construction sales and services | _ | | | | | | | | | | | | | | | | | | | | Ī |
| Family day care | P | P | Ρ | P | Ρ | Ρ | P | Ρ | P | Ρ | P | P | P | Ρ | P | Р | Ρ | Ρ | Р | Р | 1 |
| Financial institutions | | | | | | | 1 | | | | | | | | | | | | | | 1 |
| Flea markets | | | | | | | | | | | | | | | | | | | | | |
| Funeral homes | | | | | | | | | | | | | | | | | | | | | T |
| General retail sales and services | | | | | | | | | | | | | | | | | | | | | T |
| Golf courses | P | P | P | P | P | Ρ | P | | Ρ | P | P | Ρ | P | Ρ | Р | Р | Р | P | Р | P | T |
| Golf driving ranges | + | Ī | | | | | | | | | | | Γ | | | | | | | | Ī |
| Hotels and motels | + | | | | | | | | | | | | | | | | | | | | 1 |
| Kennels, commercial | P | P | P | | | | | | | | | | | | | | | | | | ŀ |
| Limited retail sales and services | | | | | | | | | | | | | | | | | | | | | Ī |
| Marinas, commercial | | | | | | | | | | | | | | | | | | | | | |
| Marine education and research | | | | | | | | | | | | | | | | | | | | | I |
| Medical services | | | | | | | | | | | | | | | | | | | | | I |
| Parking lots and garages | | | | | | | | | | | | | | | | | | | | | T |
| Recreational vehicle parks | + | - | 1 | \vdash | | | | - | | | ┢ | \vdash | \vdash | | | - | | - | | | t |

Sec. 3.12. - Development standards.

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

| 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 | AG-20A | 20 ac. | 300 | 0.05 | - | - | 30 | 50 | - |
| A | AR-5A | 5 ac. | 300 | 0.20 | ंग्रान | - | 30 | 50 | - |
| A | AR-10A | 10 ac. | 300 | 0.10 | - | - | 30 | 50 | _ |
| A | RE-2A | 2 ac. | 175 | 0.50 | - | | 30 | 50 | <u></u>) |
| A | RE-1A | 1 ac. | 150 | 1.00 | - | | 30 | 50 | _ |
| A | RE-½A | 21,780 | 100 | 2.00 | | 1777 No. | 30 | 50 | - |
| A | RS-3 | 15,000 | 60 | 3.00 | - | - | 30 | 50 | - |
| A | RS-BR3 | 10,000 | 75 | 3.00 | - | 30 | 35 | 50 | - |
| A | RS-4 | 10,000 | 60 | 4.00 | - | - | 30 | 50 | - |
| A | RS-5 | 7,500 | 60 | 5.00 | 1 | - | 30 | 50 | |
| A | RS-6 | 7,500 | 50 | 6.00 | _ | - | 40 | 50 | - |
| A | RS-8 | 5,500 | 50 | 8.00 | - | - | 40 | 50 | |
| A | RS-10 | 4,500 | 40 | 10.00 | 1 | | 40 | 50 | - |
| A | RM-3 | 15,000(h) | 60(h) | 3.00 | - | 10-00 | 40 | 50 | - |
| A | RM-4 | 10,000(h) | 60(h) | 4.00 | - | - | 40 | 50 | _ |

TABLE 3.12.1 DEVELOPMENT STANDARDS

LAND USE

(2) Residential Estate densities (one unit per acre). Residential Estate densities are primarily assigned to established, stable residential areas and transitional areas having a density up to one unit per gross acre. These areas are generally on the fringe of urban service districts and not accessible to a full complement of urban services. The CGMP also assigns Estate densities to (1) selected areas near existing estate development where the lands have characteristics similar to existing residential estates and (2) areas in the urban service.

The aim in reviewing specific densities shall be to preserve the stability and integrity of established residential development and to 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.

All Residential Estate density development (one unit per acre) shall have a maximum building height of 40 feet and maintain a minimum of 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Existing agricultural uses in this land use designation shall be allowed to continue in a nonconforming status. This designation differs from Residential Estate density (two units per acre) in that lot sizes are generally larger and the areas are more rural. This policy applies to lands in the Secondary Urban Service District because the density range of one dwelling unit per one to two acres supports the transitional nature of these lands and is intended to protect and preserve the rural, suburban lands in close proximity to the Primary Urban Service District.

One accessory dwelling unit shall be allowed on Estate density lots of at least one acre as follows:

- (a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
- (b) It shall not count as a separate unit for the purpose of density calculations.
- (c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.
- (d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.