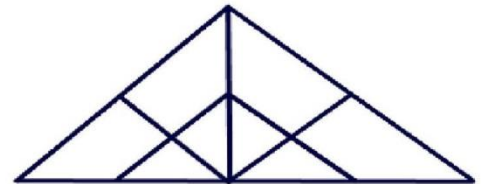
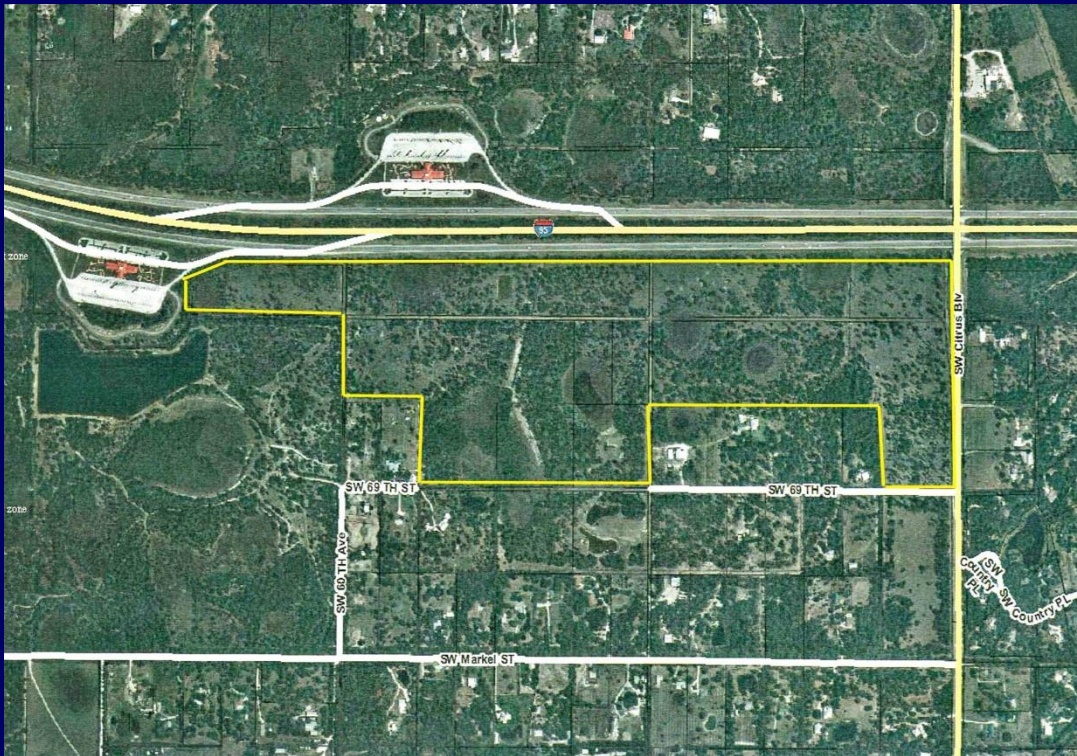


174.59+/- ACRE RANCHETTE PARCEL PALM CITY, FL



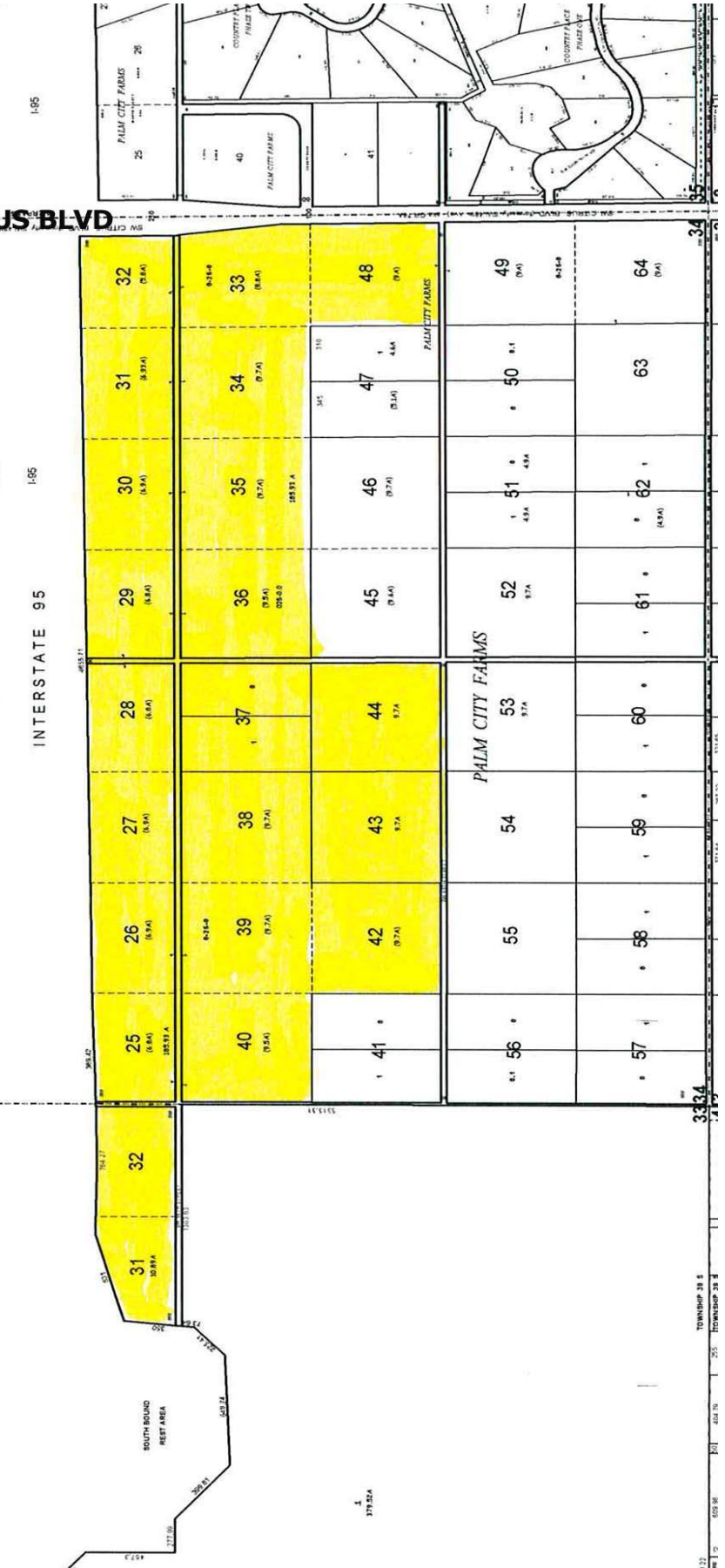
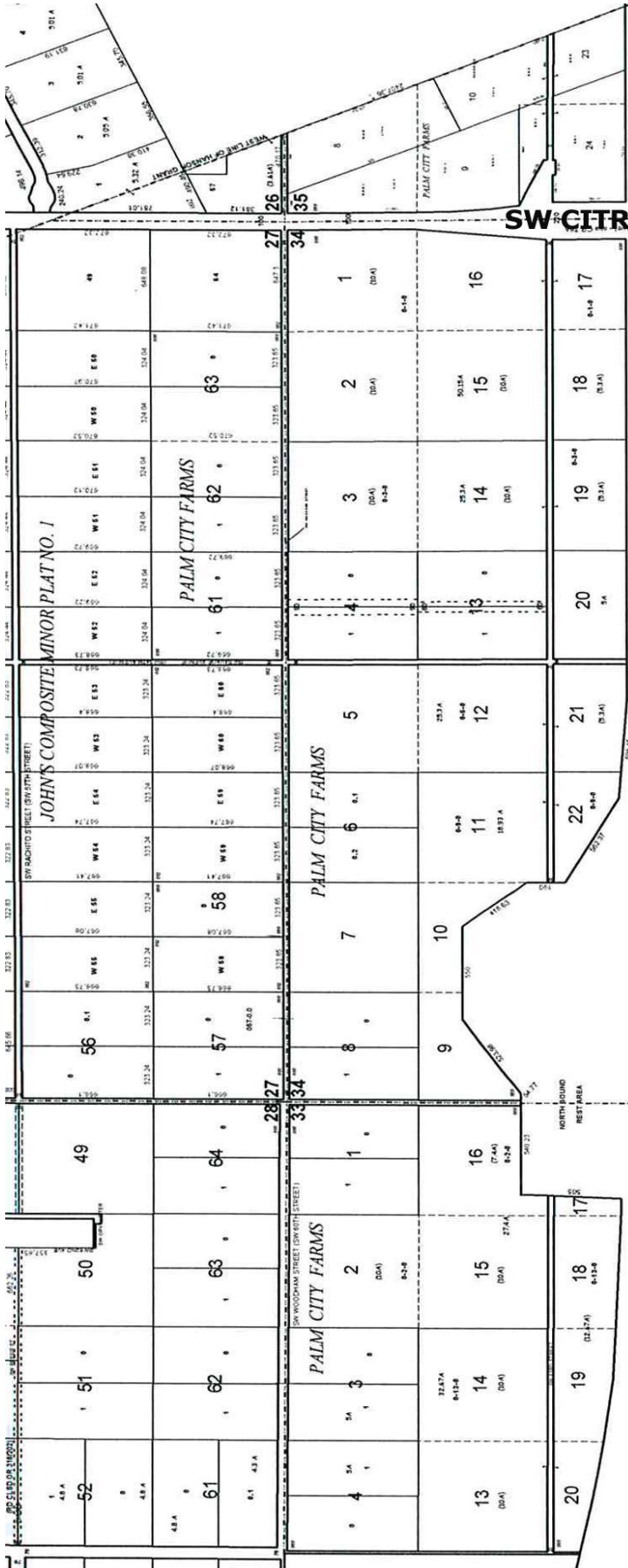
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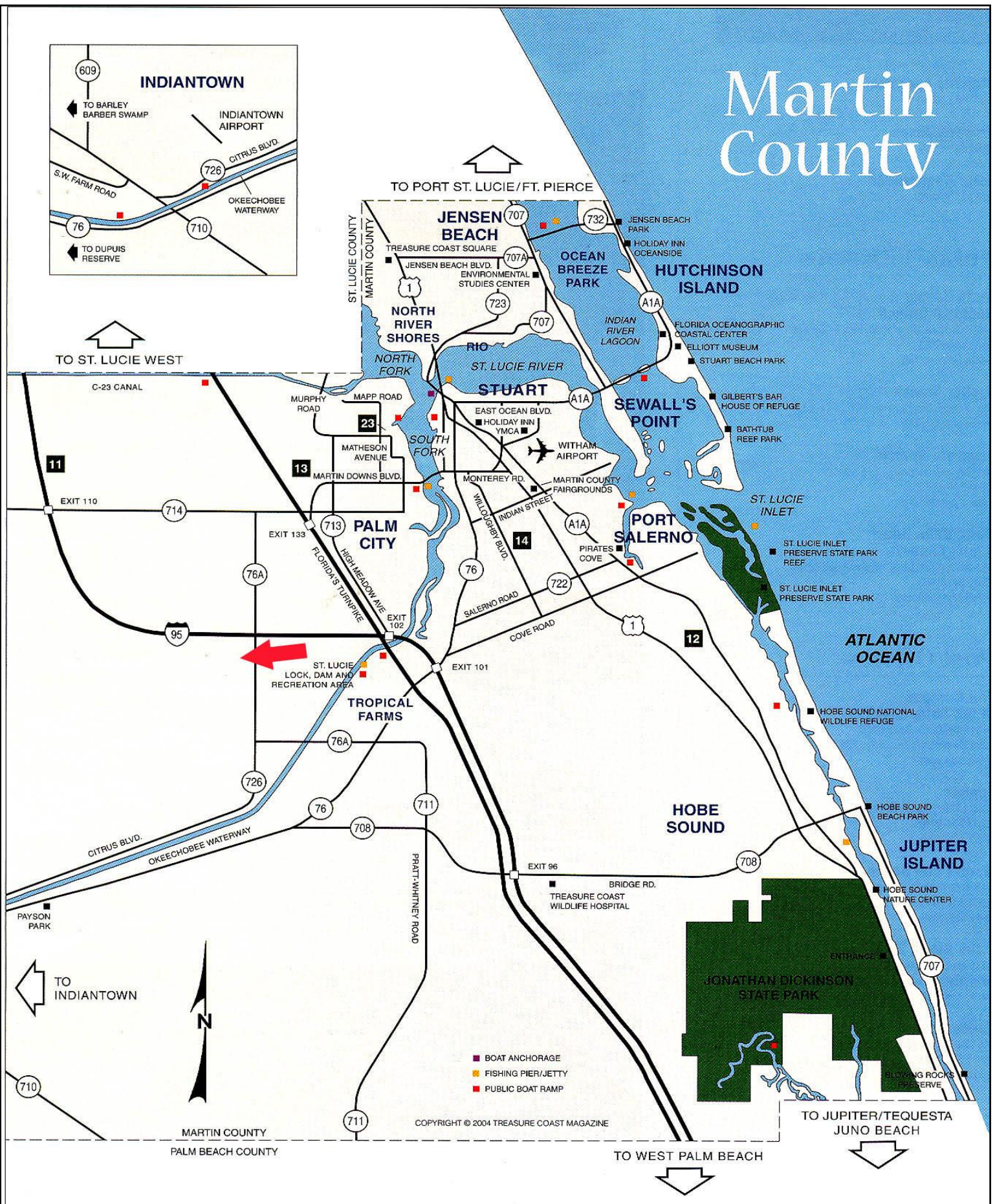
3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	County Road 76-A (SW Citrus Blvd) and SW 69 th Street Palm City, FL 34990 Located just South of the I-95 Overpass on the West side of County Road 76-A
SIZE:	174.59+/- Acres
FRONTAGE:	1,766 feet on County Road 76-A 6,019 feet facing Interstate 95
ZONING:	A-2, Agricultural District (1 unit/5 acres)
LAND USE:	Agricultural Ranchette Development (1 unit/5 acres)
TAXES:	\$2,725.29 (2016)
PRICE:	\$2,880,735.00 (\$16,500.00/Acre)
COMMENTS:	This is a beautiful property with scattered oaks and cabbage palms. Fenced and crossed fenced, the property has several ponds and is very scenic and open. The site is located 10 minutes from the turnpike and 10 minutes from I-95; close in but secluded. Great potential. Owner will subdivide and will hold financing for a qualified buyer.
CONTACT:	Rick Hartman



Martin County



ZONING

Sec. 3.412. - A-2 Agricultural District.

3.412.A. Uses *permitted*. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
 - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
 - b. The minimum lot size shall be 20 acres.
 - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
 - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
 - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.
 - f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.
 - g. . Shooting ranges as defined in section 3.3 are not permitted within a hunting camp
 - h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.
9. Public structures owned and operated by governmental agencies and used for public purposes.
10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

412.B. *Required lot area.* The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 5, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C. Minimum yards required.

1. *Front:* 25 feet.
2. Rear and side: 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. No setback or yard shall be required adjacent to water frontage.

LAND USE

that:

(a) The proposed development shall not adversely impact hydrology of the area or in any other manner adversely impact the productive capacity of adjacent farmlands not included in the amendment application;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns, consistency with goals and objectives of the Comprehensive Growth Management Plan, availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and other needed supportive facilities. Such findings shall be based on soil potential analysis as well as on agricultural site assessment for the proposed land use conversion.

b. *Policies (Viable economic use of agricultural land)*. Through its planning, capital improvements, cooperative extension, regulatory and intergovernmental coordination activities, Martin County shall continue to protect agriculture as a viable economic use of land.

c. *Policies (Agricultural Ranchette development)*. The Land Use Map identifies those lands within Martin County which are allocated for agricultural ranchette development. These lands are primarily located west of the Sunshine State Parkway, which serves as a major barrier to transportation and the provisions of fiscally sound systems for the delivery of many urban services. This condition is a major rationale supportive to the growth policy and development pattern established in the Comprehensive Growth Management Plan. The above mentioned designation is intended to protect and preserve areas of Martin County which are generally located between the fringe of the agricultural heartland and outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities, and maintain their original agricultural and rural character. The plan recognizes the primary value of these lands for small agricultural operations and open space, and, therefore, assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one unit per five gross acres shall be permitted within the areas designated for agricultural ranchettes. However, residential development on these lands should be related to agricultural uses. Five-acre lots with this land use designation shall meet this requirement. This plan recognizes the need to concentrate urban development on lands closer to the urban core communities where urban facilities may be more economically provided, maintained and operated. These areas still require minimal levels of urban services, such as fire and emergency medical, thus ranchette areas should be located adjacent to the Secondary Urban Service District.

The zoning regulations which shall govern the future development options within the areas designated for agricultural ranchette development shall be consistent with the Comprehensive Growth Management Plan. Development standards of the Land Development Regulations shall assure that future development within the area is compatible with established uses sharing common lot lines in order to provide for smooth transition in use and densities.

Standards governing agricultural land conversion in Policy M.1.a.(2) [sic] shall also be used as criteria in evaluating future plan amendment requests within areas designated for agricultural rural ranchettes.

d. *Policies (Rural development)*. The Land Use Map identifies those lands within Martin County which are allocated for rural development. This designation is intended to protect and preserve the value of rural suburban lands which are located outside the normal economical service radius of intensive (primary) urban service systems including regional potable water distribution and wastewater collection systems. In general, the County cannot economically provide, maintain and operate the full complement of intensive services in these areas. This policy applies to lands within the Secondary Urban Service District because the density range of one dwelling unit per acre to one dwelling unit per 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.